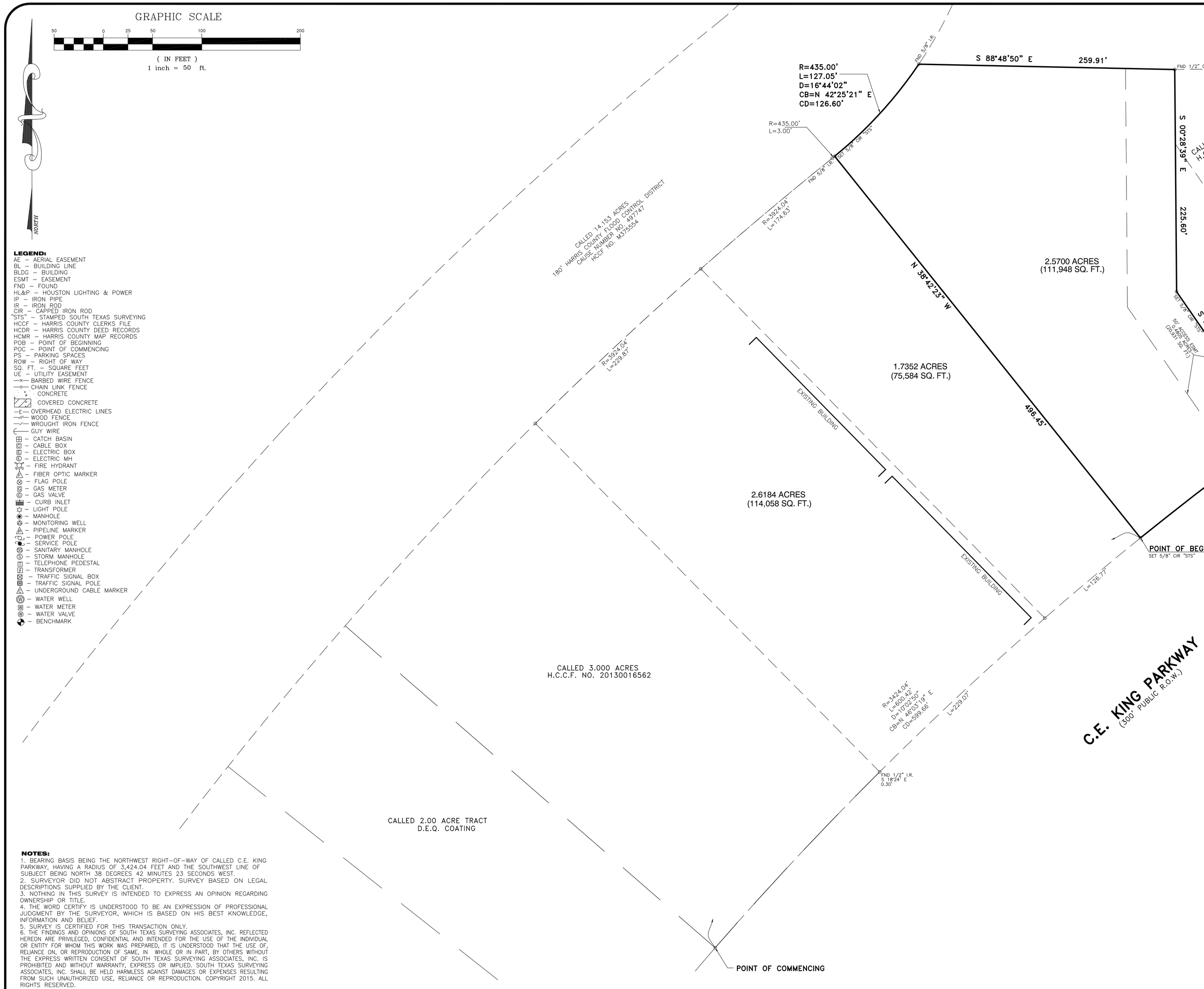


LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING
HCCF – HARRIS COUNTY CLERKS FILE
HCDR – HARRIS COUNTY DEED RECORDS
HCMR – HARRIS COUNTY 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. BEARING BASIS BEING THE NORTHWEST RIGHT-OF-WAY OF CALLED C.E. KING PARKWAY, HAVING A RADIUS OF 3,424.04 FEET AND THE SOUTHWEST LINE OF SUBJECT BEING NORTH 38 DEGREES 42 MINUTES 23 SECONDS WEST.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY THE CLIENT.
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 2015. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A 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. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48201C 0515M, DATE 6-9-2014 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

A 2.5700 ACRE (111,948 SQUARE FEET) TRACT OF LAND SITUATED IN THE VICTOR BLANCO SURVEY, ABSTRACT NO. 2, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN 27.9 ACRE TRACT CONVEYED IN SPECIAL WARRANTY DEED TO LAND AND HOME COMPANY, INC. FILED FOR RECORD UNDER HARRIS COUNTY CLERKS FILE (HCCF) NO. X314026; SAID 2.6184 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS BEING THE NORTHWEST RIGHT-OF-WAY OF CALLED C.E. KING PARKWAY, HAVING A RADIUS OF 3,424.04 FEET AND THE SOUTHWEST LINE OF SUBJECT BEING NORTH 38 DEGREES 42 MINUTES 23 SECONDS WEST)

COMMENCING AT A POINT IN THE NORTHWEST RIGHT-OF-WAY LINE OF C.E. KING PARKWAY (300 FOOT ROW, VOLUME 3042, PAGE 368 HARRIS COUNTY DEED RECORDS) AND THE SOUTHEAST CORNER OF THE CALLED D.E.Q. COATING INC. TRACT BEING A CALLED 2.000 ACRE TRACT AS DESCRIBED IN HARRIS COUNTY CLERKS FILE NUMBER 2012044693 6;

THENCE NORTHEASTERLY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3,424.04, AND THE NORTHWEST RIGHT-OF-WAY LINE OF C.E. KING PARKWAY, AN ARC DISTANCE OF 600.42 FEET, A CENTRAL ANGLE OF 10 DEGREES 02 MINUTES 50 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 46 DEGREES 03 MINUTES 19 SECONDS EAST, 599.66 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 38 DEGREES 42 MINUTES 23 SECONDS WEST, LEAVING SAID ROW, A DISTANCE OF 496.45 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT\;

THENCE NORTHEASTERLY, ALONG THE SOUTHEAST LINE OF A 180 FOOT WIDE HARRIS COUNTY FLOOD CONTROL DISTRICT FEE STRIP AS RECORDED IN HCCF NO. M375554 WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 435.00 FEET, AN ARC DISTANCE OF 127.05 FEET, A CENTRAL ANGLE OF 16 DEGREES 44 MINUTES 02 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 42 DEGREES 25 MINUTES 21 SECONDS EAST, 126.60 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND FOR THE NORTHERN MOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 48 MINUTES 50 SECONDS EAST, A DISTANCE OF 259.91 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE MOST NORTHERN MOST NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 28 MINUTES 39 SECONDS EAST, WITH THE COMMON LINE OF A CALLED 0.3428 ACRE TRACT BEING RECORDED UNDER HARRIS COUTNY CLERKS FILE NUMBER X314026, A CALLED 0.4591 ACRE TRACT BEING RECORDED UNDER HARRIS COUNTY CLERKS FILE NUMBER X314026 AND THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 225.60 FEET TO A 5/8 INCH IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 34 DEGREES 37 MINUTES 35 SECONDS EAST, A DISTANCE OF 176.20 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY OF SAID C.E. KING PARKWAY AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTHWESTERLY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3,424.04, AND THE NORTHWEST RIGHT-OF-WAY LINE OF C.E. KING PARKWAY, AN ARC DISTANCE OF 172.42 FEET, A CENTRAL ANGLE OF 02 DEGREES 53 MINUTES 07 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 52 DEGREES 31 MINUTES 17 SECONDS WEST, 172.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.5700 ACRES 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 that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:
GF N/A of N/A

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

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

SURVEY OF

A 2.5700 ACRE (111,948 SQUARE FEET) TRACT OF LAND SITUATED IN THE VICTOR BLANCO SURVEY, ABSTRACT NO. 2, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN 27.9 ACRE TRACT CONVEYED IN SPECIAL WARRANTY DEED TO LAND AND HOME COMPANY, INC. FILED FOR RECORD UNDER HARRIS COUNTY CLERKS FILE (HCCF) NO. X314026.

ADDRESS: VACANT C.E KING PARKWAY
HOUSTON, TEXAS 77044

SITE:

JOB NO: 31-16E
DATE: 2-10-16
SCALE: 1" = 50'
SHEET 1 OF 1

REVISIONS:

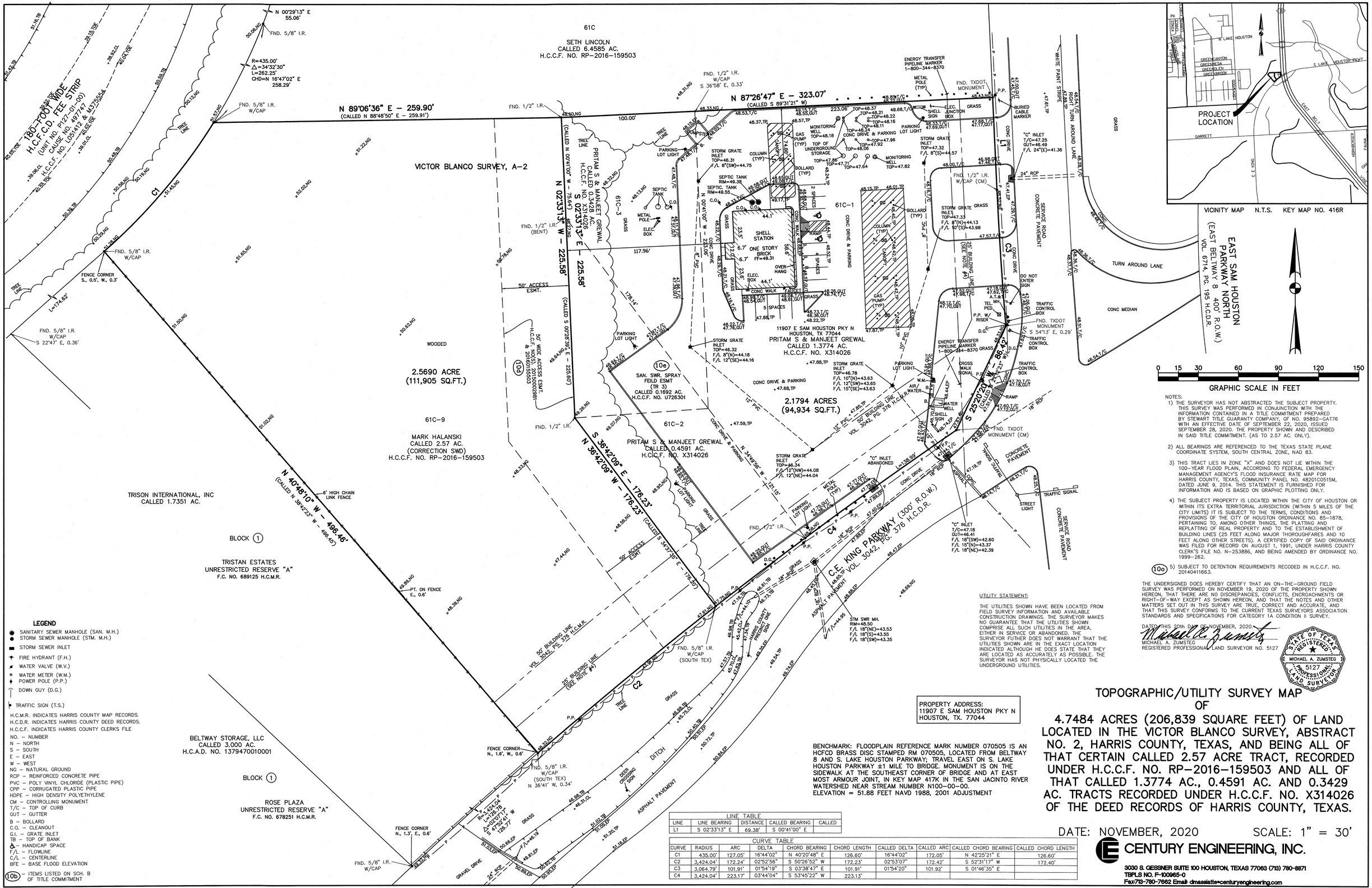
NO.	DATE	DESCRIPTION

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

Copyright 2016 South Texas Surveying Associates, Inc.

K:\COMRES 2016\31-16.DWG (KT)

JOB NO: 31-16



NOTES:

1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE INFORMATION CONTAINED IN A TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, GF NO. 95892-GAT76 WITH AN EFFECTIVE DATE OF SEPTEMBER 22, 2020, ISSUED SEPTEMBER 28, 2020. THE PROPERTY SHOWN AND DESCRIBED IN SAID TITLE COMMITMENT. (AS TO 2.57 AC. ONLY).

2) ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.

3) THIS TRACT LIES IN ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, COMMUNITY PANEL NO. 48201C0515M, DATED JUNE 9, 2014. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.

4) THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRA TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS) IT IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF THE CITY OF HOUSTON ORDINANCE NO. 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. N-253886, AND BEING AMENDED BY ORDINANCE NO. 1999-262.

(10o) 5) SUBJECT TO DETENTION REQUIREMENTS RECODED IN H.C.C.F. NO. 20140411663.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON-THE-GROUND FIELD SURVEY WAS PERFORMED ON NOVEMBER 19, 2020 OF THE PROPERTY SHOWN HEREON, THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS OR RIGHT-OF-WAY EXCEPT AS SHOWN HEREON, AND THAT THE NOTES AND OTHER MATTERS SET OUT IN THIS SURVEY ARE TRUE, CORRECT AND ACCURATE, AND THAT THIS SURVEY CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR CATEGORY 1A CONDITION II SURVEY.

DATED THIS 20th DAY OF NOVEMBER, 2020.

MICHAEL A. ZUMSTEG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5127

STATE OF TEXAS REGISTERED MICHAEL A. ZUMSTEG 5127 PROFESSIONAL LAND SURVEYOR

UTILITY STATEMENT:

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FUTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PROPERTY ADDRESS:
11907 E SAM HOUSTON PKY N
HOUSTON, TX. 77044

BENCHMARK: FLOODPLAIN REFERENCE MARK NUMBER 070505 IS AN HCFCD BRASS DISC STAMPED RM 070505, LOCATED FROM BELTWAY 8 AND S. LAKE HOUSTON PARKWAY; TRAVEL EAST ON S. LAKE HOUSTON PARKWAY ±1 MILE TO BRIDGE. MONUMENT IS ON THE SIDEWALK AT THE SOUTHEAST CORNER OF BRIDGE AND AT EAST MOST ARMOUR JOINT, IN KEY MAP 417K IN THE SAN JACINTO RIVER WATERSHED NEAR STREAM NUMBER N100-00-00.
ELEVATION = 51.88 FEET NAVD 1988, 2001 ADJUSTMENT

LINE TABLE

LINE	LINE BEARING	DISTANCE	CALLED BEARING	CALLED
L1	S 02°33'13" E	69.38'	S 00°41'00" E	

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD LENGTH	CALLED DELTA	CALLED ARC	CALLED CHORD BEARING	CALLED CHORD LENGTH
C1	435.00'	127.05'	16°44'02"	N 40°20'48" E	126.60'	16°44'02"	172.05'	N 42°25'21" E	126.60'
C2	3,424.04'	172.24'	02°52'56"	S 50°26'52" W	172.23'	02°53'07"	172.42'	S 52°31'17" W	172.40'
C3	3,064.79'	101.91'	01°54'19"	S 03°38'47" E	101.91'	01°54'20"	101.92'	S 01°46'35" E	
C4	3,424.04'	223.17'	03°44'04"	S 53°45'22" W	223.13'				

LEGEND

- SANITARY SEWER MANHOLE (SAN. M.H.)
- STORM SEWER MANHOLE (STM. M.H.)
- STORM SEWER INLET
- FIRE HYDRANT (F.H.)
- WATER VALVE (W.V.)
- WATER METER (W.M.)
- POWER POLE (P.P.)
- DOWN GUY (D.G.)
- TRAFFIC SIGN (T.S.)

H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS.
H.C.C.F. INDICATES HARRIS COUNTY CLERKS FILE
NO. – NUMBER
N – NORTH
S – SOUTH
E – EAST
W – WEST
NG – NATURAL GROUND
RCP – REINFORCED CONCRETE PIPE
PVC – POLY VINYL CHLORIDE (PLASTIC PIPE)
CPP – CORRUGATED PLASTIC PIPE
HDPE – HIGH DENSITY POLYETHYLENE
CM – CONTROLLING MONUMENT
T/C – TOP OF CURB
GUT – GUTTER
B – BOLLARD
C.O. – CLEANOUT
G.I. – GRATE INLET
TB – TOP OF BANK
& – HANDICAP SPACE
F/L – FLOWLINE
C/L – CENTERLINE
BFE – BASE FLOOD ELEVATION
(10b) – ITEMS LISTED ON SCH. B OF TITLE COMMITMENT

TOPOGRAPHIC/UTILITY SURVEY MAP OF 4.7484 ACRES (206,839 SQUARE FEET) OF LAND LOCATED IN THE VICTOR BLANCO SURVEY, ABSTRACT NO. 2, HARRIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 2.57 ACRE TRACT, RECORDED UNDER H.C.C.F. NO. RP-2016-159503 AND ALL OF THAT CALLED 1.3774 AC., 0.4591 AC. AND 0.3429 AC. TRACTS RECORDED UNDER H.C.C.F. NO. X314026 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

DATE: NOVEMBER, 2020 SCALE: 1" = 30'

CENTURY ENGINEERING, INC.
3030 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063 (713) 780-8871
TBPLS NO. F-100965-0
Fax:713-780-7662 Email: dmassiatte@centuryengineering.com