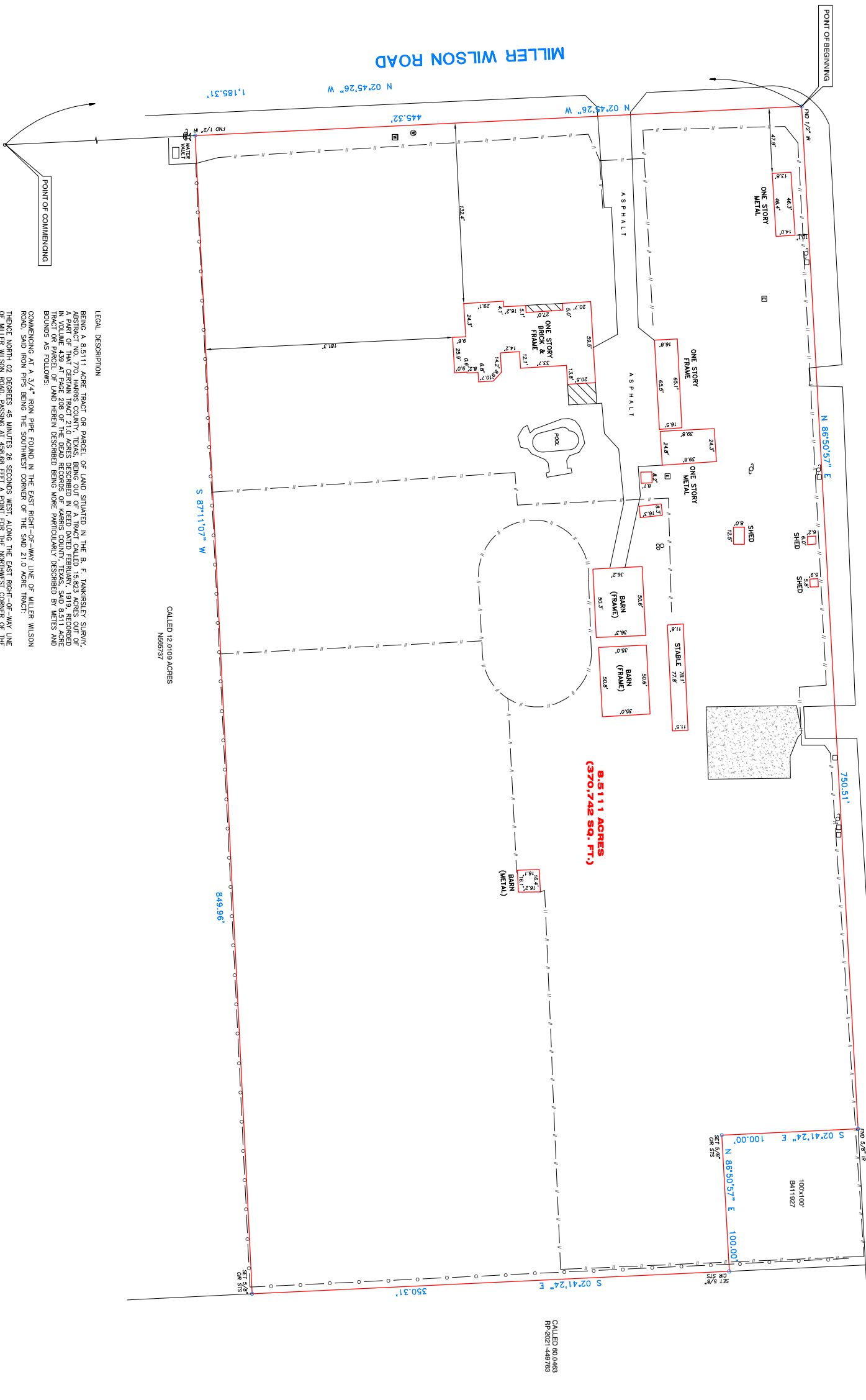


(IN FEET)
1 inch = 40 ft.

- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - ES - EASEMENT
 - FD - FOUND
 - H&P - HOUSTON LIGHTING & POWER
 - HCCP - HARRIS COUNTY CLEMENS FILE
 - HCR - HARRIS COUNTY RECORDS
 - HCRB - HARRIS COUNTY MAP RECORDS
 - POB - POINT OF BEGINNING
 - PS - PARKING SPACES
 - ROW - RIGHT OF WAY
 - UE - UTILITY EASEMENT
 - CR - CARPED IRON ROD
 - SL - STAMPED SOUTH TEXAS SURVEYING
 - CHLN LNK FENCE - CHAIN LINK FENCE
 - CONCRETE
 - COVERED CONCRETE
 - OVERHEAD ELECTRIC LINES
 - WROUGHT IRON FENCE
 - GUY WIRE
 - CAST IRON
 - ELECTRIC BOX
 - ELECTRIC MH
 - FIBER OPTIC MARKER
 - FLAG POLE
 - GAS METER
 - CURB INLET
 - LIGHT POLE
 - MANHOLE WELL
 - PIPELINE MARKER
 - POWER POLE
 - STORM MANHOLE
 - TELEPHONE MANHOLE
 - TELEPHONE PEDESTAL
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL POLE
 - UNDERGROUND CABLE MARKER
 - WATER WELL
 - WATER VALVE
 - BENCHMARK

MILLER WILSON ROAD



LEGAL DESCRIPTION

BEING A 8,511.1 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE B. F. TANKERSLEY SURVEY, PART OF CERTAIN TRACT 21.0 ACRES DESCRIBED IN DEED DATED FEBRUARY, 1919, RECORDED IN VOLUME 439 AT PAGE 208 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SAID 8,511.1 ACRE TRACT OR PARCEL OF LAND HEREIN DESCRIBED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/4" IRON PIPE FOUND IN THE EAST RIGHT-OF-WAY LINE OF MILLER WILSON ROAD; SAID ROAD BEING THE SOUTHWEST CORNER OF THE SAID 21.0 ACRE TRACT;

THENCE NORTH 02 DEGREES 45 MINUTES 26 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF MILLER WILSON ROAD, A DISTANCE OF 750.51 FEET TO A 5/8" IRON ROD FOUND AT A CORNER OF THE HEHEN DESCRIBED TRACT, SAID IRON ROD BEING SOUTH 86 DEGREES 30 MINUTES 57 SECONDS WEST A DISTANCE OF 100.00 FEET FROM THE NORTHWEST CORNER OF A TRACT CALLED 60,046.3 ACRE TRACT RECORDED IN PP-2021-449793 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE SOUTH 02 DEGREES 41 MINUTES 24 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A 5/8" IRON CARPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR A CORNER OF THE HEHEN DESCRIBED TRACT, SAID IRON ROD BEING THE SOUTHWEST CORNER OF THE SAID 100 FOOT X 100 FOOT TRACT;

THENCE NORTH 87 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 849.96 FEET TO A 5/8" IRON CARPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR A CORNER OF THE HEHEN DESCRIBED TRACT, SAID IRON ROD BEING ALSO THE SOUTHWEST CORNER OF THE SAID 100 FOOT X 100 FOOT TRACT;

THENCE SOUTH 02 DEGREES 41 MINUTES 24 SECONDS EAST ALONG THE WEST LINE OF THE SAID 60,046.3 ACRE TRACT AND THE EASTERN MOST LINE OF THE HEHEN DESCRIBED TRACT, A DISTANCE OF 300.31 FEET TO A 3/8" IRON CARPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTHWEST CORNER OF THE HEHEN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 849.96 FEET TO A 1/2" IRON CARPED IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF MILLER WILSON ROAD FOR THE SOUTHWEST CORNER OF THE HEHEN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 45 MINUTES 26 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF MILLER WILSON ROAD, A DISTANCE OF 750.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,511.1 ACRES (370,742 SQUARE FEET) OF LAND.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS:

I, hereby certify that this survey was made on the ground and completed on the date shown hereon, and that the same is a true and correct representation of the same as shown on the ground, except as shown, this survey substantially complies with the current Texas Society of Professional Surveyors Standard and the current Texas Surveying Act, and that the same is a true and correct representation of the boundary only and for this transaction only. Surveyor did not obstruct property, easements, building lines, etc., shown on as identified by:

OF _____ N/A _____ N/A

Fred W. Lawton, Registered Professional Land Surveyor No. 2821



SURVEY OF

8.5111 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE B.F. TANKERSLEY SURVEY, ABSTRACT NO. 770, HARRIS COUNTY, TEXAS BEING OUT OF TRACT CALLED 16,823 ACRES OUT OF A PART OF CERTAIN TRACT 21.0 ACRES DESCRIBED IN DEED DATED FEBRUARY, 1919, RECORDED IN VOLUME 439, PAGE 208 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS

ADDRESS: 6800 MILLER WILSON ROAD
CITY: CROSBRY, TEXAS 77005

ADDRESS: 6800 MILLER WILSON ROAD
CITY: CROSBRY, TEXAS 77005

JOB NO.: 1616-23
DATE: 10-22-23

SCALE: 1" = 40'
SHEET 1 OF 1

NO.	SHEET	DESCRIPTION

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave, Suite J-101 Houston, Texas 77082
(281) 566-0918 FAX (281) 566-9331
Firm Number: 10045400
www.stsa.com

NOTES:

- BOUNDARY BASED ON GPS OBSERVATION TEXAS SOUTH CENTRAL ZONE.
- SURVEYOR DID NOT ABSTRACT PROPERTY, SURVEY BASED ON LEGAL DESCRIPTIONS RECORDED IN DEED RECORDS OF HARRIS COUNTY, TEXAS.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE. WR0 CERTAIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR.
- THE SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. NO INDEMNITY AND BELIEF.
- THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED IN THIS SURVEY REPORT ARE BASED ON THE INFORMATION PROVIDED TO THE SURVEYOR BY THE CLIENT 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. SHALL BE HELD HEREAFTER AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE. SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF FEES RECEIVED.
- 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 COMPLETE TITLE EXAMINATION BEFORE DESIGN OR CONSTRUCTION COMMENCES.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE. ACCORDING TO FLEAK MAP NO. 4860IC.00101, DATED 6-18-2007, BY OASHPING CONSULTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. THE CHANGING OF LAND SURFACE AND ELEVATION DATA SHOULD BE CONFIRMED AND CHECKED FOR ACCURACY BEFORE ANY FLOOD PLAN AND FLOODING AREAS THAT SHOWN BY FLEAK MAPS THAT WILL AFFECT DEVELOPMENT.



SITE PHOTOGRAPH