NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	0°18'17"	5.48	1030.00	N44°30'29"W	5.48
C2	14°12'54"	69.47	280.00	N51°46'04"W	69.29'

NUM	BEARING	DISTANCE
L1	N44°38'37"W	83.95
L2	S14°20'00"W	5.59'
L3	N44°39'37"W	41.65

FLOOD INFORMATION
PROPERTY IS IN THE 100 YEAR FLOOD ZONE. THE PROPERTY LIES IN ZONE "AE" ACCORDING TO F.I.E.M. MAP NO. 48201C0845L DATED 6-18-2007

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS, SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.E.M. MAPS THAT WILL AFFECT DEVELOPMENT.

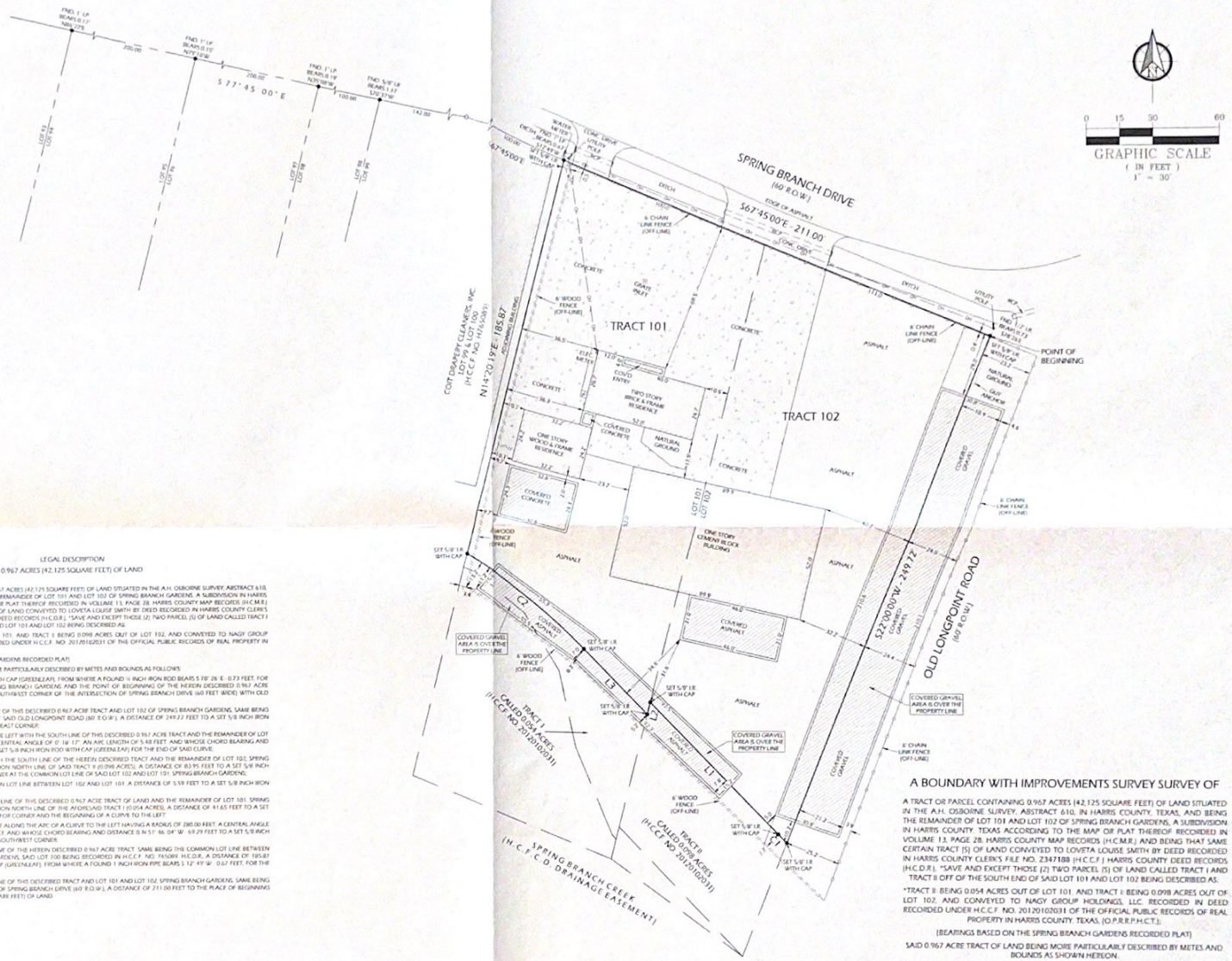
LEGEND
H.C.M.R. - HARRIS COUNTY MAP RECORD
H.C.D.R. - HARRIS COUNTY DEED RECORD
H.C.C.F. - HARRIS COUNTY CLERK FILE
R.O.W. - RIGHT OF WAY
CM - CONTROL MONUMENT
I.R./I.P. - IRON ROD/IRON PIPE
PPP - PINCHED TOP PIPE
OH - OVER-HEAD UTILITY LINE
RCP - REINFORCED CONCRETE PIPE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

STATE OF TEXAS REGISTERED DANIEL W. GOODALE 4919 PROFESSIONAL LAND SURVEYOR

Daniel W. Goodale
DANIEL W. GOODALE, R.P.L.S. NO. 4919

10/03/18



GRAPHIC SCALE
(IN FEET)
1" = 30'

LEGAL DESCRIPTION
0.967 ACRES (42,125 SQUARE FEET) OF LAND

BEING A TRACT OR PARCEL CONTAINING 0.967 ACRES (42,125 SQUARE FEET) OF LAND SITUATED IN THE A.H. OSBORNE SURVEY, ABSTRACT 610, IN HARRIS COUNTY, TEXAS, AND BEING THE REMAINDER OF LOT 101 AND LOT 102 OF SPRING BRANCH GARDENS, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 28, HARRIS COUNTY MAP RECORDS (H.C.M.R.) AND BEING THAT SAME CERTAIN TRACT (S) OF LAND CONVEYED TO LOVETA LOUISE SMITH BY DEED RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 2347188 (H.C.C.F.) HARRIS COUNTY DEED RECORDS (H.C.D.R.) *SAVE AND EXCEPT THOSE (2) TWO PARCEL (S) OF LAND CALLED TRACT I AND TRACT II OFF OF THE SOUTH END OF SAID LOT 101 AND LOT 102 BEING DESCRIBED AS:

*TRACT II: BEING 0.054 ACRES OUT OF LOT 101, AND TRACT I: BEING 0.098 ACRES OUT OF LOT 102, AND CONVEYED TO NAGY GROUP HOLDINGS, LLC, RECORDED IN DEED RECORDED UNDER H.C.C.F. NO. 20120102031 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY IN HARRIS COUNTY, TEXAS, (O.P.R.R.P.H.C.T.);

(BEARINGS BASED ON THE SPRING BRANCH (GARDENS RECORDED PLAT)

SAID 0.967 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF), FROM WHERE A FOUND ½ INCH IRON ROD BEARS S 78° 26' E - 0.73 FEET, FOR THE NORTHEAST CORNER OF LOT 102 SPRING BRANCH GARDENS AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 0.967 ACRE TRACT OF LAND, SAME POINT BEING THE SOUTHWEST CORNER OF THE INTERSECTION OF SPRING BRANCH DRIVE (60 FEET WIDE) WITH OLD LONGPOINT ROAD (60 FEET WIDE);

THENCE, S 22° 00' 00" W, WITH THE EAST LINE OF THIS DESCRIBED 0.967 ACRE TRACT AND LOT 102 OF SPRING BRANCH GARDENS, SAME BEING THE COMMON WEST RIGHT OF WAY LINE OF SAID OLD LONGPOINT ROAD (60' R.O.W.), A DISTANCE OF 249.72 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR THE SOUTHEAST CORNER;

THENCE, ALONG THE ARC OF A CURVE TO THE LEFT WITH THE SOUTH LINE OF THIS DESCRIBED 0.967 ACRE TRACT AND THE REMAINDER OF LOT 102, HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 0° 18' 17", AN ARC LENGTH OF 5.48 FEET, AND WHOSE CHORD BEARING AND DISTANCE IS N 44° 30' 29" W, 5.48 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR THE END OF SAID CURVE;

THENCE, N 44° 38' 37" W, CONTINUING WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT AND THE REMAINDER OF LOT 102, SPRING BRANCH GARDENS, SAME BEING THE COMMON NORTH LINE OF SAID TRACT II (0.098 ACRES), A DISTANCE OF 83.95 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR CORNER AT THE COMMON LOT LINE OF SAID LOT 102 AND LOT 101 SPRING BRANCH GARDENS;

THENCE, S 14° 20' 00" W, WITH THE COMMON LOT LINE BETWEEN LOT 102 AND LOT 101, A DISTANCE OF 5.59 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR CORNER;

THENCE, N 44° 39' 37" W, WITH THE SOUTH LINE OF THIS DESCRIBED 0.967 ACRE TRACT OF LAND AND THE REMAINDER OF LOT 101, SPRING BRANCH GARDENS, SAME BEING THE COMMON NORTH LINE OF THE AFORESAID TRACT I (0.054 ACRES), A DISTANCE OF 41.65 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR CORNER AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, CONTINUING WITH THE SOUTH LINE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 14° 12' 54", AN ARC LENGTH OF 69.47 FEET, AND WHOSE CHORD BEARING AND DISTANCE IS N 51° 46' 04" W, 69.29 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR THE SOUTHWEST CORNER;

THENCE, N 14° 20' 19" E, WITH THE WEST LINE OF THE HEREIN DESCRIBED 0.967 ACRE TRACT, SAME BEING THE COMMON LOT LINE BETWEEN LOT 101 AND LOT 100 SPRING BRANCH GARDENS, SAID LOT 100 BEING RECORDED IN H.C.C.F. NO. H-0281 H.C.D.R., A DISTANCE OF 185.67 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF), FROM WHERE A FOUND 1 INCH IRON PIPE BEARS S 12° 49' W - 0.67 FEET, FOR THE NORTHWEST CORNER;

THENCE, S 67° 45' 00" E, WITH THE NORTH LINE OF THIS DESCRIBED TRACT AND LOT 101 AND LOT 102, SPRING BRANCH GARDENS, SAME BEING THE COMMON SOUTH RIGHT OF WAY LINE OF SPRING BRANCH DRIVE (60' R.O.W.), A DISTANCE OF 211.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.967 ACRES (42,125 SQUARE FEET) OF LAND.

A BOUNDARY WITH IMPROVEMENTS SURVEY SURVEY OF

A TRACT OR PARCEL CONTAINING 0.967 ACRES (42,125 SQUARE FEET) OF LAND SITUATED IN THE A.H. OSBORNE SURVEY, ABSTRACT 610, IN HARRIS COUNTY, TEXAS, AND BEING THE REMAINDER OF LOT 101 AND LOT 102 OF SPRING BRANCH GARDENS, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 28, HARRIS COUNTY MAP RECORDS (H.C.M.R.) AND BEING THAT SAME CERTAIN TRACT (S) OF LAND CONVEYED TO LOVETA LOUISE SMITH BY DEED RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 2347188 (H.C.C.F.) HARRIS COUNTY DEED RECORDS (H.C.D.R.). *SAVE AND EXCEPT THOSE (2) TWO PARCEL (S) OF LAND CALLED TRACT I AND TRACT II OFF OF THE SOUTH END OF SAID LOT 101 AND LOT 102 BEING DESCRIBED AS:

*TRACT II: BEING 0.054 ACRES OUT OF LOT 101, AND TRACT I: BEING 0.098 ACRES OUT OF LOT 102, AND CONVEYED TO NAGY GROUP HOLDINGS, LLC, RECORDED IN DEED RECORDED UNDER H.C.C.F. NO. 20120102031 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY IN HARRIS COUNTY, TEXAS, (O.P.R.R.P.H.C.T.);

(BEARINGS BASED ON THE SPRING BRANCH GARDENS RECORDED PLAT)

SAID 0.967 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN HEREON.

(BEARINGS BASED ON THE RECORDED PLAT)

NOTES:
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS BASED ON LEGAL DESCRIPTIONS PROVIDED BY CLIENT. THERE MAY BE ADDITIONAL BUILDING LINES AND OR EASEMENTS AFFECTING SUBJECT PROPERTY. ALL BUILDING LINES AND OR EASEMENTS SHOWN HEREON ARE AS RECORDED PLAT UNLESS OTHERWISE SHOWN.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGEMENT BY THE SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESS OR OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

8963 SPRING BRANCH DRIVE
HOUSTON, TEXAS 77080

DATE 09-27-2018	CLIENT
REVISION	OWNER NAGY GROUP HOLDINGS, LLC
DRAWN BY E.B.	LENDER
APPROVED BY D.W.G.	
PROJECT NO. GL-OV299	

GREENLEAF SURVEYING
GREENLEAF LAND SURVEYS, LLC
10900 NORTHWEST FWY SUITE # 129
HOUSTON, TEXAS 77092
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