

**DESCRIPTION**

A TRACT OR PARCEL CONTAINING 2.977 ACRES OR 129,670 SQUARE FEET OF LAND SITUATED IN THE JOSIAH T. HARRELL SURVEY, ABSTRACT NO. 329, HARRIS COUNTY, TEXAS, BEING ALL OF THE RESIDUE OF A 4.3363 ACRE TRACT OF LAND, CONVEYED TO A.L. AND S.P. FINGER, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 8990793, WITH SAID 2.977 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDINGS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF JENSEN DRIVE (100 FEET WIDE) AND THE NORTH R.O.W. LINE OF TIDWELL ROAD (80 FEET WIDE) AS RECORDED UNDER VOLUME 849, PAGE 562, H.C.D.R. SAME BEING THE SOUTHWEST CORNER OF A CALLED 1.5 ACRES TRACT OF LAND CONVEYED TO A.L. & S.P. FINGER, RECORDED UNDER H.C.C.F. NO. 8990793

THENCE, NORTH 86 DEG. 31 MIN. 26 SEC. EAST, ALONG THE NORTH R.O.W. LINE OF SAID TIDWELL ROAD, A DISTANCE OF 408.35 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF SAID CALLED 1.5 ACRE TRACT AND THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 29 MIN. 04 SEC. WEST, ALONG THE EAST LINE OF SAID CALLED 1.5 ACRE TRACT, A DISTANCE OF 164.99 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH LINE OF BLOCK 2 OF LA ESTANCIA REPLAT NO. 1, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 596276, H.C.M.R. FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF RESERVE 'D' OF SAID BLOCK 2, AND THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 2, BEARS FOR REFERENCE SOUTH 87 DEG. 29 MIN. 56 SEC. WEST, A DISTANCE OF 15.01 FEET;

THENCE, NORTH 87 DEG. 29 MIN. 56 SEC. EAST, ALONG THE SOUTH LINE OF SAID BLOCK 2, PASSING AT A DISTANCE OF 164.99 FEET TO A CAPPED 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, AND THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 2, PASSING AT A DISTANCE OF 792.4 FEET TO A 3/4 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF RESERVE 'D' OF SAID BLOCK 2, AND CONTINUING ALONG THE NORTH LINE OF SAID CALLED 4.3363 ACRE TRACT, FOR A TOTAL DISTANCE OF 811.97 FEET TO A CAPPED IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF LOT 4 OF HURLPLAN ADDITION, MAP OR PLAT THEREOF RECORDED UNDER VOLUME 15, PAGE 25, H.C.M.R., CONVEYED TO JUAN JOSE VASQUEZ AS RECORDED UNDER H.C.C.F. NO. T201929, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 02 MIN. 58 SEC. EAST, ALONG THE WEST LINE OF SAID HURLPLAN ADDITION, A DISTANCE OF 153.22 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET ON THE NORTH R.O.W. LINE OF SAID TIDWELL ROAD, FOR THE SOUTHWEST CORNER OF A CALLED 0.5211 ACRE TRACT OF LAND, CONVEYED TO SHARINA SHAY, INC., AS RECORDED UNDER H.C.C.F. NO. 20140347793, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEG. 31 MIN. 26 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID TIDWELL ROAD, A DISTANCE OF 808.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.977 ACRES OR 129,670 SQUARE FEET OF LAND.

**GENERAL NOTES**

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 18022685 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF SURVEY, IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MUST BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999903298.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 482010080L, REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE OR RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2015-343 WHICH STIPULATES PLATING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACKS. ALONG ANY ADJOINING STREETS, REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED REQUIREMENTS. ULTIMATELY, THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES SPECIFIED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

**SCHEDULE 'B' NOTES**

B.10(d) AN EASEMENT FOR DRAINAGE PURPOSES TWENTY (20) FEET IN WIDTH ALONG THE SOUTH PROPERTY LINE AS SET OUT IN INSTRUMENT RECORDED IN VOLUME 1262, PAGE 203, DEED RECORDS, HARRIS COUNTY, TEXAS. (SHOWN HEREON)

B.10(e) ORDINANCE NO. 5901 BY THE CITY OF HOUSTON, ESTABLISHING BUILDING LINES ON TIDWELL ROAD, A COPY OF WHICH IS RECORDED IN VOLUME 2240, PAGE 266, DEED RECORDS, HARRIS COUNTY, TEXAS. (SHOWN HEREON)

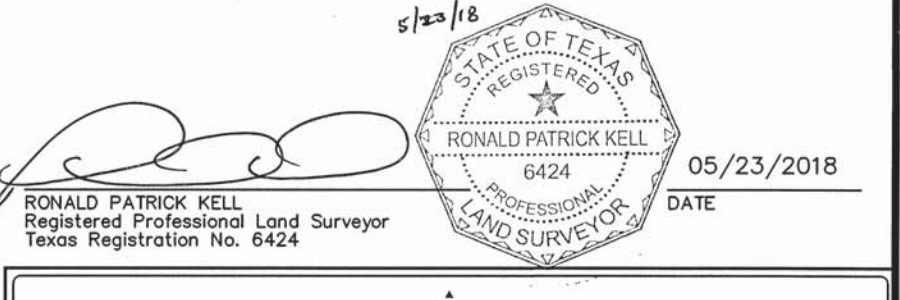
**SURVEYOR'S CERTIFICATION**

TO: SEHNAZ SUJIE SARA  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

RONALD PATRICK KELL  
Registered Professional Land Surveyor  
Texas Registration No. 6424

05/23/2018  
DATE



**WINDROSE**  
LAND SURVEYING | PLATTING

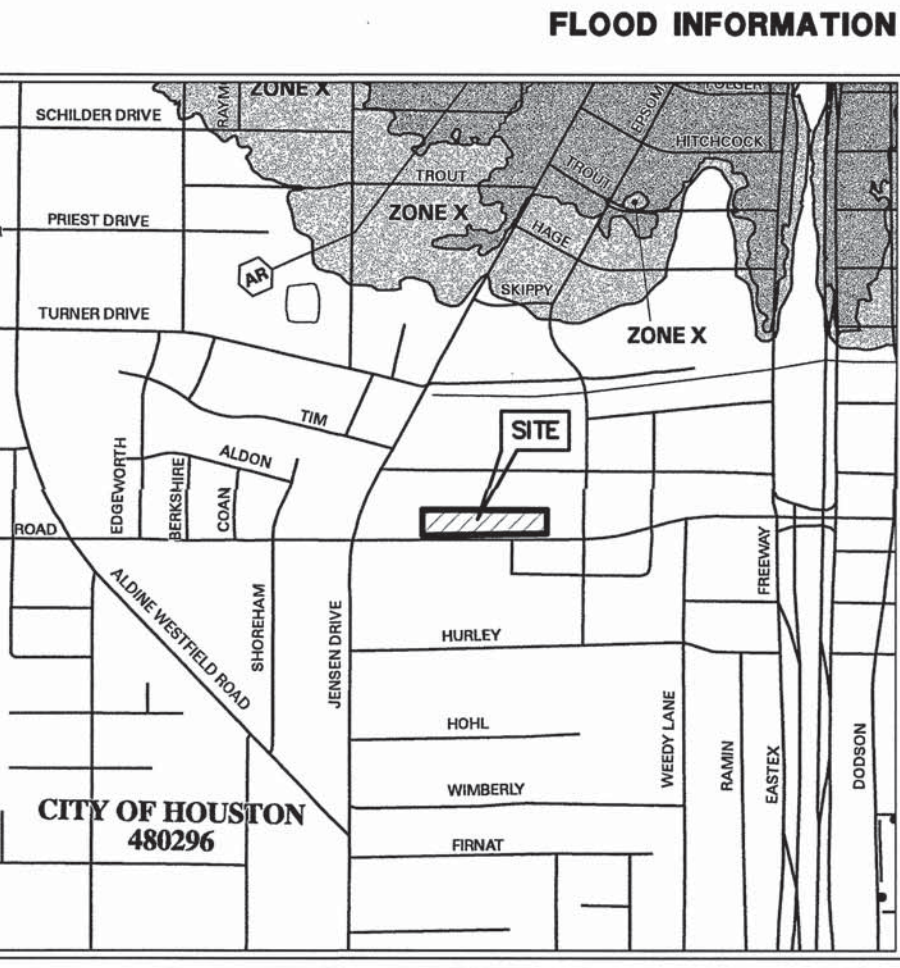
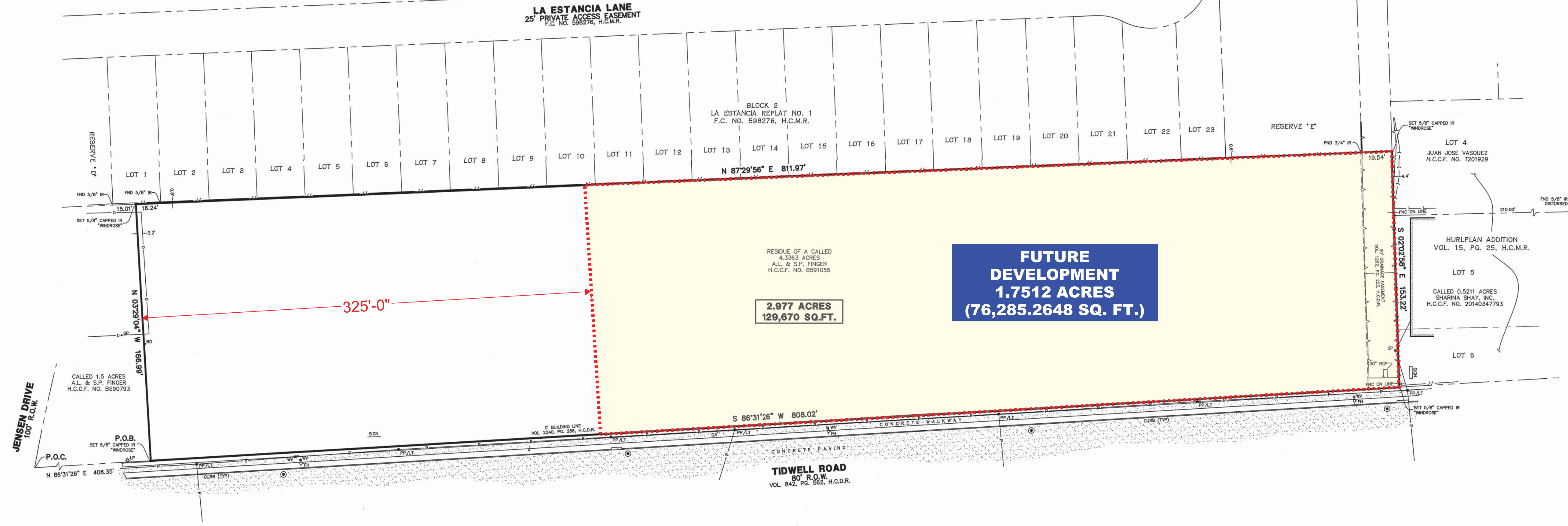
3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSSERVICES.COM

LAND TITLE SURVEY OF  
2.977 AC. / 129,670 SQ. FT.  
SITUATED IN THE  
JOSIAH T. HARRELL SURVEY  
ABSTRACT NO. 329  
HARRIS COUNTY, TEXAS

**REVISIONS**

DATE	REASON	BY

FIELD BY: J.M. CHECKED BY: PK. JOB NO.: 54491  
DRAWN BY: C.J.P. DATE: MAY 2018 SHEET NO. 1 OF 1



**NIFIP**  
FEDERAL EMERGENCY MANAGEMENT AGENCY

PANEL 080L

**FIRM FLOOD INSURANCE RATE MAP**  
HARRIS COUNTY, TEXAS  
AND INCORPORATED AREAS

PANEL 680 OF 1150  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

MAP NUMBER 482010080L  
MAP REVISED: JUNE 18, 2007

**LEGEND**

\* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

<ul style="list-style-type: none"> <li>BO - BOLLARD</li> <li>CH - HANDICAP</li> <li>GV - GAS VALVE</li> <li>HW - FIRE HYDRANT</li> <li>WM - WATER METER</li> <li>WV - WATER VALVE</li> <li>ICV - IRRIGATION CONTROL VALVE</li> <li>GI - GRATE INLET</li> <li>AI - GRATE ALLET</li> <li>CO - CLEANOUT</li> <li>TP - TELEPHONE PEDESTAL</li> <li>EB - ELECTRIC BOX</li> <li>TB - TRAFFIC SIGNAL BOX</li> <li>LP - LIGHT POLE</li> <li>TLP - TRAFFIC LIGHT POLE</li> <li>GL - GROUND/SPOT LIGHT</li> </ul>	<ul style="list-style-type: none"> <li>PP - POWER POLE</li> <li>PP/T - POWER POLE W/TRANSFORMER</li> <li>PP/LT - POWER POLE W/LIGHT</li> <li>PP/CT - POWER POLE W/CONDUIT</li> <li>MP - METER POLE</li> <li>SP - SERVICE POLE</li> <li>GA - GUY ANCHOR</li> <li>OP - OVERHEAD POWER LINE</li> <li>MB - BARBED WIRE FENCE</li> <li>WIF - WROUGHT IRON FENCE</li> <li>WF - WOOD FENCE</li> <li>CF - CHAINLINK FENCE</li> <li>GP - GATE POST</li> <li>PER - PER PLANS</li> <li>APPROX. - APPROXIMATE</li> <li>H - HIGHBANK</li> <li>S - SIGN</li> <li>PM - PIPELINE MARKER</li> </ul>	<ul style="list-style-type: none"> <li>UCS - UNDERGROUND CABLE SIGN</li> <li>CT - CATHODIC TEST LEAD</li> <li>MW - MONITORING WELL</li> <li>P - PIN FLAG/PAIN MARK</li> <li>TOP OF CURB</li> <li>C - CUTTER</li> <li>TO - TOP OF GRATE</li> <li>FL - FLOW LINE</li> <li>HB - Highbank</li> <li>SS - SANITARY SEWER</li> <li>SS - STORM SEWER</li> <li>CMF - CORRUGATED METAL PIPE</li> <li>OP - CORRUGATED PLASTIC PIPE</li> <li>RCF - REINFORCED CONCRETE PIPE</li> <li>TEL - TELEPHONE</li> <li>SWT - SOUTHWESTERN BELL TELEPHONE CO.</li> <li>W - WATER</li> <li>UG - UNDERGROUND</li> </ul>	<ul style="list-style-type: none"> <li>IND - FOUND</li> <li>H.C.C.F. - HARRIS COUNTY CLERK FILE</li> <li>H.C.D.R. - HARRIS COUNTY DEED RECORDS</li> <li>H.C.M.R. - HARRIS COUNTY MAP RECORDS</li> <li>R - IRON PIPE</li> <li>R - IRON ROD</li> <li>NO. - NUMBER</li> <li>PL - PAGE</li> <li>R.O.W. - RIGHT-OF-WAY</li> <li>SQ. FT. - SQUARE FEET</li> <li>SAN - SANITARY SEWER</li> <li>F.C. - FILM CODE</li> <li>BL - BUILDING LINE</li> <li>UE - UTILITY EASEMENT</li> <li>○ - TREE/SHRUB</li> </ul>
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