GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

NORTH

F.M. 2920
(WALLER–TOMBALL ROAD)
(PUBLIC RIGHT–OF–WAY WIDTH VARIES)

N 87°56'56" E 1045.95'

SET 5/8" CIR "STS"

SET 5/8" CIR "STS"

N 02°11'30" W 1292.59'

S 02°18'31" E 1292.15'

TRACT 1
31.0712 ACRES
(1,353,461 SQ. FT.)

FND. 1" IP

FND. IRON POST

S 87°55'28" W 1048.59'

SAVE & EXCEPT
CALLED 51.792 ACRES
HCCF NO. C662440

KICKAPOO ROAD
(PUBLIC RIGHT–OF–WAY)

SET 5/8" CIR "STS"

N 87°53'46" E 3947.23'

FND. 3/4" IR

CALLED 3.077 ACRES
HCCF NO. RP-2016-389756

S 02°14'01" E 918.51'

CALLED 3.077 ACRES
HCCF NO. RP-2016-389757

CALLED 3.076 ACRES
HCCF NO. 20070423613

CALLED 3.076 ACRES
HCCF NO. 20080450180

N 02°11'30" W 921.89'

TRACT 2
83.3919 ACRES
(3,632,550 SQ. FT.)

SET 5/8" CIR "STS"

S 87°50'49" W 3947.90'

FND. 3/4" IR

CALLED 117.081 ACRES
HCCF NO. V638465

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

NOTES:
1. BASIS OF BEARING IS THE SOUTH R.O.W. LINE OF F.M. 2920 BEING N 87°56'56" E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY DEED RECORDED UNDER HCCF NO. C536853.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS 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 2021. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE 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 ACCURATE TITLE SEARCH.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48201C 0180L & 0190L, , 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. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

LEGAL DESCRIPTION

TRACT 1:

BEING A 31.0712 ACRE TRACT OUT OF A CERTAIN 317.64 ACRE TRACT SITUATED IN THE HARRIS COUNT SCHOOL LAND, SECTION 11, HARRIS COUNTY, TEXAS, SAID 317.64 ACRES OF LAND BEING SAME LAND DESCRIBED AS LOTS NO. 3 AND 4 IN SECTION NO. 11, HARRIS COUNTY SCHOOL LAND SURVEY, A–332, CONTAINING 90 ACRES OF LAND DESCRIBED IN A DEED DATED FEBRUARY 21, 1941, FROM S. D. BENNETT AND WIFE MINNIE BENNETT TO ANTON BOEHME AND MARIE BOEHME ON RECORD IN VOL. 1199, PAGE 220 HARRIS COUNTY DEED RECORDS, AND ANOTHER DEED DATED SEPTEMBER 7, 1896, FROM FRED HOMANN AND ELISE HOMANN TO ANTON FERDINAND BOEHME, DESCRIBED AS A 240 ACRE TRACT, AND ON RECORD IN, VOL. 94, PAGE. 131, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SAID 31.0712 ACRE TRACTS BEING DESCRIBED AS FOLLOWS: (BASIS OF BEARINGS IS THE SOUTH RIGHT–OF–WAY LINE OF F.M. 2920 BEING NORTH 87 DEGREES 56 MINUTES 56 SECONDS EAST)

BEGINNING AT A 5/8 INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET AT THE INTERSECTION OF THE EAST LINE OF SAID KICKAPOO ROAD AND THE SOUTH LINE OF THE WALLER–TOMBALL ROAD;

THENCE NORTH 87 DEGREES 56 MINUTES 56 SECONDS EAST, ALONG THE SOUTH RIGHT–OF–WAY LINE OF SAID WALL–TOMBALL ROAD A DISTANCE OF 1045.95 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT

THENCE SOUTH 02 DEGREES 18 MINUTES 31 SECONDS EAST, A DISTANCE OF 1292.15 FEET TO A FOUND IRON POST FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 55 MINUTES 28 SECONDS WEST, A DISTANCE OF 1048.59 FEET TO A 1 INCH IRON PIPE FOUND IN THE EAST RIGHT–OF–WAY LINE OF SAID KICKAPOO ROAD FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 11 MINUTES 30 SECONDS WEST, ALONG THE EAST RIGHT–OF–WAY LINE OF SAID KICKAPOO ROAD A DISTANCE OF 1292.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.0712 ACRES (1,353,461 SQUARE FEET) OF LAND, MORE OR LESS.

TRACT 2:

BEING A 89.3919 ACRE TRACT OUT OF A CERTAIN 317.64 ACRE TRACT SITUATED IN THE HARRIS COUNT SCHOOL LAND, SECTION 11, HARRIS COUNTY, TEXAS, SAID 317.64 ACRES OF LAND BEING SAME LAND DESCRIBED AS LOTS NO. 3 AND 4 IN SECTION NO. 11, HARRIS COUNTY SCHOOL LAND SURVEY, A–332, CONTAINING 90 ACRES OF LAND DESCRIBED IN A DEED DATED FEBRUARY 21, 1941, FROM S. D. BENNETT AND WIFE MINNIE BENNETT TO ANTON BOEHME AND MARIE BOEHME ON RECORD IN VOL. 1199, PAGE 220 HARRIS COUNTY DEED RECORDS, AND ANOTHER DEED DATED SEPTEMBER 7, 1896, FROM FRED HOMANN AND ELISE HOMANN TO ANTON FERDINAND BOEHME, DESCRIBED AS A 240 ACRE TRACT, AND ON RECORD IN, VOL. 94, PAGE. 131, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SAID 83.3919 ACRE TRACTS BEING DESCRIBED AS FOLLOWS: (BASIS OF BEARINGS IS THE SOUTH RIGHT–OF–WAY LINE OF F.M. 2920 BEING NORTH 87 DEGREES 56 MINUTES 56 SECONDS EAST)

BEGINNING AT A 5/8 INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE EAST LINE OF KICKAPOO ROAD WHICH ROD BEARS SOUTH FROM THE INTERSECTION OF THE EAST LINE OF SAID KICKAPOO ROAD WITH THE SOUTH LINE OF THE WALLER–TOMBALL ROAD, A DISTANCE OF 1341.00 FEET;

THENCE NORTH 87 DEGREES 53 MINUTES 46 SECONDS EAST, A DISTANCE OF 3947.23 FEET TO A 3/4 INCH IRON FOUND FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT

THENCE SOUTH 02 DEGREES 14 MINUTES 01 SECONDS EAST, A DISTANCE OF 918.51 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 50 MINUTES 49 SECONDS WEST, A DISTANCE OF 3947.90 FEET TO A 3/4 INCH IRON ROD FOUND IN THE EAST RIGHT–OF–WAY LINE OF SAID KICKAPOO ROAD FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 11 MINUTES 30 SECONDS WEST, ALONG THE EAST RIGHT–OF–WAY LINE OF SAID KICKAPOO ROAD A DISTANCE OF 921.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 83.3919 ACRES (3,632,550 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYORS 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 18th day of August, 2021 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 N/A of N/A

STATE OF TEXAS
REGISTERED
FRED W. LAWTON
2321
PROFESSIONAL
LAND SURVEYOR

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

SURVEY OF

TRACT 1:

BEING A 31.0712 ACRE TRACT OUT OF A CERTAIN 317.64 ACRE TRACT SITUATED IN THE HARRIS COUNT SCHOOL LAND, SECTION 11, HARRIS COUNTY, TEXAS, SAID 317.64 ACRES OF LAND BEING SAME LAND DESCRIBED AS LOTS NO. 3 AND 4 IN SECTION NO. 11, HARRIS COUNTY SCHOOL LAND SURVEY, A–332, CONTAINING 90 ACRES OF LAND DESCRIBED IN A DEED DATED FEBRUARY 21, 1941, FROM S. D. BENNETT AND WIFE MINNIE BENNETT TO ANTON BOEHME AND MARIE BOEHME ON RECORD IN VOL. 1199, PAGE 220 HARRIS COUNTY DEED RECORDS, AND ANOTHER DEED DATED SEPTEMBER 7, 1896, FROM FRED HOMANN AND ELISE HOMANN TO ANTON FERDINAND BOEHME, DESCRIBED AS A 240 ACRE TRACT, AND ON RECORD IN, VOL. 94, PAGE. 131, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

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ADDRESS: *FM 2920 WALLER–TOMBALL ROAD*
WALLER, TEXAS 77484

JOB NO: 1579–21
DATE: 08–18–21
SCALE: 1" = 150'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION

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

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JOB NO: 1579-21