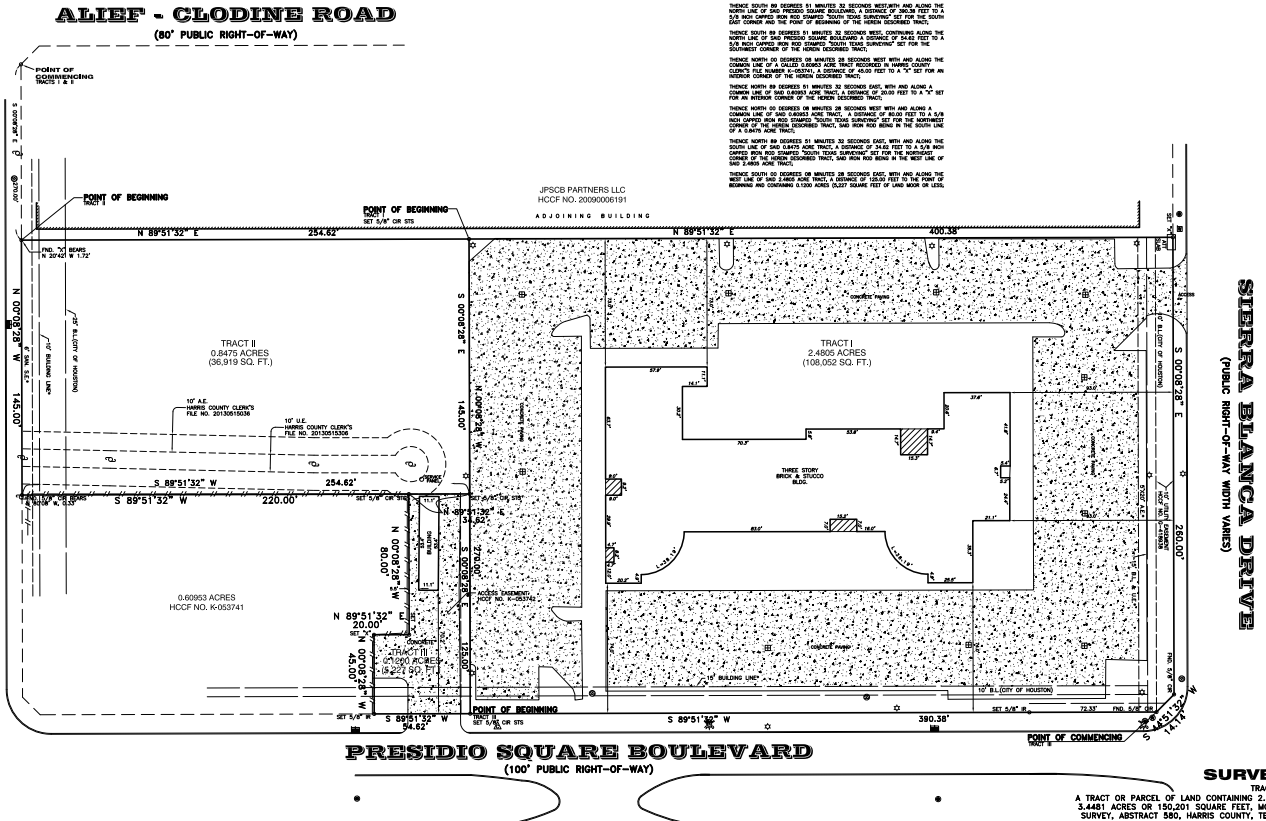
GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

**LEGEND:**

AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HLAP – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
HCCF – HARRIS COUNTY CLERKS FILE
HCDR – HARRIS COUNTY DEED RECORDS
HCMR – HARRIS COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
BARBED WIRE FENCE
CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
OVERHEAD ELECTRIC LINES
WOOD FENCE
WROUGHT IRON FENCE
GUY WIRE
CATCH BASIN
CABLE BOX
ELECTRIC BOX
ELECTRIC MH
FIRE HYDRANT
FIBER OPTIC MARKER
FLAG POLE
GAS METER
GAS VALVE
CURB INLET
LIGHT POLE
MANHOLE
MONITORING WELL
PIPELINE MARKER
POWER POLE
SERVICE POLE
SANITARY MANHOLE
STORM MANHOLE
TELEPHONE PEDESTAL
TRANSFORMER
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
UNDERGROUND CABLE MARKER
WATER WELL
WATER METER
WATER VALVE
VOL. 293, PG. 73 HCMR




**LEGAL DESCRIPTION**

TRACT I

A TRACT OR PARCEL OF LAND CONTAINING 2.4805 ACRES (108,052 SQUARE FEET) OUT OF 3.4481 ACRES OR 150,201 SQUARE FEET, MORE OR LESS, SITUATED IN THE M. MORMAN SURVEY, ABSTRACT 580, HARRIS COUNTY, TEXAS, BEING OUT OF UNRESTRICTED RESERVE "A" OF PRESIDIO SQUARE, SECTION ONE, AS RECORDED IN VOLUME 293, PAGE 73 OF THE MAP RECORDS OF HARRIS COUNTY TEXAS. SAID 2.4805 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARING BASIS IS THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 6, BEING NORTH 00 DEGREES 08 MINUTES 28 SECONDS WEST):

COMMENCING AT A POINT ON THE SOUTHERLY CUT BACK ON THE EAST LINE OF STATE HIGHWAY NO. 6 (180-FEET WIDE), AND THE SOUTH LINE OF ALIEF-CLODINE (80-FEET WIDE), SAID POINT BEING THE NORTHWEST CORNER OF SAID RESERVE "A" OF PRESIDIO SQUARE, SECTION ONE;

THENCE, WITH AND ALONG THE EAST LINE OF SAID STATE HIGHWAY NO. 6 AND THE WEST LINE OF SAID RESERVE "A", SOUTH 00 DEGREES 08 MINUTES 28 SECONDS EAST, A DISTANCE OF 270.00 FEET TO A POINT FROM WHICH AN "X" CUT FOUND BEARS NORTH 20 DEGREES 43 MINUTES WEST, A DISTANCE OF 1.72 FEET;

THENCE, NORTH 89 DEGREES 51 MINUTES 32 SECONDS EAST, WITH AND ALONG THE SOUTH LINE OF A TRACT OF LAND DEEDED TO JPSCB PARTNERS LLC IN HARRIS COUNTY CLERKS FILE NO. 20090006191, FOR A DISTANCE OF 254.62 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOUND FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING NORTH 89 DEGREES 51 MINUTES 32 SECONDS EAST, WITH AND ALONG THE SAID SOUTH LINE OF A TRACT OF LAND DEEDED TO JPSCB PARTNERS LLC FOR A DISTANCE OF 400.38 FEET TO AN "X" FOUND IN THE WEST LINE OF SIERRA BLANCA DRIVE (RIGHT-OF-WAY WIDTH VARIES) FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 08 MINUTES 28 SECONDS EAST, A DISTANCE OF 260.00 FEET,WITH AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SIERRA BLANCA DRIVE TO A 5/8 INCH IRON ROD FOUND FOR A POINT IN THE NORTHERLY CUT BACK IN THE NORTH RIGHT-OF-WAY LINE OF PRESIDIO SQUARE BOULEVARD (100 FOOT RIGHT-OF-WAY) FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 44 DEGREES 51 MINUTES 32 SECONDS WEST, ALONG SAID CUT BACK, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD FOUND FOR A CORNER, SAID ROD IN THE NORTH LINE OF PRESIDIO SQUARE BOULEVARD (100 FOOT RIGHT-OF-WAY);

THENCE SOUTH 89 DEGREES 51 MINUTES 32 SECONDS WEST, WITH AND ALONG THE NORTH RIGHT-OF-WAY OF SAID PRESIDIO SQUARE BOULEVARD, A DISTANCE OF 390.38 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 08 MINUTES 28 SECONDS WEST, WITH AND ALONG THE EAST LINE OF A 0.1200 ACRE TRACT AND A 0.8475 ACRE TRACT, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.4805 ACRES (108,052 SQUARE FEET) OF LAND MORE OR LESS.

TRACT II

A TRACT OR PARCEL OF LAND CONTAINING 0.8475 ACRES (36,919 SQUARE FEET) OUT OF 3.4481 ACRES OR 150,201 SQUARE FEET, MORE OR LESS, SITUATED IN THE M. MORMAN SURVEY, ABSTRACT 580, HARRIS COUNTY, TEXAS, BEING OUT OF UNRESTRICTED RESERVE "A" OF PRESIDIO SQUARE, SECTION ONE, AS RECORDED IN VOLUME 293, PAGE 73 OF THE MAP RECORDS OF HARRIS COUNTY TEXAS. SAID 0.8475 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARING BASIS IS THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 6, BEING NORTH 00 DEGREES 08 MINUTES 28 SECONDS WEST):

COMMENCING AT A POINT ON THE SOUTHERLY CUT BACK ON THE EAST LINE OF STATE HIGHWAY NO. 6 (180-FEET WIDE), AND THE SOUTH LINE OF ALIEF-CLODINE (80-FEET WIDE), SAID POINT BEING THE NORTHWEST CORNER OF SAID RESERVE "A" OF PRESIDIO SQUARE, SECTION ONE;

THENCE, WITH THE EAST LINE OF SAID STATE HIGHWAY NO. 6 AND THE WEST LINE OF SAID RESERVE "A", SOUTH 00 DEGREES 08 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 270.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOUND BEARS NORTH 20 DEGREES 43 MINUTES WEST, A DISTANCE OF 1.72 FEET, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89 DEGREES 51 MINUTES 32 SECONDS EAST, WITH THE SOUTH LINE OF A TRACT OF LAND DEEDED TO JPSCB PARTNERS LLC IN HARRIS COUNTY CLERKS FILE NO. 20090006191, FOR A DISTANCE OF 254.62 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 08 MINUTES 28 SECONDS EAST, WITH AND ALONG THE WEST LINE OF A CALLED 2.4805 ACRE TRACT, A DISTANCE OF 145.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 51 MINUTES 32 SECONDS WEST, WITH AND ALONG THE NORTH LINE OF A CALLED 0.1200 ACRE TRACT ; A CALLED 0.60953 ACRE TRACT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER K-053741, A DISTANCE OF 254.62 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING IN THE EAST RIGHT-OF-WAY OF STATE HIGHWAY NO. 6;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 6, NORTH 00 DEGREES 08 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 145.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.8475 ACRES OR (36,919 SQUARE FEET) OF LAND, MORE OR LESS.

TRACT III

A TRACT OR PARCEL OF LAND CONTAINING 0.1200 ACRES (5,227 SQUARE FEET) OUT OF 3.4481 ACRES OR 150,201 SQUARE FEET, MORE OR LESS, SITUATED IN THE M. MORMAN SURVEY, ABSTRACT 580, HARRIS COUNTY, TEXAS, BEING OUT OF UNRESTRICTED RESERVE "A" OF PRESIDIO SQUARE, SECTION ONE, AS RECORDED IN VOLUME 293, PAGE 73 OF THE MAP RECORDS OF HARRIS COUNTY TEXAS. SAID 0.1200 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARING BASIS IS THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 6, BEING NORTH 00 DEGREES 08 MINUTES 28 SECONDS WEST):

COMMENCING AT A FOUND 5/8 INCH CAPPED IRON ROD AT THE OUTBACK CORNER OF A 2.4805 ACRE TRACT, SAID CAPPED IRON ROD BEING IN THE NORTH RIGHT-OF-WAY OF PRESIDIO SQUARE BOULEVARD (100 FOOT WIDE);

THENCE SOUTH 89 DEGREES 51 MINUTES 32 SECONDS WEST,WITH AND ALONG THE NORTH LINE OF SAID PRESIDIO SQUARE BOULEVARD, A DISTANCE OF 390.38 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE SOUTH EAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 51 MINUTES 32 SECONDS WEST, CONTINUING ALONG THE NORTH LINE OF SAID PRESIDIO SQUARE BOULEVARD A DISTANCE OF 54.62 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 08 MINUTES 28 SECONDS WEST WITH AND ALONG THE COMMON LINE OF A CALLED 0.60953 ACRE TRACT RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER K-053741, A DISTANCE OF 45.00 FEET TO A "X" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 51 MINUTES 32 SECONDS EAST, WITH AND ALONG A COMMON LINE OF SAID 0.60953 ACRE TRACT, A DISTANCE OF 20.00 FEET TO A "X" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 08 MINUTES 28 SECONDS WEST WITH AND ALONG A COMMON LINE OF SAID 0.60953 ACRE TRACT, A DISTANCE OF 80.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING IN THE SOUTH LINE OF A 0.8475 ACRE TRACT;

THENCE NORTH 89 DEGREES 51 MINUTES 32 SECONDS EAST, WITH AND ALONG THE SOUTH LINE OF A 0.8475 ACRE TRACT, A DISTANCE OF 272.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING IN THE WEST LINE OF SAID 2.4805 ACRE TRACT;

THENCE SOUTH 00 DEGREES 08 MINUTES 28 SECONDS EAST, WITH AND ALONG THE WEST LINE OF SAID 2.4805 ACRE TRACT, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1200 ACRES (5,227 SQUARE FEET OF LAND MOOR OR LESS.

**NOTES:**

1. BEARING BASIS IS THE EAST R.O.W. LINE OF STATE HIGHWAY NO. 6 BEING NORTH 00 DEGREES 08 MINUTES 28 SECONDS WEST.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION ARE PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY OF NO. 19–2113–JF OF FIDELITY NATIONAL TITLE INSURANCE COMPANY. WITH AN EFFECTIVE DATE OF DECEMBER 26, 2019.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2019. ALL RIGHTS RESERVED.
7. THE LAND HAS FRONTAGE OR ABUTS U.S. HIGHWAY (STATE HIGHWAY NO. 6), WHICH COULD BE A CONTROLLED ACCESS HIGHWAY. ANY GOVERNMENTAL AUTHORITY WITH JURISDICTION MAY LIMIT, CONTROL OR DENY ACCESS, INGRESS OR EGRESS TO THE LAND FROM SAID HIGHWAY OR SERVICE ROAD WHICH THE LAND ABUTS OR CONTINUE TO ALLOW ACCESS, INGRESS OR EGRESS FROM SUCH PROPERTY TO AND FROM SAID HIGHWAY AND SERVICE ROAD.

**FLOOD NOTE:**

PROPERTY LIES WITHIN FLOOD ZONE X-SHADED , ACCORDING TO F.I.R.M. MAP NO. 48201C 0515L , DATE 06-18-07 BY GRAPHING 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.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

**SURVEYOR'S CERTIFICATION**
TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
HATTIDE LLC, A TEXAS LIMITED LIABILITY COMPANY

**PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.**
I, hereby certify that this survey was made on the ground and completed on this 5TH day of APRIL, 2019 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:
GF 19-2113-JF of FIDELITY NATIONAL TITLE INSURANCE COMPANY

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

STATE OF TEXAS REGISTERED FRED W. LAWTON 2321 PROFESSIONAL LAND SURVEYOR

# SURVEY OF

TRACT I
A TRACT OR PARCEL OF LAND CONTAINING 2.4805 ACRES (108,052 SQUARE FEET) OUT OF 3.4481 ACRES OR 150,201 SQUARE FEET, MORE OR LESS, SITUATED IN THE M. MORMAN SURVEY, ABSTRACT 580, HARRIS COUNTY, TEXAS, BEING OUT OF UNRESTRICTED RESERVE "A" OF PRESIDIO SQUARE, SECTION ONE, AS RECORDED IN VOLUME 293, PAGE 73 OF THE MAP RECORDS OF HARRIS COUNTY TEXAS.

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A TRACT OR PARCEL OF LAND CONTAINING 0.8475 ACRES (36,919 SQUARE FEET) OUT OF 3.4481 ACRES OR 150,201 SQUARE FEET, MORE OR LESS, SITUATED IN THE M. MORMAN SURVEY, ABSTRACT 580, HARRIS COUNTY, TEXAS, BEING OUT OF UNRESTRICTED RESERVE "A" OF PRESIDIO SQUARE, SECTION ONE, AS RECORDED IN VOLUME 293, PAGE 73 OF THE MAP RECORDS OF HARRIS COUNTY TEXAS.

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ADDRESS: 14602 PRESIDIO SQUARE BOULEVARD
HOUSTON, TEXAS 77083

JOB NO: 764-19A
DATE: 4-5-19
SCALE: 1" = 30'
SHEET 1 OF 1

REVISIONS:

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1. | 4-29-19 | COMMENTS |
| 2. | 9-26-19 | LEGAL DESCRIPTION |
| 3. | 01-06-20 | COMMENTS |
| 4. | 01-08-20 | COMMENTS |
| | | |
| | | |


SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number 10045400



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K:\CDARES 2019\764-19.DWG (BP/FD)

JOB NO: 764-19