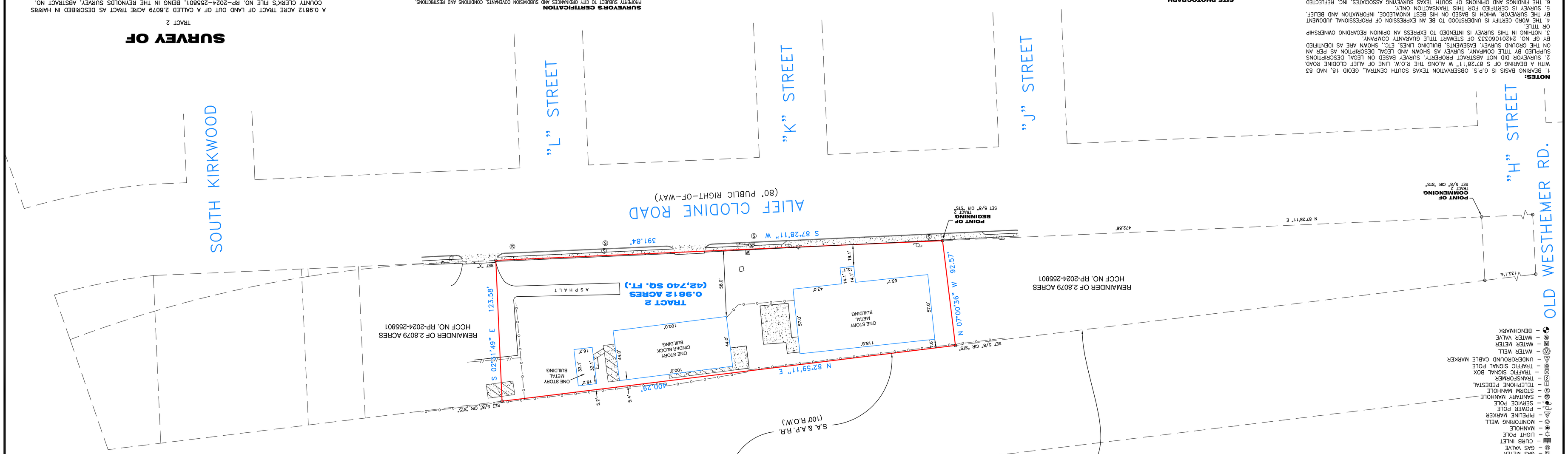
JOB NO: 0570-24B



NOTES:

1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF S 87°28'11" W ALONG THE R.O.W. LINE OF ALIEF CLODINE ROAD.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTION 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. 2420106033 OF STEWART TITLE GUARANTY COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IN 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.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE ___AE___, ACCORDING TO F.I.R.M. MAP NO. ___48201C 0830L___ 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. SUCH ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SITE PHOTOGRAPH

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
R/W – RIGHT OF WAY
PS – PARKING SPACES
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
—x— BARBED WIRE FENCE
—o— CHAIN LINK FENCE
CONCRETE
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
SERVICE POLE
POWER POLE
SANITARY MANHOLE
STORM MANHOLE
TELEPHONE PEDESTAL
TRANSFORMER
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
UNDERGROUND CABLE MARKER
WATER WELL
WATER METER
WATER VALVE
BENCHMARK

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

40 0 20 40 80 160

LEGAL DESCRIPTION

TRACT 2

BEING A 0.9812 ACRE TRACT OF LAND OUT OF A CALLED 2.8079 ACRE TRACT AS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. RP-2024-255801, BEING IN THE REYNOLDS SURVEY, ABSTRACT NO. 642, AND HENRY WOODRUFF SURVEY, ABSTRACT NO. 844, HARRIS COUNTY, TEXAS; SAID 0.9812 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET ON THE NORTHERLY LINE OF ALIEF CLODINE ROAD (80 FOOT WIDE PUBLIC RIGHT-OF-WAY), SAID POINT BEING THE SOUTHWEST CORNER OF SAID CALLED 2.8079 ACRE TRACT; A DISTANCE OF 472.86 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 07 DEGREES 00 MINUTES 36 SECONDS WEST, OVER AND ACROSS SAID CALLED 2.8079 ACRE TRACT, A DISTANCE OF 92.57 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE SOUTH LINE OF WESTPARK TOLLWAY (TOLL ROAD RIGHT-OF-WAY WIDTH VARIES) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 28 MINUTES 11 SECONDS EAST, ALONG THE SOUTH LINE OF SAID WESTPARK TOLLWAY ALSO BEING THE NORTH LINE OF SAID CALLED 2.8079 ACRE TRACT, A DISTANCE OF 400.29 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 31 MINUTES 49 SECONDS EAST, OVER AND ACROSS SAID CALLED 2.8079 ACRE TRACT, A DISTANCE OF 123.58 FEET TO A SET "X" IN THE NORTH LINE OF SAID ALIEF CLODINE ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 28 MINUTES 11 SECONDS WEST, ALONG THE NORTH LINE OF SAID ALIEF CLODINE ROAD ALSO BEING THE SOUTH LINE OF SAID CALLED 2.8079 ACRE TRACT, A DISTANCE OF 391.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.9812 ACRES (42,740 SQUARE FEET) OF LAND, MORE OR LESS.

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 completed on this 11th day of September, 2024 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 2420106033 of STEWART TITLE GUARANTY COMPANY

STATE OF TEXAS
FRED W. LAWSON
2221
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

SURVEY OF

TRACT 2

A 0.9812 ACRE TRACT OF LAND OUT OF A CALLED 2.8079 ACRE TRACT AS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. RP-2024-255801, BEING IN THE REYNOLDS SURVEY, ABSTRACT NO. 642, AND HENRY WOODRUFF SURVEY, ABSTRACT NO. 844, HARRIS COUNTY, TEXAS.

ADDRESS: 11902 ALIEF CLODINE ROAD
HOUSTON, TEXAS 77082

REVISIONS:		
NO.	DATE	DESCRIPTION

JOB NO: 0570-24B
DATE: 09-11-24
SCALE: 1" = 40'
SHEET 1 OF 1

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg 1, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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