

# CAPITAL ONE CYPRESS

25907 HEMPSTEAD HWY. | CYPRESS, TX 77429-1099

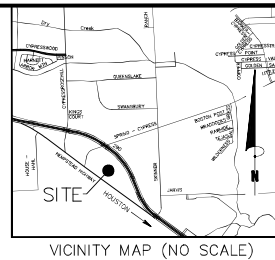
## SITE PLAN



# W. HOWTH SURVEY, A-973

U.S. HIGHWAY 290  
(320' ROW)  
(SEE NOTE 3)

METES AND BOUNDS DESCRIPTION  
1.3805 ACRES (60,135 SQUARE FEET)  
CYPRESS RETAIL CENTER  
W. HOWTH SURVEY, ABSTRACT NUMBER 973  
HARRIS COUNTY, TEXAS

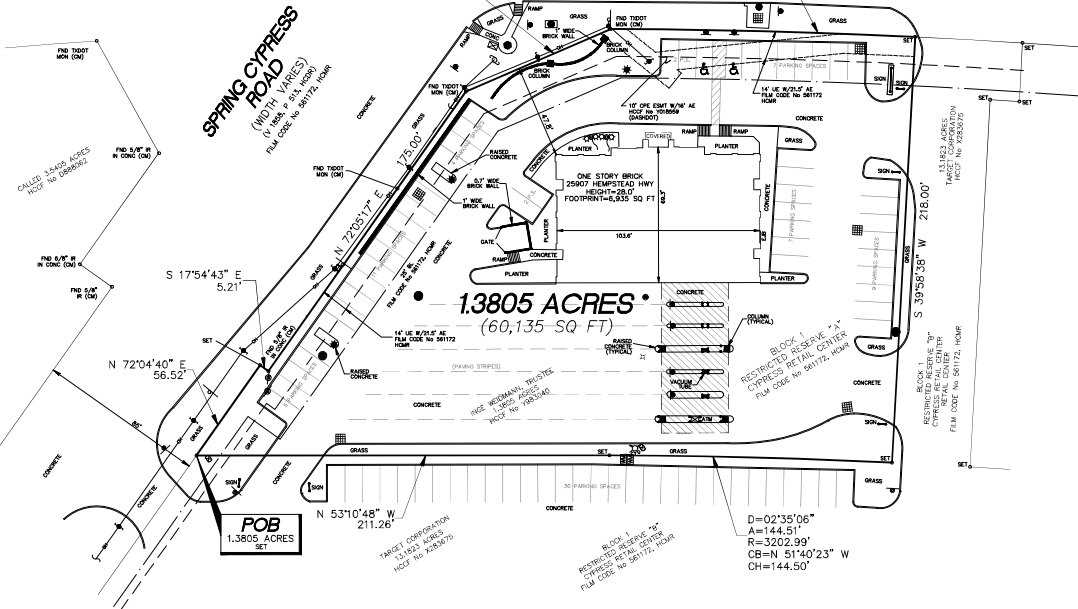


VICINITY MAP (NO SCALE)

## NOTES:

- This survey reflects boundary and easement information as per a commitment for title insurance issued by First American Title Insurance Company, G.F. Number 1002-207441-RTT, dated November 22, 2016; no additional research regarding the existence of easements or restrictions of record has been performed by Terra Surveying, Inc.
- Development of this tract is subject to requirements per City of Houston Ordinance Number 1993-262, which stipulates pitting and setbacks constraints. Proposed usage of this tract will determine actual building setback line(s) along any adjoining streets. Refer to City of Houston building codes to establish minimum published setback requirements. Ultimately the City of Houston Planning Commission will determine required setbacks upon review of plans or plats submitted to said Commission.
- This portion of the U.S. Highway 290 right-of-way was acquired by the State of Texas as evidenced by the deeds recorded in Volume 5518, Page 287, and Volume 6890, Page 458, of the Harris County Deed Records, and by deeds recorded under Harris County Clerk's File Numbers 1761753, 1084233, and 238471. Ingress and Egress to U.S. Highway 290 is limited to the surveyed tract shown herein by the Texas Department of Transportation.
- Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
- This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named above and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with this original transaction.
- This tract is subject to the restrictive covenants of record under Film Code Number 561172 of the Harris County Map Records and as described in the instrument recorded under Harris County Clerk's File Numbers X283676 and Y983040.
- This tract lies in Zone "x" (unshaded), designated as areas outside 100 year and 500-year flood plains as per the National Flood Insurance Program FIRM Community Panel Number 480287/4005 M. latest available published revision dated October 16, 2013.
- Ingress and Egress to and from U.S. Highway 290 is limited to the surveyed tract shown herein by the Texas Department of Transportation.
- The surveyed tract shown herein is subject to the Operation and Easement Agreement as described in the instrument recorded under Harris County Clerk's File Number X283676 and amended by Harris County Clerk's File Number Y185558.
- The surveyed tract shown herein is subject to the Memorandum of Agreement as described in the instrument recorded under Harris County Clerk's File Number X983665.

ABBREVIATIONS LEGEND:  
FND.....FOUND  
SET.....SET 5/8" CAPPED IRON ROD  
HCOF NO.....HARRIS COUNTY  
C.D.N.T.'S FILE  
HCOF.....HARRIS COUNTY  
MAP RECORDS  
HCOF.....HARRIS COUNTY  
FIELD RECORDS  
V.....VOLUME  
A.....PAGE  
ROW.....RIGHT OF WAY  
R.....IRON ROD  
P.....IRON PIPE  
A.....ABSTRACT NUMBER  
FOR.....POINT OF BEGINNING  
CONC.....CONCRETE PAVING  
ASPH.....ASPHALT PAVING  
SQ FT.....SQUARE FEET  
HWP.....HOUSTON LIGHTING & POWER  
CH.....OVERHEAD UTILITY LINES  
(CM).....CONTROLLING MONUMENT  
TROT.....TOWNSHIP DEPARTMENT OF  
TRANSPORTATION



## SYMBOL LEGEND

- STREET LIGHT
- UTILITY POLE
- CLAY ANCHOR
- TRAFFIC SIGNAL BOX
- ELECTRIC MANHOLE
- SIGN
- TRAFFIC SIGNAL POLE
- METER POLE
- FIBER OPTIC CABLE MARKER
- TELEPHONE PEDESTAL
- STOP SIGN
- IRRIGATION CONTROL VALVE
- WATER VALVE
- GRATE INLET
- MANHOLE
- LIGHT STAND
- FLAG POLE
- GROUND LIGHT
- BOLLARD
- SAMPLE WELL
- CLEAN OUT
- IRRIGATION STAND PIPE
- WATER METER
- HAND-CAP PARKING
- COVERED AREA

EXCEPTIONS PER SCHEDULE B OF AMERICAN  
TITLE INSURANCE COMPANY, G.F. NUMBER  
1002-207441-RTT, DATED NOVEMBER 22,  
2016:  
Item 1 - restrictions (see note 6)  
Item 2 through 9 - standard exceptions  
(not plottable)  
Item 10(a) through 10(d) - not plottable  
Item 10(e) - plotted  
Item 10(f) - not plottable  
Item 10(g) - plotted  
Item 10(h) - not plottable  
Item 10(i) - leases were not included  
within the scope of this survey.  
Item 10(j) - see note 3 and note 8.  
Item 10(k) - as shown herein

The undersigned hereby certifies to Crestview Real Estate, Inge Weidmann, Trustee of the Trust of Inge Weidmann, First American Title Insurance Company, and Republic Title of Texas, Inc. that this survey (i) was made on the ground as per the field notes shown hereon and correctly shows the boundary lines and dimensions of the land indicated hereon and each individual parcel thereof indicated hereon; (ii) correctly shows the location of all buildings, structures and other improvements and visible items on the subject property; and (iii) correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements and other matters of record of which the undersigned has been advised affecting the subject property, according to the legal description in such easements and other matters (with instrument, book and page number indicated); and except as shown, there are no visible easements, rights-of-way, party walls or conflicts, and there are no visible encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements, and there are no visible encroachments on the subject property by buildings, structures or other improvements situated on adjoining premises; and road is as shown herein.

*Mark Joseph Pirano*

Mark Joseph Pirano  
Registered Professional Land Surveyor  
Texas Registration No. 5778



| REV. NO. | DESCRIPTION       | DATE     | APP. |
|----------|-------------------|----------|------|
| 2        | UPDATED SURVEY    | 07/06/17 | MJP  |
| 1        | ADDRESS, COMMENTS | 12/20/16 | MJP  |
| REV. NO. | DESCRIPTION       | DATE     | APP. |

**LAND TITLE SURVEY**  
**1.3805 ACRES (60,135 SQ FT)**  
**CYPRESS RETAIL CENTER**  
**W. HOWTH SURVEY, A-973**  
**HARRIS COUNTY, TEXAS**

**TERRA** 3000 WILCREST - SUITE 210  
SURVEYING CO., INC. HOUSTON, TEXAS 77042  
(713) 993-0327 FAX: (713) 993-9231

DRAWN BY: MJP SCALE: 1" = 30' KEY MAP: 367E  
REVIEWED BY: ER DATE: 12/05/05 PROJECT NO: 1616505/HB  
APPROVED BY: MJP FIELD BOOK: TARG290 SHEET 1 OF 1