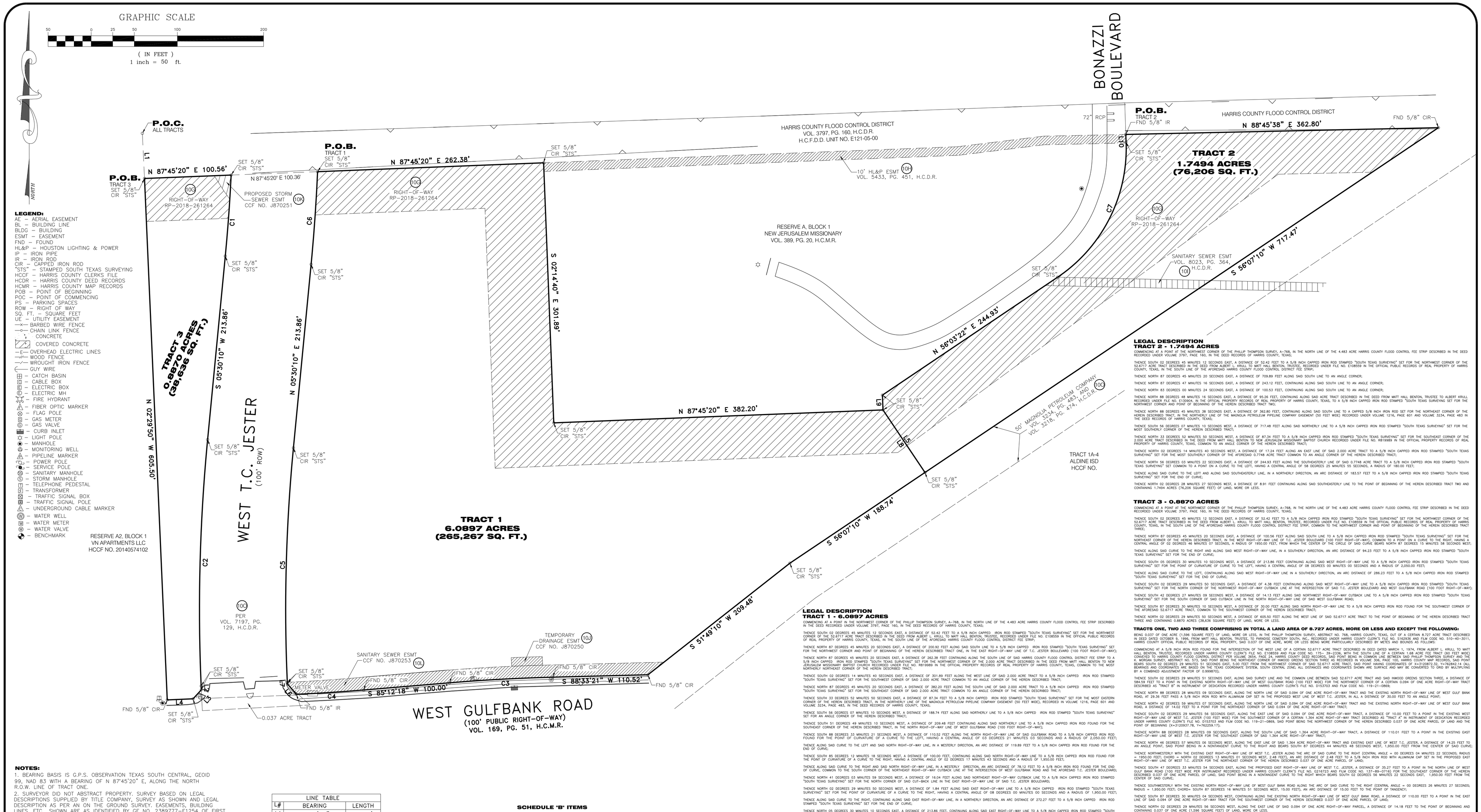

LEGEND:

AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING
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
—x— BARBED WIRE FENCE
—o— CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
—E— 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
– BENCHMARK

NOTES:

1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 99, NAD 83 WITH A BEARING OF N 87°45'20" E, ALONG THE NORTH R.O.W. LINE OF TRACT ONE.
2. SURVEYOR DID NOT ABSTRACT PROPERTY, SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 2389777–F1254 OF FIRST AMERICAN TITLE GUARANTY COMPANY. EFFECTIVE DATE: MARCH 05, 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.

FLOOD NOTE:

X,X-SHADED, AE

PROPERTY LIES WITHIN FLOOD ZONE (BFE 79.1' (100' YR)), ACCORDING TO F.I.R.M. MAP NO. 48201C 0465M ____, DATE 06-09-2014 ____, 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.

LINE TABLE

L#	BEARING	LENGTH
L1	S 02°45'12" E	52.42'
L2	S 02°29'50" E	4.38'
L3	S 42°27'09" W	14.13'
L4	S 87°30'10" W	30.01'
L5	S 33°52'50" E	87.34'
L6	N 41°03'59" W	16.04'
L7	N 02°29'50" W	1.84'
L8	N 33°52'50" W	87.34'
L9	N 02°14'40" W	17.24'
L10	N 02°28'27" W	8.91'

CURVE TABLE

C#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1950.00'	02°46'07"	94.23'	S 04°07'06" W	94.22'
C2	2050.00'	08°00'00"	286.23'	S 01°30'10" W	286.00'
C3	2050.00'	03°21'03"	119.89'	S 86°52'50" W	119.87'
C4	1950.00'	02°17'43"	78.12'	S 86°21'09" W	78.11'
C5	1950.00'	08°00'00"	272.27'	N 01°30'10" E	272.05'
C6	2050.00'	03°00'44"	107.77'	N 03°59'48" E	107.76'
C7	180.00'	58°25'55"	183.57'	N 26°53'41" E	175.72'

SCHEDULE 'B' ITEMS

10F. EASEMENT: PIPELINE RIGHT OF WAY
RECORDED: IN VOLUME 1216, PAGE 601, DED RECORDS, AND AS DEFINED AS TO WIDTH AND LOCATION BY INSTRUMENT RECORDED IN VOLUME 3234, PAGE 483 AND IN VOLUME 3218, PAGE 474, OF THE DED RECORDS, HARRIS COUNTY, TEXAS, AS SHOWN HEREON;

10G. EASEMENT: RIGHT OF WAY (AS TO TRACT II)
RECORDED: IN VOLUME 7182, PAGE 151, DED RECORDS AND AS AFFECTED BY AMENDMENT OF EASEMENT RECORDED IN COUNTY CLERK'S FILE NO. RP-2018-261264, OF THE OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, AS SHOWN HEREON;

10H. EASEMENT: HOUSTON LIGHTING & POWER COMPANY GUY (AS TO TRACT II)
RECORDED: IN VOLUME 5433, PAGE 451, OF THE DED RECORDS, HARRIS COUNTY, TEXAS, AS SHOWN HEREON;

10I. EASEMENT: SANITARY SEWER (AS TO TRACT II)
RECORDED: IN VOLUME 8023, PAGE 364, OF THE DED RECORDS, HARRIS COUNTY, TEXAS, AS SHOWN HEREON;

10J. EASEMENT: DRAINAGE (AS TO TRACT I)
RECORDED: IN COUNTY CLERK'S FILE NO(S). J870250, OF THE OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, AS SHOWN HEREON;

10K. EASEMENT: STORM SEWER (AS TO TRACT II)
RECORDED: IN COUNTY CLERK'S FILE NO(S). J870251, OF THE OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, AS SHOWN HEREON;

10L. EASEMENT: SANITARY SEWER (AS TO TRACT I)
RECORDED: IN COUNTY CLERK'S FILE NO(S). J870253, OF THE OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS

10O. BUILDING SET BACK LINE ALONG T.C. JESTER, AS ESTABLISHED BY ORDINANCE OF THE CITY OF HOUSTON, A CERTIFIED COPY OF WHICH IS RECORDED IN VOLUME 7197, PAGE 129 OF THE DED RECORDS OF HARRIS COUNTY, TEXAS, AS SHOWN HEREON;

10P. SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AND ZONED BY THE CITY OF HOUSTON AS THE "JETERO AIRPORT SITE" (HOUSTON INTERCONTINENTAL AIRPORT) AND IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS IMPOSED BY ORDINANCE OF THE CITY OF HOUSTON, A CERTIFIED COPY OF WHICH IS RECORDED IN VOLUME 4184, PAGE 518 AND BY AMENDMENTS THERETO, CERTIFIED COPIES OF WHICH ARE RECORDED IN VOLUME 4897, PAGE 67 AND VOLUME 5448, PAGE 421, ALL OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO(S). J040968 AND 20080598601.

10Q. THE PROPERTY COVERED HEREIN IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF ORDINANCE #85-1878 OF THE CITY OF HOUSTON ENACTED OCTOBER 23, 1985 PERTAINING TO THE PLATTING AND REPLATTING OF REAL PROPERTY AND THE ESTABLISHMENT OF BUILDING SET BACK LINES WITHIN SUCH BOUNDARIES. A CERTIFIED COPY OF SAID ORDINANCE WAS FILED FOR RECORD ON AUGUST 1, 1991, UNDER HARRIS COUNTY CLERK'S FILE NO. N253886.

10R. SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS THE HOBBY AIRPORT HAZARD AREA THE CITY OF HOUSTON, BY ORDINANCE NO. 70-346, DATED MARCH 4, 1970, A CERTIFIED COPY OF WHICH IS RECORDED IN VOLUME 7940, PAGE 233 OF THE DED RECORDS OF HARRIS COUNTY, TEXAS AND SUBSEQUENT AMENDMENTS THERETO

LEGAL DESCRIPTION
TRACT 2 - 1.7494 ACRES

COMMENCING AT A POINT AT THE NORTHWEST CORNER OF THE PHILLIP THOMPSON SURVEY, A-768, IN THE NORTH LINE OF THE 4.483 ACRE HARRIS COUNTY FLOOD CONTROL FEE STRIP DESCRIBED IN THE DEED RECORDED UNDER VOLUME 3797, PAGE 160, IN THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE SOUTH 02 DEGREES 45 MINUTES 12 SECONDS EAST, A DISTANCE OF 52.42 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHWEST CORNER OF THE 52.6717 ACRE TRACT DESCRIBED IN THE DEED FROM ALBERT L. KRULL TO MATT HALL BENTON, TRUSTEE, RECORDED UNDER FILE NO. E108559 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, IN THE SOUTH LINE OF THE AFORESAID HARRIS COUNTY FLOOD CONTROL DISTRICT FEE STRIP;

THENCE NORTH 87 DEGREES 45 MINUTES 20 SECONDS EAST, A DISTANCE OF 709.89 FEET ALONG SAID SOUTH LINE TO AN ANGLE CORNER;

THENCE NORTH 87 DEGREES 47 MINUTES 16 SECONDS EAST, A DISTANCE OF 243.12 FEET, CONTINUING ALONG SAID SOUTH LINE TO AN ANGLE CORNER;

THENCE NORTH 83 DEGREES 00 MINUTES 24 SECONDS EAST, A DISTANCE OF 100.53 FEET, CONTINUING ALONG SAID SOUTH LINE TO AN ANGLE CORNER;

THENCE NORTH 88 DEGREES 48 MINUTES 16 SECONDS EAST, A DISTANCE OF 95.26 FEET, CONTINUING ALONG SAID ACRE TRACT DESCRIBED IN THE DEED FROM MATT HALL BENTON, TRUSTEE TO ALBERT KRULL RECORDED UNDER FILE NO. E130904, IN THE OFFICIAL PROPERTY RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT TWO;

THENCE NORTH 88 DEGREES 45 MINUTES 38 SECONDS EAST, A DISTANCE OF 362.80 FEET; CONTINUING ALONG SAID SOUTH LINE TO A CAPPED 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NORTHERLY LINE OF THE MAGNOLIA PETROLEUM PIPELINE COMPANY EASEMENT (50 FEET WIDE) RECORDED UNDER VOLUME 1216, PAGE 601 AND VOLUME 3234, PAGE 483 IN THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE SOUTH 56 DEGREES 07 MINUTES 10 SECONDS WEST, A DISTANCE OF 717.46 FEET ALONG SAID NORTHERLY LINE TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 33 DEGREES 52 MINUTES 50 SECONDS WEST, A DISTANCE OF 87.34 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE SOUTHEAST CORNER OF THE 2.000 ACRE TRACT DESCRIBED IN THE DEED FROM MATT HALL BENTON TO NEW JERUSALEM MISSIONARY BAPTIST CHURCH RECORDED UNDER FILE NO. R819989 IN THE OFFICIAL PROPERTY RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, COMMON TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 14 MINUTES 40 SECONDS WEST, A DISTANCE OF 17.24 FEET ALONG AN EAST LINE OF SAID 2.000 ACRE TRACT TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE MOST SOUTHERLY CORNER OF THE AFORESAID 0.7748 ACRE TRACT COMMON TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 56 DEGREES 03 MINUTES 22 SECONDS EAST, A DISTANCE OF 244.93 FEET ALONG THE SOUTHEASTERLY LINE OF SAID 0.7748 ACRE TRACT TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET COMMON TO A POINT ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 58 DEGREES 25 MINUTES 55 SECONDS, A RADIUS OF 180.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AND ALONG SAID SOUTHEASTERLY LINE, IN A NORTHERLY DIRECTION, AN ARC DISTANCE OF 183.57 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE END OF CURVE;

THENCE NORTH 02 DEGREES 28 MINUTES 27 SECONDS WEST, A DISTANCE OF 8.91 FEET CONTINUING ALONG SAID SOUTHEASTERLY LINE TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT TWO AND CONTAINING 1.7494 ACRES (76,206 SQUARE FEET) OF LAND, MORE OR LESS.

TRACT 3 - 0.6870 ACRES

COMMENCING AT A POINT AT THE NORTHWEST CORNER OF THE PHILLIP THOMPSON SURVEY, A-768, IN THE NORTH LINE OF THE 4.483 ACRE HARRIS COUNTY FLOOD CONTROL FEE STRIP DESCRIBED IN THE DEED RECORDED UNDER VOLUME 3797, PAGE 160, IN THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE SOUTH 02 DEGREES 45 MINUTES 12 SECONDS EAST, A DISTANCE OF 52.42 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHWEST CORNER OF THE 52.6717 ACRE TRACT DESCRIBED IN THE DEED FROM ALBERT L. KRULL TO MATT HALL BENTON, TRUSTEE, RECORDED UNDER FILE NO. E108559 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, IN THE SOUTH LINE OF THE AFORESAID HARRIS COUNTY FLOOD CONTROL DISTRICT FEE STRIP, COMMON TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT THREE;

THENCE NORTH 87 DEGREES 45 MINUTES 20 SECONDS EAST, A DISTANCE OF 100.56 FEET ALONG SAID SOUTH LINE TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE WEST RIGHT-OF-WAY LINE OF T.C. JESTER BOULEVARD (100 FOOT RIGHT-OF-WAY), COMMON TO A POINT ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02 DEGREES 46 MINUTES 07 SECONDS, A RADIUS OF 1950.00 FEET, FROM WHICH THE CENTER OF THE CIRCLE OF SAID CURVE BEARS NORTH 87 DEGREES 15 MINUTES 58 SECONDS WEST;

THENCE ALONG SAID CURVE TO THE RIGHT AND ALONG SAID WEST RIGHT-OF-WAY LINE, IN A SOUTHERLY DIRECTION, AN ARC DISTANCE OF 94.23 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE END OF CURVE;

THENCE SOUTH 05 DEGREES 30 MINUTES 10 SECONDS WEST, A DISTANCE OF 213.86 FEET CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE POINT OF CURVATURE OF CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08 DEGREES 00 MINUTES 00 SECONDS AND A RADIUS OF 2,050.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE IN A SOUTHERLY DIRECTION, AN ARC DISTANCE OF 286.23 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE END OF CURVE;

THENCE SOUTH 02 DEGREES 29 MINUTES 50 SECONDS EAST, A DISTANCE OF 4.38 FEET CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTH CORNER OF THE NORTHWEST RIGHT-OF-WAY CUTBACK LINE AT THE INTERSECTION OF SAID T.C. JESTER BOULEVARD AND WEST GULFBANK ROAD (100 FOOT RIGHT-OF-WAY);

THENCE SOUTH 42 DEGREES 27 MINUTES 09 SECONDS WEST, A DISTANCE OF 14.13 FEET ALONG SAID NORTHWEST RIGHT-OF-WAY CUTBACK LINE TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE SOUTH CORNER OF SAID CUTBACK LINE IN THE NORTH RIGHT-OF-WAY LINE OF SAID WEST GULFBANK ROAD;

THENCE SOUTH 87 DEGREES 30 MINUTES 10 SECONDS WEST, A DISTANCE OF 30.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE AFORESAID 52.6717 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 29 MINUTES 50 SECONDS WEST, A DISTANCE OF 605.50 FEET ALONG THE WEST LINE OF SAID 52.6717 ACRE TRACT TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT THREE AND CONTAINING 0.6870 ACRES (38,636 SQUARE FEET) OF LAND, MORE OR LESS;

TRACTS ONE, TWO AND THREE COMPRISING IN TOTAL A LAND AREA OF 8.727 ACRES, MORE OR LESS AND EXCEPT THE FOLLOWING:

BEING 0.037 OF ONE ACRE (1,596 SQUARE FEET) OF LAND, MORE OR LESS, IN THE PHILLIP THOMPSON SURVEY, ABSTRACT NO. 768, HARRIS COUNTY, TEXAS, OUT OF A CERTAIN 8.727 ACRE TRACT DESCRIBED IN DEED DATED DECEMBER 31, 1974, FROM MATT HALL BENTON, TRUSTEE, TO WINDWOOD CEMETERY SOUTH, INC., RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. G183826 AND FILM CODE NO. 310-40-3011, HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, SAID 0.037 OF ONE ACRE, MORE OR LESS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE INTERSECTION OF THE WEST LINE OF A CERTAIN 52.6717 ACRE TRACT DESCRIBED IN DEED DATED MARCH 1, 1974, FROM ALBERT L. KRULL TO MATT HALL BENTON, TRUSTEE, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. E108559 AND FILM CODE NO. 175– 39–2336, WITH THE SOUTH LINE OF A CERTAIN 1.68 ACRE FEE TRACT (60 FEET WIDE) CONVEYED TO HARRIS COUNTY FLOOD CONTROL DISTRICT PER VOLUME 3654, PAGE 24, HARRIS COUNTY DEED RECORDS, SAID POINT BEING IN COMMON LINE BETWEEN SAID PHILLIP THOMPSON SURVEY AND THE K. MORGAN SURVEY, ABSTRACT NO. 573, SAID POINT BEING THE NORTHEAST CORNER OF INWOOD GREENS SECTION THREE AS RECORDED IN VOLUME 304, PAGE 100, HARRIS COUNTY MAP RECORDS, SAID POINT BEING ALSO THE NORTHWEST CORNER OF A CERTAIN 2.000 ACRE TRACT DESCRIBED IN DEED DATED MARCH 1, 1974, FROM ALBERT L. KRULL TO MATT HALL BENTON, SAID POINT HAVING COORDINATES OF X=3120872.30, Y=762842.14 (AL);
THENCE SOUTH 02 DEGREES 29 MINUTES 51 SECONDS EAST, ALONG SAID SURVEY LINE AND THE COMMON LINE BETWEEN SAID 52.6717 ACRE TRACT AND SAID INWOOD GREENS SECTION THREE, A DISTANCE OF 584.50 FEET TO A POINT IN THE EXISTING NORTH RIGHT-OF-WAY LINE OF WEST GULFBANK ROAD (100 FEET WIDE) FOR THE NORTHWEST CORNER OF A CERTAIN 0.094 OF ONE ACRE TRACT DESCRIBED AS "TRACT B" IN INSTRUMENT OF DEDICATION RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. D153703 AND FILM CODE NO. 119–21–0869;
THENCE NORTH 88 DEGREES 28 MINUTES 09 SECONDS WEST, ALONG THE NORTH LINE OF SAID 0.094 OF ONE ACRE RIGHT-OF-WAY TRACT AND THE EXISTING NORTH RIGHT-OF-WAY LINE OF WEST GULF BANK ROAD, AT 29.36 FEET PASS A 5/8 INCH IRON ROD WITH ALUMINUM CAP SET IN THE PROPOSED WEST LINE OF WEST T.C. JESTER, IN ALL A DISTANCE OF 30.00 FEET TO AN ANGLE POINT;
THENCE NORTH 42 DEGREES 59 MINUTES 07 SECONDS EAST, ALONG THE NORTH LINE OF SAID 0.094 OF ONE ACRE RIGHT-OF-WAY TRACT AND THE EXISTING NORTH RIGHT-OF-WAY LINE OF WEST GULF BANK ROAD, A DISTANCE OF 14.02 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 0.094 OF ONE ACRE RIGHT-OF-WAY TRACT;
THENCE SOUTH 02 DEGREES 29 MINUTES 56 SECONDS EAST, ALONG THE EAST LINE OF SAID 0.094 OF ONE ACRE RIGHT-OF-WAY TRACT, A DISTANCE OF 10.00 FEET TO A POINT IN THE EXISTING WEST RIGHT-OF-WAY LINE OF WEST T.C. JESTER (100 FEET WIDE) FOR THE SOUTHWEST CORNER OF A CERTAIN 1.364 ACRE RIGHT-OF-WAY TRACT DESCRIBED AS "TRACT A" IN INSTRUMENT OF DEDICATION RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. D153703 AND FILM CODE NO. 119–21–0869, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 0.037 OF ONE ACRE PARCEL OF LAND AND THE POINT OF BEGINNING (X=3120937.78, Y=762259.17);
THENCE NORTH 88 DEGREES 28 MINUTES 09 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 1.364 ACRE RIGHT-OF-WAY TRACT, A DISTANCE OF 110.01 FEET TO A POINT IN THE EXISTING EAST RIGHT-OF-WAY LINE OF WEST T.C. JESTER FOR THE SOUTHEAST CORNER OF SAID 1.364 ACRE RIGHT-OF-WAY TRACT;
THENCE NORTH 46 DEGREES 57 MINUTES 09 SECONDS WEST, ALONG THE EAST LINE OF SAID 1.364 ACRE RIGHT-OF-WAY TRACT AND EXISTING EAST LINE OF WEST T.C. JESTER, A DISTANCE OF 14.25 FEET TO AN ANGLE POINT, SAID POINT BEING IN A NONTANGENT CURVE TO THE RIGHT AND BEARS SOUTH 87 DEGREES 44 MINUTES 48 SECONDS WEST, 1,950.00 FEET FROM THE CENTER OF SAID CURVE;
THENCE NORTHWESTERLY WITH THE EXISTING EAST RIGHT-OF-WAY LINE OF WEST T.C. JESTER ALONG THE ARC OF SAID CURVE TO THE RIGHT (CENTRAL ANGLE = 00 DEGREES 04 MINUTES 22 SECONDS; RADIUS = 1,950.00 FEET; CHORD = NORTH 02 DEGREES 13 MINUTES 21 SECONDS WEST, 2.48 FEET), AN ARC DISTANCE OF 2.48 FEET TO A 5/8 INCH IRON ROD WITH ALUMINUM CAP SET IN THE PROPOSED EAST RIGHT-OF-WAY LINE OF WEST T.C. JESTER FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 0.037 OF ONE ACRE PARCEL OF LAND;
THENCE SOUTH 47 DEGREES 33 MINUTES 54 SECONDS EAST, ALONG THE PROPOSED EAST RIGHT-OF-WAY LINE OF WEST T.C. JESTER, A DISTANCE OF 35.27 FEET TO A POINT IN THE NORTH LINE OF WEST GULF BANK ROAD (100 FEET WIDE PER INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. G216723 AND FILM CODE NO. 137–89–0716) FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 0.037 OF ONE ACRE PARCEL OF LAND, SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 0.037 OF ONE ACRE PARCEL OF LAND AND THE POINT WHICH BEARS SOUTH 02 DEGREES 56 MINUTES 22 SECONDS EAST, 1,950.00 FEET FROM THE CENTER OF SAID CURVE;
THENCE SOUTHWESTERLY WITH THE EXISTING NORTH RIGHT-OF-WAY LINE OF WEST GULF BANK ROAD ALONG THE ARC OF SAID CURVE TO THE RIGHT (CENTRAL ANGLE = 00 DEGREES 26 MINUTES 27 SECONDS; RADIUS = 1,950.00 FEET; CHORD= SOUTH 87 DEGREES 16 MINUTES 51 SECONDS WEST, 15.00 FEET), AN ARC DISTANCE OF 15.00 FEET TO THE POINT OF TANGENCY;
THENCE SOUTH 87 DEGREES 30 MINUTES 04 SECONDS WEST, CONTINUING ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF WEST GULF BANK ROAD, A DISTANCE OF 110.00 FEET TO A POINT IN THE EAST LINE OF SAID 0.094 OF ONE ACRE PARCEL OF LAND AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 0.037 OF ONE ACRE PARCEL OF LAND;
THENCE NORTH 02 DEGREES 29 MINUTES 56 SECONDS WEST, ALONG THE EAST LINE OF SAID 0.094 OF ONE ACRE RIGHT-OF-WAY PARCEL, A DISTANCE OF 14.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.037 OF ONE ACRE (1,596 SQUARE FEET) OF LAND, MORE OR LESS.

I, hereby certify that this survey was made on the ground and completed on this 17th day of May 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 *2389777–F1254* of *FIRST AMERICAN TITLE GUARANTY COMPANY*

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

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

SURVEY OF

ALL THAT CERTAIN 8.727 ACRES OF LAND, OUT OF THE 52.6717 ACRE TRACT DESCRIBED IN THE DEED FROM ALBERT L. KRULL TO MATT HALL BENTON, TRUSTEE, RECORDED UNDER FILE NO. E108559, IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, IN THE PHILLIP THOMPSON SURVEY, A768, HARRIS COUNTY, TEXAS,

ADDRESS: *T C JESTER BOULEVARD*
HOUSTON TEXAS 77088

REVISIONS:

NO.	DATE	DESCRIPTION

JOB NO: 978–19 *SCALE: 1" = 50'*
DATE: 05–16–19 *SHEET 1 OF 1*

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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