

MAP NUMBER

48201C0410M

MAP REVISED

OCTOBER16, 2013

Federal Emergency Management Agency

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DESCRIPTION

A TRACT OR PARCEL CONTAINING 3.4538 ACRES OR 150,448 SQUARE FEET OF LAND BEING ALL OF TRACT 19 CONVEYED TO EHH CYPRESS PROPERTIES, LLC OF CAM REALTY COMPANY TRACT, UNRECORDED SUBDIVISION, AS REOCRDED UNDER VOLUME 4255, PAGE 387, HARRIS COUNTY DEED RECORDS (H.C.D.R.), TRACT 20, TRACT 21, TRACT 22 AND TRACT 23 CONVEYED TO EHH CYPRESS PROPERTIES LLC., OF CAM REALTY COMPANY TRACT AN UNRECORDED SUBDIVISION AS RECORDED UNDER FILE NO. 20150260686 HARRIS COUNTY DEED RECORDS (H.C.D.R.) AND TRACT 15, TRAC 16 AND TRACT 17, AS RECORDED UNDER FILE NO. Z082283 H.C.D.R., TRACT 18, BEING PART C A CALLED 1.2574 ACRE TRACT CONVEYED TO EHH CYPRESS PROPERTIES, LLC, OF CAM REALT COMPANY TRACT. AN UNRECORDED SUBDIVISION, AS RECORDED UNDER FILE NO. Z082285, H.C.D.R. SITUATED IN THE WILLIAM K. HAMBLIN SURVEY, ABSTRACT NO. 316, HARRIS COUNTY, TEXAS, WITH SAID 3.4538 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE MOST NORTHERLY CORNER OF THE INTERSECTION OF DUFTON STREET (60 FEET WIDTH) AND S.H. HIGHWAY 290 (WDTH VARIES) AS RECORDED UNDER VOLUME 5678, PAGE 368, VOLUME 5462, PAGE 602, VOLUME 5744, PAGE 1 AND VOLUME 5385, PAGE 372, H.C.D.R. MARKING THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG WITH THE NORTHEASTERLY R.OW. LINE OF SAID S.H. HIGHWAY 290, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 22748.32 FEET, A CENTRAL ANGLE OF 00 DEG. 40 MIN. 11 SEC., AN ARC LENGTH OF 265.91 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 50 DEG 40 MIN. 39 SEC. WEST - 265.91 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE SOUTHEAST CORNER OF THE INTERSECTION OF WOODWORTH PARK (6 FEET WIDTH) AS RECORDED UNDER VOLUME 46, PAGE 63, H.C.M.R. AND SAID S.H. HIGHWAY 290 MARKING THE SOUTHWEST CORNER AND A POINT OF CURVATURE;

THENCE, ALONG WITH THE EAST R.O.W. LINE OF SAID WOODWORTH PARK, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 443.41 FEET, A CENTRAL ANGLE OF 03 DEG. 49 MIN. 03 SEC., AN ARC LENGTH OF 29.54 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 00 DEG. 28 MIN. 54 SEC. WEST — 29.54 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTHWEST CORNER OF SAID CALLED 1.2574 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID TRACT 19 OF THE HEREIN DESCRIBED TRACT;

MIN. 25 SEC. WEST, A DISTANCE OF 56.66 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE SOUTHEAST CORNER OF THE INTERSECTION OF SAID WOODWORTH PARK, AND NEW ANN STREET (60 FEET WIDTH) MARKING THE NORTHWEST CORNER OF

SAID TRACT 19 OF THE HEREIN DESCRIBED TRACT: THENCE, ALONG WITH THE SOUTH R.O.W. LINE OF SAID NEW ANN STREET, NORTH 56 DEG. 55 MIN. 35 SEC. EAST, A DISTANCE OF 147.05 FEET TO A 5/8 INCH IRON ROD DISTURBED FOUND MARKING A POINT OF CURVATURE TO THE RIGHT; THENCE, CONTINUING WITH THE SOUTH R.O.W. LINE OF SAID NEW ANN STREET, WITH A CURVE 1 THE RIGHT, HAVING A RADIUS OF 283.05 FEET, A CENTRAL ANGLE OF 30 DEG. 30 MIN. 00 SEC. AN ARC LENGTH OF 150.67 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 72 DEG. 10 MIN.

35 SEC. EAST — 148.90 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE POINT OF TANGENCY AND THE NORTHEAST CORNER OF SAID TRACT 20 AND THE NORTHWEST CORNER OF SAID TRACT 21: THENCE, CONTINUING WITH THE SOUTH R.O.W. LINE OF SAID NEW ANN STREET, NORTH 87 DEG. 25 MIN. 35 SEC. EAST, A DISTANCE OF 270.00 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "PRECISION" FOUND MARKING THE NORTHWEST CORNER OF TRACT 24 CONVEYED TO PORFIRIO M.

THENCE, SOUTH 02 DEG. 23 MIN. 25 SEC. EAST, A DISTANCE OF 260.00 TO A 5/8 INCH IRON ROD FOUND ON THE NORTH R.O.W. LINE OF SAID DUFTON STREET MARKING THE SOUTHWEST CORNER OF TRACT 14 CONVEYED TO AUSTIN P. ESTES & DOROTHY L. ESTES AS RECORDED UNDER H.C.C.F. NO. P680846, THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND A POINT OF NON

THENCE, ALONG WITH THE NORTH R.O.W. LINE OF SAID DUFTON STREET, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 432.05 FEET, A CENTRAL ANGLE OF 33 DEG. 02 MIN. 24 SEC., AN ARC LENGTH OF 249.14 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 70 DEG. 54 MIN. 23 SEC. WEST — 245.71 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET, MARKING A POINT OF REVERSE CURVATURE;

THENCE, CONTINUING WITH THE NORTH R.O.W. LINE OF SAID DUFTON STREET, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 372.05 FEET, A CENTRAL ANGLE OF 18 DEG. 09 MIN. 26 SEC., AN ARC LENGTH OF 117.90 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 63 DEG. 27 MIN. 54 SEC. WEST — 117.41 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 3.4538 ACRES OR 150,448 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 52723, PREPARED BY WINDROSE LAND

GENERAL NOTES

SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. 1013004234 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF MAY 26, 2015, ISSUED DATE OF JUNE 2, 2015 APPLICABLE TO TRACT 19, TITLE COMMITMENT GF NO. 1013004224 OF CHARTER TITLE COMPANY, DATE OF POLICY JUNE 16, 2015 APPLICABLE TO TRACT 20, TRACT 21, TRACT 22 AND TRACT 23, OWNERS POLICY SERIAL NUMBER 125436 OF TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE OF OCTOBER 1, 1997, DATE OF POLICY FEBRUARY 9, 2006 BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201CO410M REVISED/DATED OCTOBER 16, 2013, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS ETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHT MAY BE INCREASED BY MAN—MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.

4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013—343 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR PROFESSION.

5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND

6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY. 7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY

8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.

9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE

A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED. 10. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.

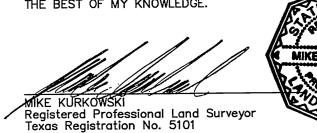
11. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR

TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE. 12. SURVEYOR HAS CONTACTED DIGTESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTY THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIGTESS OR OTHER

SURVEYOR'S CERTIFICATION

TO: WARD, GETZ & ASSOCIATES, LP EHH CYPRESS PROPERTIES, LLP

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THE FACTS FOUND AT THE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY AND 6, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.



10-21-15

Windrose Land Services, Inc. 3200 Wilcrest, Suite 325 Houston, Texas 77042 Phone (713) 458-2281 Fax (713) 461-1151 Professional Development Consultants Land Surveying, Platting, Project Management, GIS Services Firm Registration No. 10108800

LAND TITLE AND TOPOGRAPHIC SURVEY OF 3.4538 AC. / 150,448 SQ. FT. SITUATED IN THE **WILLIAM K. HAMBLIN SURVEY** ABSTRACT NO. 316 HARRIS COUNTY, TEXAS

JOB NO. 52723 FIELDED BY: JM CHECKED BY: MK DATE: 10-21-15 SHEET NO. 1 OF 1 DRAWN BY: LH

REVISIONS REASON DATE