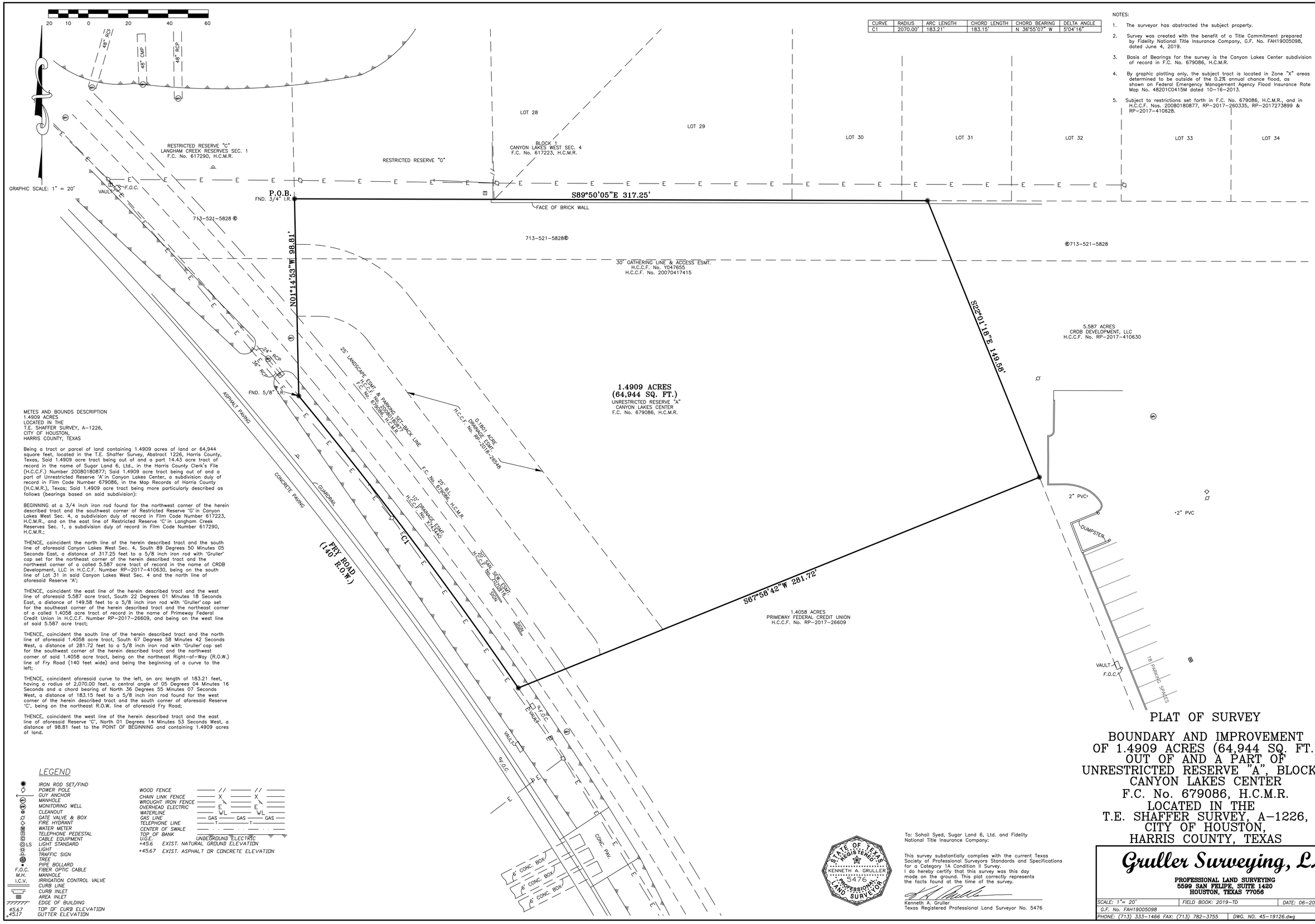
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2070.00'	183.21'	183.15'	N 36°55'07" W	5°04'16"

NOTES:

1. The surveyor has abstracted the subject property.
2. Survey was created with the benefit of a Title Commitment prepared by Fidelity National Title Insurance Company, G.F. No. FAH19005098, dated June 4, 2019.
3. Basis of Bearings for the survey is the Canyon Lakes Center subdivision of record in F.C. No. 679086, H.C.M.R.
4. By graphic plotting only, the subject tract is located in Zone "X" areas determined to be outside of the 0.2% annual chance flood, as shown on Federal Emergency Management Agency Flood Insurance Rate Map No. 48201C0415M dated 10-16-2013.
5. Subject to restrictions set forth in F.C. No. 679086, H.C.M.R., and in H.C.C.F. Nos. 20080180877, RP-2017-260335, RP-2017273899 & RP-2017-410628.



METES AND BOUNDS DESCRIPTION
1.4909 ACRES
LOCATED IN THE
T.E. SHAFFER SURVEY, A-1226,
CITY OF HOUSTON,
HARRIS COUNTY, TEXAS

Being a tract or parcel of land containing 1.4909 acres of land or 64,944 square feet, located in the T.E. Shaffer Survey, Abstract 1226, Harris County, Texas, Said 1.4909 acre tract being out of and a part 14.43 acre tract of record in the name of Sugar Land 6, Ltd., in the Harris County Clerk's File (H.C.C.F.) Number 20080180877; Said 1.4909 acre tract being out of and a part of Unrestricted Reserve "A" in Canyon Lakes Center, a subdivision duly of record in Film Code Number 679086, in the Map Records of Harris County (H.C.M.R.), Texas; Said 1.4909 acre tract being more particularly described as follows (bearings based on said subdivision):

BEGINNING at a 3/4 inch iron rod found for the northwest corner of the herein described tract and the southwest corner of Restricted Reserve "G" in Canyon Lakes West Sec. 4, a subdivision duly of record in Film Code Number 617223, H.C.M.R., and on the east line of Restricted Reserve "C" in Langham Creek Reserves Sec. 1, a subdivision duly of record in Film Code Number 617290, H.C.M.R.;

THENCE, coincident the north line of the herein described tract and the south line of aforesaid Canyon Lakes West Sec. 4, South 89 Degrees 50 Minutes 05 Seconds East, a distance of 317.25 feet to a 5/8 inch iron rod with "Gruller" cap set for the northeast corner of the herein described tract and the northwest corner of a called 5.587 acre tract of record in the name of CRDB Development, LLC in H.C.C.F. Number RP-2017-410630, being on the south line of Lot 31 in said Canyon Lakes West Sec. 4 and the north line of aforesaid Reserve "A";

THENCE, coincident the east line of the herein described tract and the west line of aforesaid 5.587 acre tract, South 22 Degrees 01 Minutes 18 Seconds East, a distance of 149.58 feet to a 5/8 inch iron rod with "Gruller" cap set for the southeast corner of the herein described tract and the northeast corner of a called 1.4058 acre tract of record in the name of Primeway Federal Credit Union in H.C.C.F. Number RP-2017-26609, and being on the west line of said 5.587 acre tract;

THENCE, coincident the south line of the herein described tract and the north line of aforesaid 1.4058 acre tract, South 67 Degrees 58 Minutes 42 Seconds West, a distance of 281.72 feet to a 5/8 inch iron rod with "Gruller" cap set for the southwest corner of the herein described tract and the northwest corner of said 1.4058 acre tract, being on the northeast Right-of-Way (R.O.W.) line of Fry Road (140 feet wide) and being the beginning of a curve to the left;

THENCE, coincident aforesaid curve to the left, an arc length of 183.21 feet, having a radius of 2,070.00 feet, a central angle of 05 Degrees 04 Minutes 16 Seconds and a chord bearing of North 36 Degrees 55 Minutes 07 Seconds West, a distance of 183.15 feet to a 5/8 inch iron rod found for the west corner of the herein described tract and the south corner of aforesaid Reserve "C", being on the northeast R.O.W. line of aforesaid Fry Road;

THENCE, coincident the west line of the herein described tract and the east line of aforesaid Reserve "C", North 01 Degrees 14 Minutes 53 Seconds West, a distance of 98.81 feet to the POINT OF BEGINNING and containing 1.4909 acres of land.

LEGEND

- IRON ROD SET/FIND
- POWER POLE
- GUY ANCHOR
- MANHOLE
- MONITORING WELL
- CLEANOUT
- GATE VALVE & BOX
- FIRE HYDRANT
- WATER METER
- TELEPHONE PEDESTAL
- CABLE EQUIPMENT
- LS LIGHT STANDARD
- LIGHT
- TRAFFIC SIGN
- TREE
- PIPE BOLLARD
- F.O.C. FIBER OPTIC CABLE
- M.H. MANHOLE
- I.C.V. IRRIGATION CONTROL VALVE
- CURB LINE
- CURB INLET
- AREA INLET
- EDGE OF BUILDING
- 45.67 TOP OF CURB ELEVATION
- 45.17 GUTTER ELEVATION

- WOOD FENCE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC
- WATERLINE
- GAS LINE
- TELEPHONE LINE
- CENTER OF SWALE
- TOP OF BANK
- U.G.E. UNDERGROUND ELECTRIC
- +45.6 EXIST. NATURAL GROUND ELEVATION
- +45.67 EXIST. ASPHALT OR CONCRETE ELEVATION

STATE OF TEXAS REGISTERED KENNETH A. GRULLER 5476 PROFESSIONAL LAND SURVEYOR

To: Sohail Syed, Sugar Land 6, Ltd. and Fidelity National Title Insurance Company:

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.
I do hereby certify that this survey was this day made on the ground. This plat correctly represents the facts found at the time of the survey.

Kenneth A. Gruller
Texas Registered Professional Land Surveyor No. 5476

PLAT OF SURVEY

BOUNDARY AND IMPROVEMENT OF 1.4909 ACRES (64,944 SQ. FT.) OUT OF AND A PART OF UNRESTRICTED RESERVE "A", BLOCK 1 CANYON LAKES CENTER F.C. No. 679086, H.C.M.R. LOCATED IN THE T.E. SHAFFER SURVEY, A-1226, CITY OF HOUSTON, HARRIS COUNTY, TEXAS

Gruller Surveying, LLC
PROFESSIONAL LAND SURVEYING
5599 SAN FELIPE, SUITE 1420
HOUSTON, TEXAS 77056

SCALE: 1"= 20'	FIELD BOOK: 2019-TD	DATE: 06-20-2019
G.F. No. FAH19005098		
PHONE: (713) 333-1466 FAX: (713) 782-3755	DWG. NO. 45-19126.dwg	