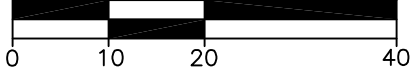


SCALE: 1"=20'-0"



LEGEND:

- FND - FOUND
- 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
- ROW - RIGHT OF WAY
- CHAIN LINK FENCE

SITE PHOTOGRAPH



BOOKER ROAD

(UNIMPROVED RIGHT-OF-WAY)

POINT OF BEGINNING
SET 5/8" CIR "STS"

N 87°50'01" E

100.00'

FND. 5/8" IR

N 14°16'04" W

**0.2948 ACRES
(12,841 SQ. FT.)
VACANT**

S 14°16'04" E

HCDF NO. RP-2022-113850
CALLED 0.14 ACRES

CALLLED 0.1666 ACRES
HCCF NO. S713482

LOT 9

LOT 10

130.99'

131.67'

SET 5/8" CIR "STS"

S 88°12'51" W

100.14'

SET 5/8" CIR "STS"

UNRESTRICTED RESERVE "A"
BLOCK 1
OLD TOWN SPRING BUSINESS PARK RESERVE
FILM CODE NO. 688329 HCMR

LEGAL DESCRIPTION

BEING A 0.2948 ACRES (12,841 SQ. FT.) OF LAND SITUATED IN THE WILEY SMITH SURVEY, ABSTRACT NO. 706, HARRIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN THE DEED, RECORDED UNDER HARRIS COUNTY CLERKS FILE NO. 20150020574, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARING BASED ON GPS OBSERVATION, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL, GEOID 18, NAD83);

BEGINNING, AT A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING, BEING IN THE SOUTH R.O.W. LINE OF BOOKER ROAD, AND BEING THE NORTHEAST CORNER OF A CALLED 0.1666 ACRE TRACT, RECORDED UNDER HARRIS COUNTY CLERKS FILE NO. S713482, AND ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEGREES 50 MINUTES 01 SECONDS EAST, ALONG THE SOUTH R.O.W. LINE OF BOOKER ROAD, FOR A DISTANCE OF 100.00 FEET, TO A FOUND 5/8 INCH IRON ROD, BEING THE NORTHWEST CORNER OF A CALLED 0.14 ACRE TRACT, RECORDED UNDER HARRIS COUNTY CLERKS FILE NO. RP-2022-113850, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 14 DEGREES 16 MINUTES 04 SECONDS EAST, ALONG THE WEST LINE OF SAID 0.14 ACRE TRACT, FOR A DISTANCE OF 131.67 FEET, TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING, BEING THE SOUTHWEST CORNER OF SAID 0.14 ACRE TRACT, AND BEING IN THE NORTH LINE OF A CALLED UNRESTRICTED RESERVE "A", BLOCK 1, RECORDED FILM CODE NO. 688329, OF THE HARRIS COUNTY MAP RECORDS, AND ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEGREES 12 MINUTES 51 SECONDS WEST, ALONG THE NORTH LINE OF SAID UNRESTRICTED RESERVE "A", BLOCK 1, FOR A DISTANCE OF 100.14 FEET, TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING, BEING THE SOUTHWEST CORNER OF SAID 0.1666 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 14 DEGREES 16 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE OF SAID 0.1666 ACRE TRACT, FOR A DISTANCE OF 130.99 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.2948 ACRES (12,841 SQ. FT.) OF LAND, MORE OR LESS.

SURVEY OF

A 0.2948 ACRES (12,841 SQ. FT.) OF LAND SITUATED IN THE WILEY SMITH SURVEY, ABSTRACT NO. 706, HARRIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN THE DEED, RECORDED UNDER HARRIS COUNTY CLERKS FILE NO. 20150020574.

SURVEYOR'S CERTIFICATION

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 N/A of N/A



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

NOTES:

1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF N 87°50'01" E ALONG THE R.O.W. LINE OF BOOKER ROAD.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON DEED RECORDED UNDER HCCF NO. 20150020574.
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 2025. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48201C 0260L, DATE 06-18-2007. 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.

ADDRESS: 0 BOOKER ROAD

REVISION:

CITY: SPRING, TEXAS

ZIP: 77373

PURCHASER:

JOB NO: 0508-25 DATE: 03-26-25 SCALE: 1"=20'-00"



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: 0508-25