

**DESCRIPTION**

A TRACT OR PARCEL CONTAINING 0.7459 ACRES OR 32,490 SQUARE FEET OF LAND SITUATED IN THE S. ALLEN SURVEY, ABSTRACT NO. 94, HARRIS COUNTY, TEXAS, BEING A PART OF LOTS 3 AND 4 IN BLOCK "B" OF WHITNEY ESTATE, AN UNRECORDED SUBDIVISION AND OUT OF BLOCK 7 OF THE S. HALFF SUBDIVISION, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO HAMIR R. PARVIZIAN AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 2015037023 AND FURTHER DESCRIBED IN H.C.C.F. NO. 061788A, WITH SAID 0.7459 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE (R.O.W.) OF WEST WHITNEY STREET (CALLED 60' R.O.W.) AND THE NORTHEAST R.O.W. LINE OF YALE STREET (CALLED 80' R.O.W.);

THENCE NORTH 33 DEG. 52 MIN. 44 SEC. WEST, ALONG THE NORTHEAST R.O.W. LINE OF SAID YALE STREET, A DISTANCE OF 119.15 FEET TO A CAPPED 5/8" IRON ROD STAMP FOUND FOR THE SOUTHWEST CORNER OF A CALLED 0.1975 ACRE TRACT CONVEYED TO ASAMA AHMED AS RECORDED UNDER H.C.C.F. NO. 20080614686;

THENCE NORTH 87 DEG. 30 MIN. 50 SEC. EAST, ALONG THE SOUTHERLY LINE OF SAID 0.1975 ACRE TRACT, A DISTANCE OF 55.67 FEET TO A CAPPED 5/8 INCH IRON ROD STAMP FOUND FOR THE SOUTHEAST CORNER OF SAID 0.1975 ACRE TRACT;

THENCE NORTH 02 DEG. 25 MIN. 00 SEC. WEST, ALONG THE EASTERLY LINE OF SAID 0.1975 ACRE TRACT, AT A DISTANCE OF 100.37 FEET PASSING A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.1975 ACRE TRACT AND A SOUTHEAST CORNER OF A CALLED 2.1051 ACRE TRACT CONVEYED TO RAVENSDALE, LLC, AS RECORDED UNDER H.C.C.F. NO. 20120138489, CONTINUING ALONG AN EASTERLY LINE OF SAID 2.1051 ACRE TRACT FOR A TOTAL DISTANCE OF 148.05 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID 2.1051 ACRE TRACT;

THENCE NORTH 87 DEG. 30 MIN. 50 SEC. EAST, ALONG THE SOUTHEASTERLY LINE OF SAID 2.1051 ACRE TRACT, A DISTANCE OF 120.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR A SOUTHEASTERLY CORNER OF SAID 2.1051 ACRE TRACT AND ON THE WESTERLY LINE OF REPLAT OF WHITNEY PLAZA, A SUBDIVISION AS RECORDED UNDER VOLUME 141, PAGE 16, HARRIS COUNTY MAP RECORDS;

THENCE SOUTH 02 DEG. 25 MIN. 00 SEC. EAST, ALONG THE WESTERLY LINE OF SAID REPLAT OF WHITNEY PLAZA, A DISTANCE OF 250.10 FEET TO A 3/4 INCH IRON ROD FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST WHITNEY STREET MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF WHITNEY PLAZA;

THENCE SOUTH 87 DEG. 30 MIN. 12 SEC. WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST WHITNEY STREET, A DISTANCE OF 113.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.7459 ACRES OR 32,490 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 52856, PREPARED BY WINDROSE LAND SERVICES.

**GENERAL NOTES**

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE BASED ON INFORMATION RECEIVED FROM A THIRD PARTY PROVIDER IN THE FORM OF CITY PLANNING LETTER OR ABSTRACTING CERTIFICATE. WINDROSE IS NOT RESPONSIBLE, NOR WILL BE HELD LIABLE FOR ANY INCORRECT OR UNDISCLOSED INFORMATION PROVIDED OR OMITTED IN A CITY PLANNING LETTER OR ABSTRACTING CERTIFICATE BY CHARTER TITLE COMPANY, DATED JANUARY 18, 2016, ORDER NO. 2016-0010.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999901755
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0660M REVISED/DATED JUNE 9, 2014, 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. ON 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, INC.
- DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATTING AND SETBACK 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 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, INC.
- 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 REFLECTED 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.
- ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDRETH ARE SOLID SURFACE ELEVATIONS.
- GAS, SANITARY, STORM, TELEPHONE AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM THE CITY OF HOUSTON, METROPOLITAN AUTHORITY OF HARRIS COUNTY AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
- SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES, UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
- SURVEYOR HAS CONTACTED DIGTESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIGTESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

**SURVEYOR'S CERTIFICATION**

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.

GLEN H. FREELAND  
 Registered Professional Land Surveyor  
 Texas Registration No. 5758

1-27-16  
 DATE

**Windrose Land Services, Inc.**  
 3200 Wilcrest, Suite 325  
 Houston, Texas 77042  
 Phone (713) 458-2281 Fax (713) 461-1151

**Professional Development Consultants**  
 Land Surveying, Platting, Project Management, GIS Services  
 Firm Registration No. 10108800

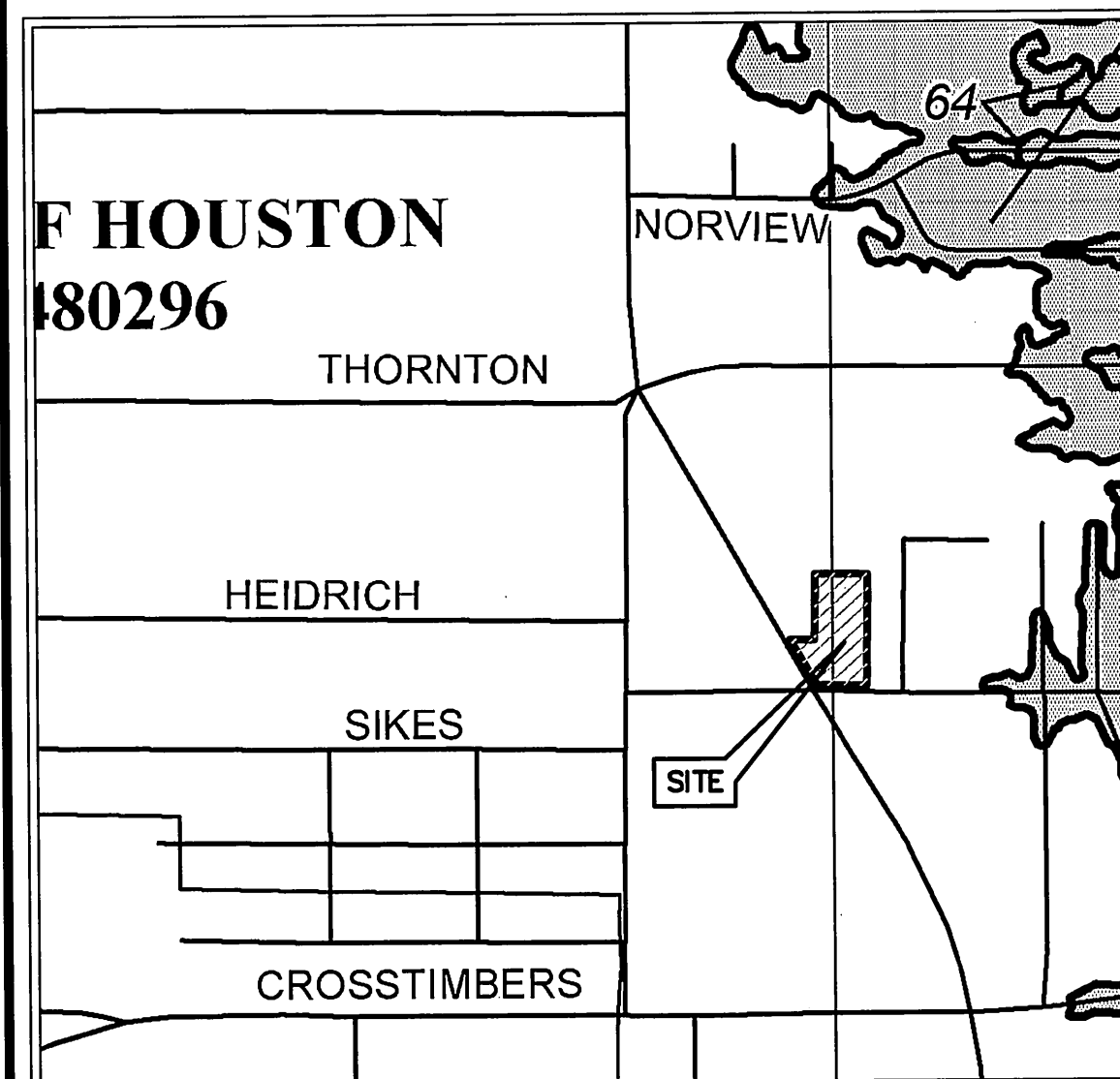
**LAND TITLE AND TOPOGRAPHIC SURVEY OF**  
**0.7459 AC / 32,490 SQ. FT.**  
**SITUATED IN THE S. ALLEN SURVEY ABSTRACT NO. 94 HARRIS COUNTY, TEXAS**

FIELDED BY: MO      CHECKED BY: GF      JOB NO. 52856  
 DRAWN BY: TW/LH      DATE: 1-13-16      SHEET NO. 1 OF 1

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

- BO - BOLLARD
- HC - HANDICAP
- GM - GAS METER
- GV - GAS VALVE
- FH - FIRE HYDRANT
- WM - WATER METER
- WV - WATER VALVE
- ICV - IRRIGATION CONTROL VALVE
- GI - GRATE INLET
- GI - GRATE INLET
- M - MANHOLE
- CN - CLEANOUT
- TP - TELEPHONE PEDESTAL
- EB - ELECTRIC BOX
- TBS - TRAFFIC SIGNAL BOX
- LP - LIGHT POLE
- TLP - TRAFFIC LIGHT POLE
- GL - GROUND/SPOT LIGHT
- PP - POWER POLE
- PP/T - POWER POLE W/TRANSFORMER
- PP/AT - POWER POLE W/LIGHT
- PP - POWER POLE W/CONDUIT
- MP - METER POLE
- SP - SERVICE POLE
- GA - GUY ANCHOR
- OP - OVERHEAD POWER LINE
- BW - BARBED WIRE FENCE
- WIF - WROUGHT IRON FENCE
- WF - WOOD FENCE
- CF - CHAINLINK FENCE
- GP - GATE POST
- P - PER PLANS
- APPROX. - APPROXIMATE
- H - HIGHBANK
- S - SIGN
- PLM - PIPELINE MARKER
- UCS - UNDERGROUND CABLE SIGN
- CTL - CATHODIC TEST LEAD
- MW - MONITORING WELL
- P - PIN FLAG/PAINT MARK
- TC - TOP OF CURB
- G - GUTTER
- TG - TOP OF GRATE
- FL - FLOW LINE
- HL - HIGHBANK
- SAN.SWR - SANITARY SEWER
- STM.SWR - STORM SEWER
- CMP - CORRUGATED METAL PIPE
- CP - CORRUGATED PLASTIC PIPE
- RC - REINFORCED CONCRETE PIPE
- TEL - TELEPHONE
- SWBT - SOUTHWESTERN BELL TELEPHONE CO.
- WTR - WATER
- UG - UNDERGROUND
- FND - FOUND
- H.C.C.F. - HARRIS COUNTY CLERK FILE
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- N - NUMBER
- PAGE - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- F.C. - FILM CODE
- BL - BUILDING LINE
- UE - UTILITY EASEMENT
- T - TREE/SHRUB

**FLOOD INFORMATION**



**PANEL 0660M**

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

PANEL 660 OF 1150  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:  
 COMMUNITY NUMBER PANEL SHEET  
 HOUSTON, CITY OF 48206 0660 M

MAP NUMBER 48201C0660M  
 MAP REVISED JUNE 9, 2014

Federal Emergency Management Agency

RICHARD R. RUCKEL &  
 DENNIS R. WRIGHT  
 H.C.C.F. NO. 20070742649

CALLED 2.1051 AC.  
 RAVENSDALE LLC  
 H.C.C.F. NO. 20120138489

CALLED 0.1975 AC.  
 OSAMA AHMED  
 H.C.C.F. NO. 20080614686

**0.7459 ACRES**  
**32,490 SQ. FT.**  
 HAMIR R. PARVIZIAN  
 H.C.C.F. NO. 2015037023  
 H.C.C.F. NO. G617884

CALLED 1.0826 AC.  
 CLARENCE WALKER  
 H.C.C.F. NO. M812024

- BENCHMARK** PUBLISHED ELEVATION - 63.42  
 HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 0520165, BEING A BRASS DISK STAMPED "0520165" ON A CONCRETE FOOTING LOCATED ON THE SOUTHEAST CORNER OF A BRIDGE OVER LITTLE WHITE OAK BAYOU APPROXIMATELY 0.5 MILES SOUTH ON WERNER STREET FROM ITS INTERSECTION WITH TIDWELL. ELEVATION = 63.42 (NAVD88, 2001 ADJUSTMENT)
- TEMPORARY BENCHMARK "A"** ELEVATION - 65.48  
 FOUND OUT BOX ON INLET "C" LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF YALE AND EAST WHITNEY STREET. ELEVATION = 65.48
- TEMPORARY BENCHMARK "B"** ELEVATION - 66.30  
 SET OUT BOX AT THE EAST SIDE OF CONCRETE MEDIAN ON YALE STREET APPROXIMATELY 40 WEST OF THE WEST CORNER OF THE SUBJECT TRACT. ELEVATION = 66.30

REVISIONS		
DATE	REASON	BY