GRAPHIC SCALE

30 0 15 30 60 120

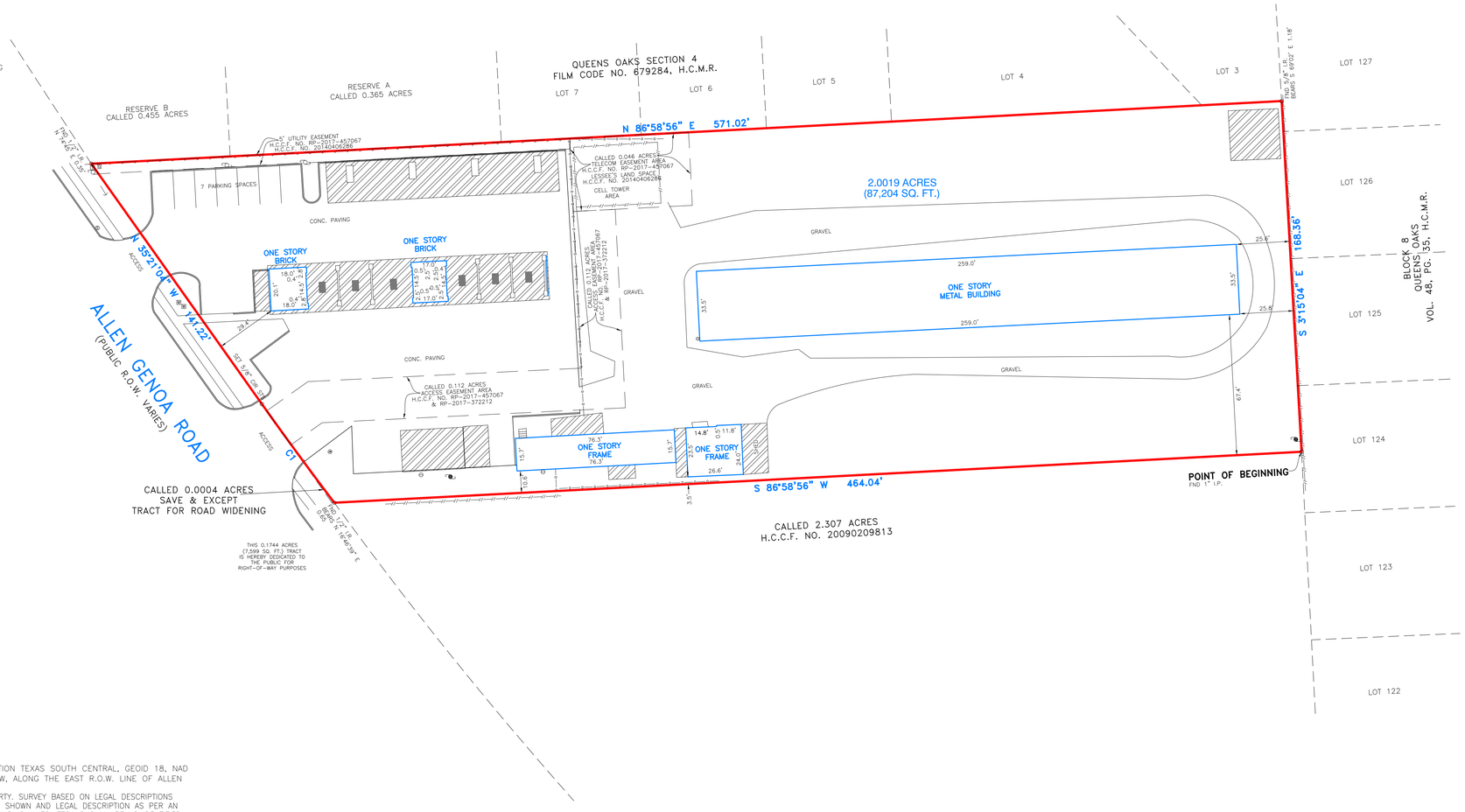
(IN FEET)
1 inch = 30 ft.

NORTH

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	58.63'	1,857.36'	1°48'31"	N 36°15'30" W	58.62'

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
–SAMPLE WELL
–IRRIGATION CONTROL VALVE
–CLEAN OUT
–BOLLARD POST
–MAIL BOX



LEGAL DESCRIPTION

2.0019 ACRES OF LAND OUT OF THE SOUTH PORTION OF LOT NO. 49, SOUTH HOUSTON GARDENS, SECTION NO. ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS AS SHOWN ON MAP RECORDED IN VOLUME 2, PAGE 59 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, REFERENCE TO WHICH IS HEREBY MADE FOR ALL PURPOSES AND PARTICULARS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A 1 INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 49 FOR THE PLACE OF BEGINNING;

THENCE SOUTH 86 DEGREES 58 MINUTES 56 SECONDS WEST WITH THE SOUTH LINE OF LOT 49, A DISTANCE OF 464.04 FEET TO A POINT FROM WHICH A ½ INCH IRON ROD BEARS NORTH 16 DEGREES 46 MINUTES 39 SECONDS EAST 0.65 FEET AT THE INTERSECTION WITH THE RIGHT-OF-WAY OF ALLEN GENOA ROAD;

THENCE NORTHWESTERLY 58.63 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ALLEN GENOA ROAD AND THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1857.36 FEET, A CENTRAL ANGLE OF 01 DEG. 48 MIN. 31 SEC. AND WHOSE CHORD BEARS NORTH 36 DEGREES 15 MINUTES 30 SECONDS WEST, 58.62 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING FOR CORNER;

THENCE NORTH 35 DEGREES 21 MINUTES 04 SECONDS WEST, AND WITH THE RIGHT-OF-WAY OF ALLEN GENOA ROAD, A DISTANCE OF 141.22 FEET TO POINT FOR CORNER FROM WHICH A FOUND ½ INCH IRON ROD BEARS NORTH 79 DEGREES 45 SECONDS EAST 0.35 FEET;

THENCE NORTH 86 DEGREES 58 MINUTES 56 SECONDS EAST A DISTANCE OF 571.02 FEET TO THE EAST LINE OF LOT NO. 49 TO A POINT FOR CORNER FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS SOUTH 69 DEGREES 02 MINUTES EAST 1.18 FEET;

THENCE SOUTH 03 DEGRESS 15 MINUTES 04 SECONDS EAST, WITH THE EAST LINE OF LOT NO. 49, A DISTANCE OF 168.36 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.0019 ACRES.

NOTES:

1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF N 35°21'04" W, ALONG THE EAST R.O.W. LINE OF ALLEN GENOA ROAD.
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. 01-17052717 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
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 2024. ALL RIGHTS RESERVED.
7. THERE IS CENTERPOINT ENERGY BLANKET EASEMENT FOR ELECTRIC DISTRIBUTION FACILITIES W635705, H.C.R.P.R.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48201C 0915N, DATE 05-02-2019, 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.

SITE PHOTOGRAPH

SURVEYOR'S CERTIFICATION

TO: LANDMARK DIVIDEND AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF *01-17052717* of *OLD REPUBLIC 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

2.0019 ACRES OF LAND OUT OF THE SOUTH PORTION OF LOT NO. 49, SOUTH HOUSTON GARDENS, SECTION NO. ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS AS SHOWN ON MAP RECORDED IN VOLUME 2, PAGE 59 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

ADDRESS: 2627 ALLEN GENOA ROAD
PASADENA, TEXAS 77502

SITE:

JOB NO: 1121-24 *SCALE: 1" = 30'*
DATE: 7-19-24 *SHEET 1 OF 1*

REVISIONS:

NO.	DATE	DESCRIPTION

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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JOB NO: 1121-24