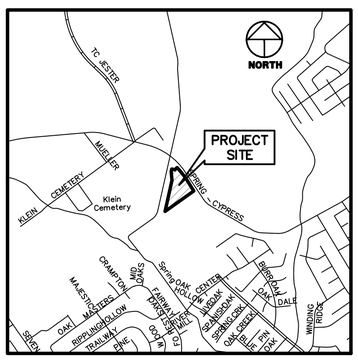
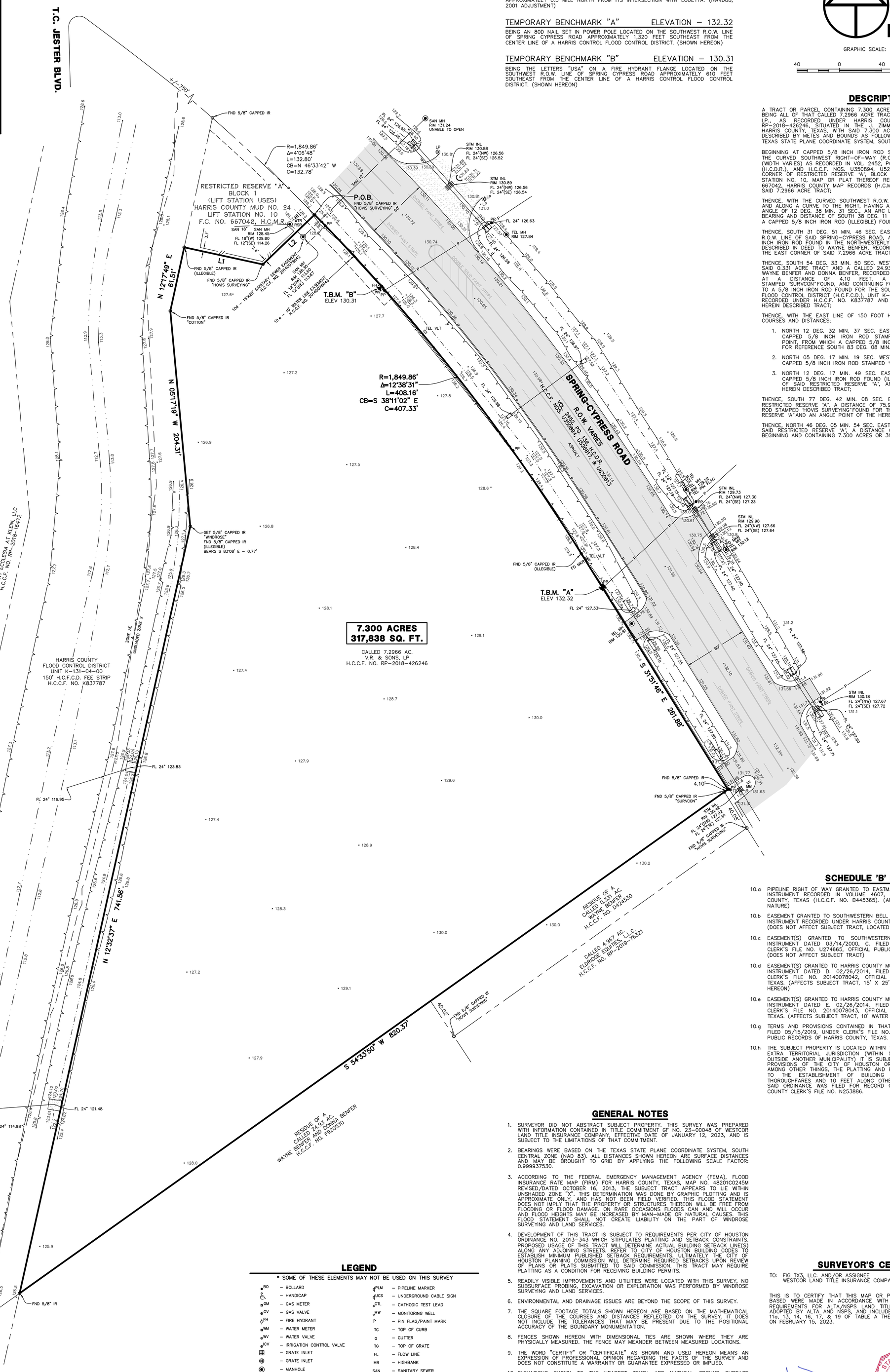


HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2,000'



BENCHMARK — PUBLISHED ELEVATION – 118.58

HARRIS COUNTY FLOODPLAIN REFERENCE MARKS NO. 110530 BEING A BRASS DISC STAMPED "K131O3 BM01" LOCATED ON THE SOUTHWEST R.O.W. LINE OF TC JESTER APPROXIMATELY 0.3 MILE NORTH FROM ITS INTERSECTION WITH LOUETTA. (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "A" — ELEVATION – 132.32

BEING AN 80D NAIL SET IN POWER POLE LOCATED ON THE SOUTHWEST R.O.W. LINE OF SPRING CYPRESS ROAD APPROXIMATELY 1,320 FEET SOUTHEAST FROM THE CENTER LINE OF A HARRIS CONTROL FLOOD CONTROL DISTRICT. (SHOWN HEREON)

TEMPORARY BENCHMARK "B" — ELEVATION – 130.31

BEING THE LETTERS "USA" ON A FIRE HYDRANT FLANGE LOCATED ON THE SOUTHWEST R.O.W. LINE OF SPRING CYPRESS ROAD APPROXIMATELY 610 FEET SOUTHEAST FROM THE CENTER LINE OF A HARRIS CONTROL FLOOD CONTROL DISTRICT. (SHOWN HEREON)

NORTH

GRAPHIC SCALE: 1" = 40'

40 0 40 80 120 Feet

DESCRIPTION

A TRACT OR PARCEL CONTAINING 7.300 ACRES OR 317,838 SQUARE FEET OF LAND BEING ALL OF THAT CALLED 7.2966 ACRE TRACT DESCRIBED IN DEED TO V.R. & SONS, LP., AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2018-426246, SITUATED IN THE J. ZIMMERMAN SURVEY, ABSTRACT NO. 946, HARRIS COUNTY, TEXAS, WITH SAID 7.300 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT CAPPED 5/8 INCH IRON ROD STAMPED "HOVIS SURVEYING" FOUND ON THE CURVED SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF SPRING-CYPRESS ROAD (WIDTH VARIES) AS RECORDED IN VOL. 2452, PG. 138, HARRIS COUNTY DEED RECORDS (H.C.D.R.), AND H.C.C.F. NOS. U350894, U526817, AND U630613, FOR THE EAST CORNER OF RESTRICTED RESERVE "A", BLOCK 1, HARRIS COUNTY MUD NO. 24 LIFT STATION NO. 10, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE (F.C.) NO. 667042, HARRIS COUNTY MAP RECORDS (H.C.M.R.) AND THE NORTHEAST CORNER OF SAID 7.2966 ACRE TRACT;

THENCE, WITH THE CURVED SOUTHWEST R.O.W. LINE OF SAID SPRING-CYPRESS ROAD AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,849.86 FEET, A CENTRAL ANGLE OF 12 DEG. 38 MIN. 31 SEC., AN ARC LENGTH OF 408.16 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 38 DEG. 11 MIN. 02 SEC. EAST, – 407.33 FEET TO A CAPPED 5/8 INCH IRON ROD (ILLEGIBLE) FOUND FOR A POINT OF TANGENCY;

THENCE, SOUTH 31 DEG. 51 MIN. 46 SEC. EAST, CONTINUING ALONG THE SOUTHWEST R.O.W. LINE OF SAID SPRING-CYPRESS ROAD, A DISTANCE OF 261.88 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTHWESTERLY LINE OF A CALLED 0.331 ACRE TRACT DESCRIBED IN DEED TO WAYNE BENFER, RECORDED UNDER H.C.C.F. NO. D424530, FOR THE EAST CORNER OF SAID 7.2966 ACRE TRACT;

THENCE, SOUTH 54 DEG. 33 MIN. 50 SEC. WEST, ALONG THE NORTHWESTERLY LINE OF SAID 0.331 ACRE TRACT AND A CALLED 24.93 ACRE TRACT DESCRIBED IN DEED TO WAYNE BENFER AND DONNA BENFER, RECORDED UNDER H.C.C.F. NO. F920530, PASSING AT A DISTANCE OF 4.10 FEET, A CAPPED 5/8 INCH IRON ROD STAMPED "SURVCON" FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 820.37 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A HARRIS COUNTY FLOOD CONTROL DISTRICT (H.C.F.C.D.), UNIT K-131-04-00, 150 FOOT FEED STRIP, AS RECORDED UNDER H.C.C.F. NO. K837787 AND OF THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EAST LINE OF 150 FOOT H.C.F.C.D FEE STRIP, THE FOLLOWING 3 COURSES AND DISTANCES;

1. NORTH 12 DEG. 32 MIN. 37 SEC. EAST, A DISTANCE OF 741.56 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN ANGLE POINT, FROM WHICH A CAPPED 5/8 INCH IRON ROD (ILLEGIBLE) FOUND BEARS FOR REFERENCE SOUTH 83 DEG. 08 MIN. 08 SEC. EAST;
2. NORTH 05 DEG. 17 MIN. 19 SEC. WEST, A DISTANCE OF 204.31 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "COTTON" FOUND FOR AN ANGLE POINT;
3. NORTH 12 DEG. 17 MIN. 49 SEC. EAST, A DISTANCE OF 61.51 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND (ILLEGIBLE) FOR THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "A", AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 77 DEG. 42 MIN. 08 SEC. EAST, WITH THE SOUTH LINE OF SAID RESTRICTED RESERVE "A", A DISTANCE OF 75.93 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "HOVIS SURVEYING" FOUND FOR THE SOUTH CORNER OF SAID RESTRICTED RESERVE "A" AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 46 DEG. 05 MIN. 54 SEC. EAST, CONTINUING WITH THE SOUTH LINE OF SAID RESTRICTED RESERVE "A", A DISTANCE OF 67.79 FEET TO A THE PLACE OF BEGINNING AND CONTAINING 7.300 ACRES OR 317,838 SQUARE FEET OF LAND.

SCHEDULE 'B' NOTES

10.a PIPELINE RIGHT OF WAY GRANTED TO EASTMAN KODAK COMPANY AS SET OUT IN INSTRUMENT RECORDED IN VOLUME 4607, PAGE 106, DEED RECORDS, HARRIS COUNTY, TEXAS (H.C.C.F. NO. B445365). (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)

10.b EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS SET OUT IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER(S) G876396. (DOES NOT AFFECT SUBJECT TRACT, LOCATED IN SPRING-CYPRESS ROAD R.O.W.)

10.c EASEMENT(S) GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, BY INSTRUMENT DATED 03/14/2000, C. FILED 03/14/2000, RECORDED IN/UNDER CLERK'S FILE NO. U274665, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)

10.d EASEMENT(S) GRANTED TO HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 24, BY INSTRUMENT DATED D. 02/26/2014, FILED 02/27/2014, RECORDED IN/UNDER CLERK'S FILE NO. 20140078042, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, 15' X 25' SANITARY SEWER EASEMENT, SHOWN HEREON)

10.e EASEMENT(S) GRANTED TO HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 24, BY INSTRUMENT DATED E. 02/26/2014, FILED 02/27/2014, RECORDED IN/UNDER CLERK'S FILE NO. 20140078043, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, 10' WATER LINE EASEMENT, SHOWN HEREON)

10.g TERMS AND PROVISIONS CONTAINED IN THAT CERTAIN AFFIDAVIT TO THE PUBLIC FILED 05/15/2019, UNDER CLERK'S FILE NO. RP-2019-201189, OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)

10.h THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRA TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS BUT OUTSIDE ANOTHER MUNICIPALITY) IT IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF THE CITY OF HOUSTON ORDINANCE #85-1878, PERTAINING TO AMONG OTHER THINGS, THE PLATTING AND REPLATTING OF REAL PROPERTY AND TO THE ESTABLISHMENT OF BUILDING LINES (25 FEET ALONG MAJOR THOROUGHFARES AND 10 FEET ALONG OTHER STREETS). A CERTIFIED COPY OF SAID ORDINANCE WAS FILED FOR RECORD ON AUGUST 1, 1991, UNDER HARRIS COUNTY CLERK'S FILE NO. N253886.

GENERAL NOTES

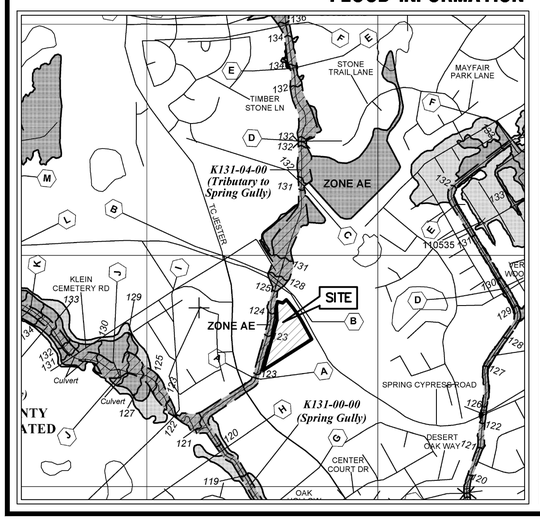
1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. 23-00048 OF WESTCOR LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE OF JANUARY 12, 2023, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999937530.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0245M REVISED/DATED OCTOBER 16, 2013, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION 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 HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
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 RECEIVING BUILDING PERMITS.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.
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 MONUMENTATION.
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 UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.
13. WITH REGARD TO ITEM 2 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ACCORDING TO THE HARRIS CENTRAL APPRAISAL DISTRICT, THE ADDRESS OF THE SUBJECT TRACT (TAX ID NO. 0460460000054) IS 0 SPRING CYPRESS ROAD, SPRING, TX 77379. THERE WAS NO OBSERVED EVIDENCE OF A PHYSICAL ADDRESS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
14. WITH REGARD TO ITEM 9 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WERE NO OBSERVED CLEARLY IDENTIFIABLE PARKING SPACES, PARKING LOTS OR STRUCTURES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
15. WITH REGARD TO ITEM 16 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
16. WITH REGARD TO ITEM 17 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

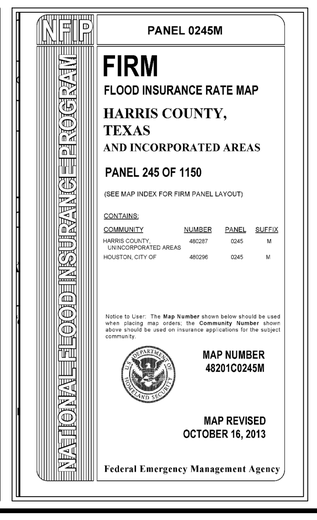
LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO	– BOLLARD	PLM	– PIPELINE MARKER
	– HANDICAP	UCS	– UNDERGROUND CABLE SIGN
GM	– GAS METER	CTL	– CATHODIC TEST LEAD
GV	– GAS VALVE	MW	– MONITORING WELL
FH	– FIRE HYDRANT	P	– PIN FLAG/PAINT MARK
WM	– WATER METER	TC	– TOP OF CURB
WV	– WATER VALVE	G	– GUTTER
ICV	– IRRIGATION CONTROL VALVE	TG	– TOP OF GRATE
	– GRATE INLET	FL	– FLOW LINE
	– GRATE INLET	HB	– HIGHBANK
	– MANHOLE	SAN	– SANITARY SEWER
CO	– CLEANOUT	STM	– STORM SEWER
TP	– TELEPHONE PEDESTAL	CMP	– CORRUGATED METAL PIPE
EB	– ELECTRIC BOX	CPP	– CORRUGATED PLASTIC PIPE
TSB	– TRAFFIC SIGNAL BOX	RCP	– REINFORCED CONCRETE PIPE
LP	– LIGHT POLE	TEL	– TELEPHONE
TLP	– TRAFFIC LIGHT POLE	SWBT	– SOUTHWESTERN BELL TELEPHONE CO.
GL	– GROUND/SPOT LIGHT	WTR	– WATER
PP	– POWER POLE	UG	– UNDERGROUND
PP/T	– POWER POLE W/TRANSFORMER	FND	– FOUND
PP/LT	– POWER POLE W/LIGHT	H.C.C.F.	– HARRIS COUNTY CLERK FILE
PP/CT	– POWER POLE W/CONDUIT	H.C.D.R.	– HARRIS COUNTY DEED RECORDS
MP	– METER POLE	H.C.M.R.	– HARRIS COUNTY MAP RECORDS
SP	– SERVICE POLE	IP	– IRON PIPE
GA	– GUY ANCHOR	IR	– IRON ROD
	– OVERHEAD POWER LINE	NO.	– NUMBER
	– BARBED WIRE FENCE	PG.	– PAGE
	– WROUGHT IRON FENCE	R.O.W.	– RIGHT-OF-WAY
	– WOOD FENCE	SQ. FT.	– SQUARE FEET
	– CHAINLINK FENCE	VOL.	– VOLUME
GP	– GATE POST	F.C.	– FILM CODE
(P)	– PER PLANS	B.L.	– BUILDING LINE
APPROX.	– APPROXIMATE	U.E.	– UTILITY EASEMENT
	– HIGHBANK		– TREE/SHRUB
	– SIGN		
MB	– MAILBOX		

FLOOD INFORMATION





SURVEYOR'S CERTIFICATION

TO: FIG TX3, LLC. AND/OR ASSIGNEE
WESTCOR LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 15, 2023.

STATE OF TEXAS REGISTERED JAMES MICHAEL DENNEY 5414 PROFESSIONAL LAND SURVEYOR

JAMES MICHAEL DENNEY
Registered Professional Land Surveyor
Texas Registration No. 5414

02-23-2023
DATE

WINDROSE
LAND SURVEYING | PLATTING
5353 W SAM HOUSTON PKWY N. STE 150 | HOUSTON, TX 77041 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY OF
7.300 AC. / 317,838 SQ. FT.
SITUATED IN THE
J. ZIMMERMAN SURVEY
ABSTRACT NO. 946
HARRIS COUNTY, TEXAS

REVISIONS

DATE	REASON	BY

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FIELDED BY: JL	CHECKED BY: DG	JOB NO. 58493
DRAWN BY: LH	DATE: FEBRUARY 2023	SHEET NO. 1 OF 1