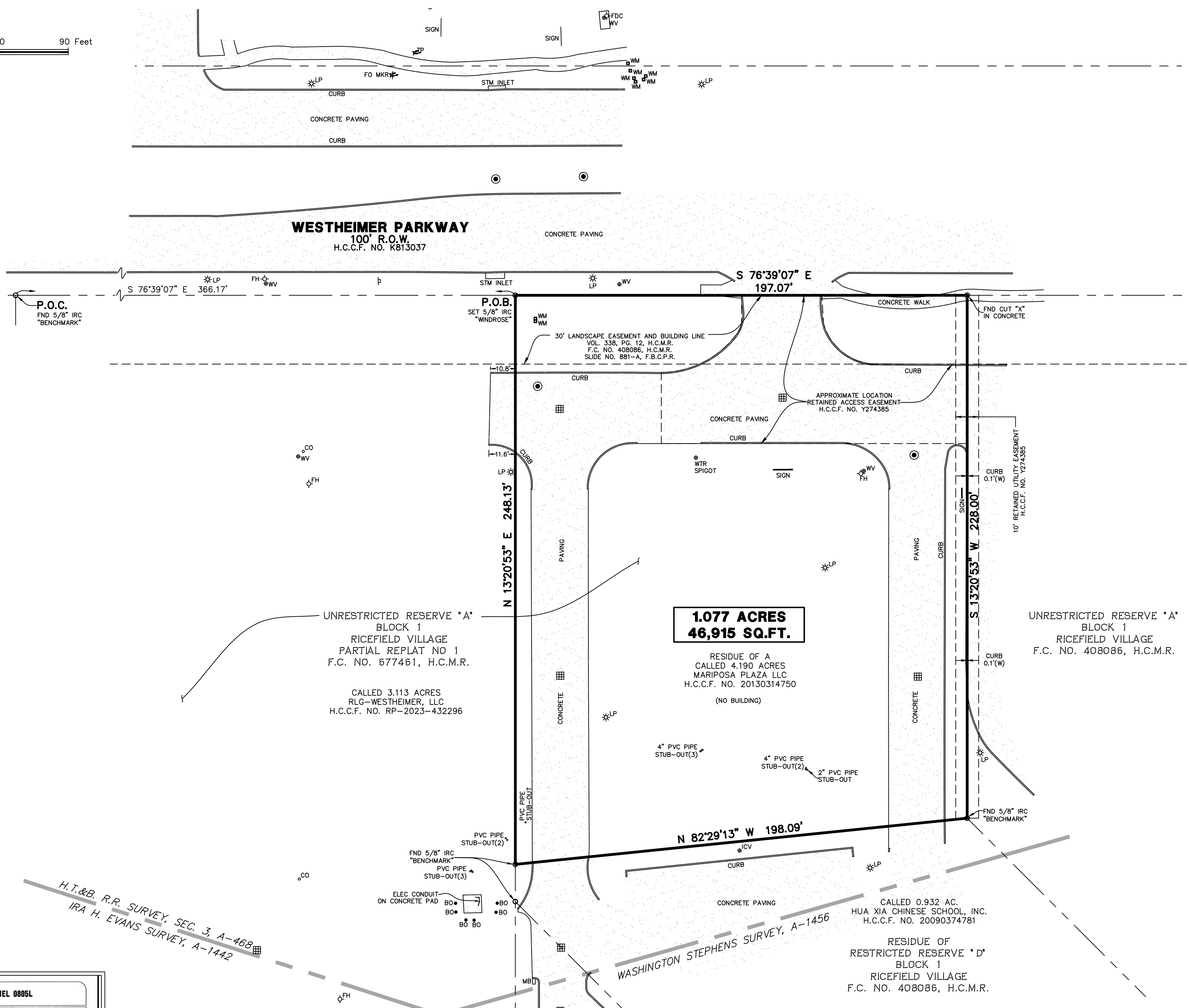


GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTS CERTIFICATE MAY DISCLOSE.
- BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999891006.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0805L, REVISED/DATED JUNE 18, 2007, 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.
- 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.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- 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.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- 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.



DESCRIPTION (SUBJECT TRACT)

A TRACT OR PARCEL CONTAINING 1.077 ACRES OR 46,915 SQUARE FEET OF LAND SITUATED IN THE H.T.&B. R.R. SURVEY, SECTION 3, A-468, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF UNRESTRICTED RESERVE "A", BLOCK 1, RICEFIELD VILLAGE PARTIAL REPLAT NO 1, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE (F.C.) NO. 677461, HARRIS COUNTY MAP RECORDS (H.C.M.R.), SAME BEING OUT OF A CALLED 4.190 ACRE TRACT CONVEYED TO MARIPOSA PLAZA, L.L.C., AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 20130314750, WITH SAID 1.077 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE:

COMMENCING AT A CAPPED 5/8 INCH IRON ROD STAMPED 'BENCHMARK' FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF WESTHEIMER PARKWAY (100 FEET WIDE) RECORDED UNDER H.C.C.F. NO. K813037, FOR THE NORTHWEST CORNER OF UNRESTRICTED RESERVE "A" OF SAID RICEFIELD VILLAGE PARTIAL REPLAT NO 1;

THENCE, SOUTH 76 DEG. 39 MIN. 07 SEC. EAST, WITH THE SOUTH R.O.W. LINE OF SAID WESTHEIMER PARKWAY, A DISTANCE OF 366.17 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED 'WINDROSE' SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 76 DEG. 39 MIN. 07 SEC. EAST, CONTINUING WITH THE SOUTH R.O.W. LINE OF SAID WESTHEIMER PARKWAY, A DISTANCE OF 197.07 FEET TO A CUT "X" FOUND IN CONCRETE FOR THE NORTHWEST CORNER OF UNRESTRICTED RESERVE "A", BLOCK 1 OF RICEFIELD VILLAGE, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 408086, AND THE NORTHEAST CORNER OF UNRESTRICTED RESERVE "A" OF SAID RICEFIELD VILLAGE PARTIAL REPLAT NO 1 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 13 DEG. 20 MIN. 53 SEC. WEST, WITH THE WEST LINE OF UNRESTRICTED RESERVE "A" OF SAID RICEFIELD VILLAGE, A DISTANCE OF 228.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED 'BENCHMARK' FOUND FOR THE NORTHEAST CORNER OF A CALLED 0.932 ACRE TRACT CONVEYED TO HUA XIA CHINESE SCHOOL, INC., AS RECORDED UNDER H.C.C.F. NO. 20090374781, THE MOST WESTERLY SOUTHWEST CORNER OF UNRESTRICTED RESERVE "A" OF SAID RICEFIELD VILLAGE, AND THE SOUTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A" OF SAID RICEFIELD VILLAGE PARTIAL REPLAT NO 1 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 82 DEG. 29 MIN. 13 SEC. WEST, WITH THE NORTH LINE OF SAID CALLED 0.932 ACRE TRACT, A DISTANCE OF 198.09 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED 'BENCHMARK' FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 0.932 ACRE TRACT, A RE-ENTRANT CORNER OF UNRESTRICTED RESERVE "A" OF SAID RICEFIELD VILLAGE PARTIAL REPLAT NO 1, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 13 DEG. 02 MIN. 53 SEC. EAST, OVER AND ACROSS UNRESTRICTED RESERVE "A" OF SAID RICEFIELD VILLAGE PARTIAL REPLAT NO 1, A DISTANCE OF 248.13 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.077 ACRES OR 46,915 SQUARE FEET OF LAND.

SURVEYOR'S CERTIFICATION

TO: REMAX-CINCO RANCH

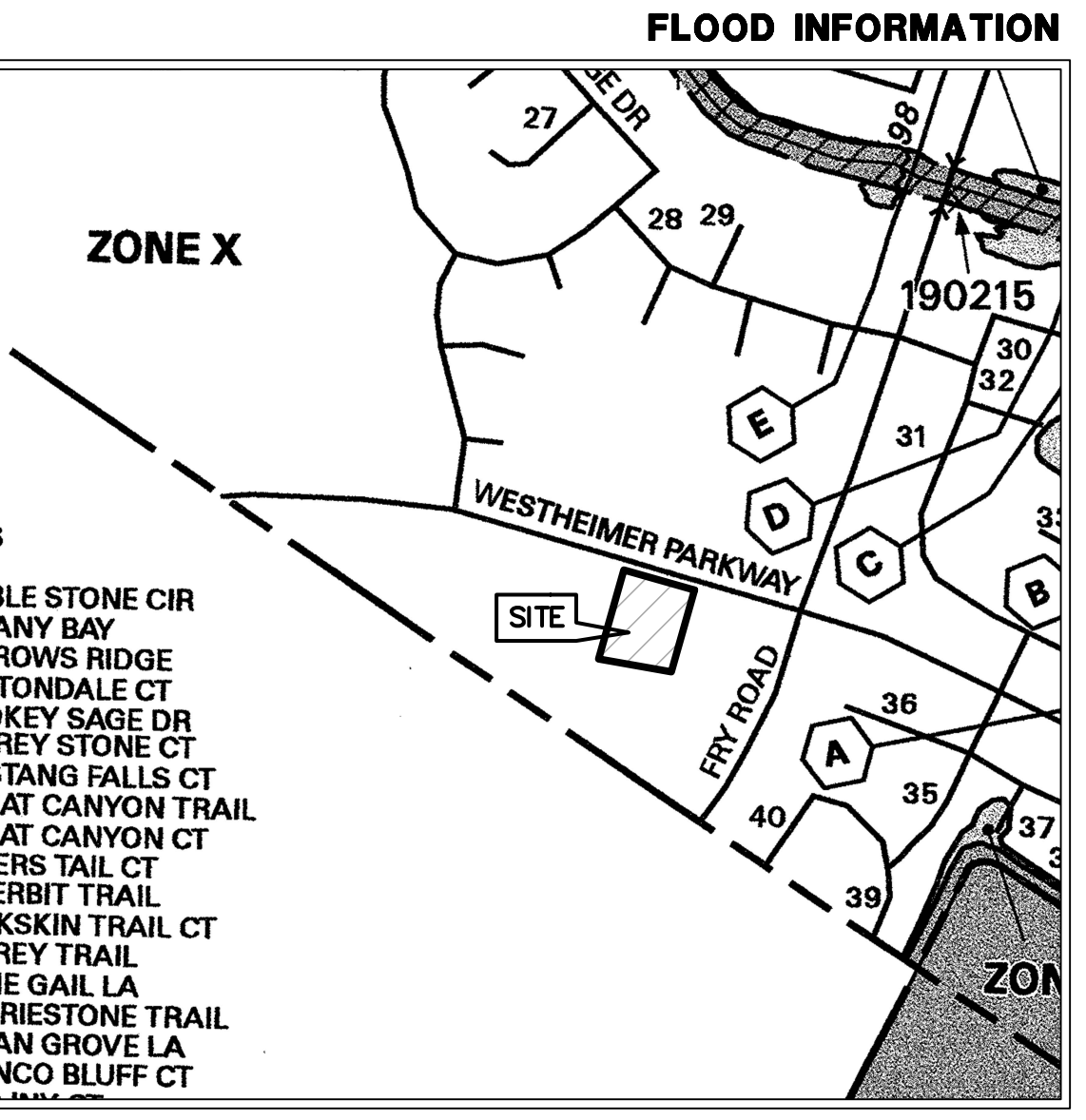
I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON. THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND, TITLE SURVEY, TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

12-22-2023

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



FIRM FLOOD INSURANCE RATE MAP
 HARRIS COUNTY, TEXAS
 AND INCORPORATED AREAS

PANEL 805 OF 1150
 SEE MAP INDEX FOR FIRM PANEL LAYOUT

MAP NUMBER 48201C0805L
 MAP REVISED: JUNE 18, 2007

Federal Emergency Management Agency

LEGEND

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

BO - BOLLARD	PP - POWER POLE	UCS - UNDERGROUND CABLE SIGN	P.O.B. - POINT OF BEGINNING
HC - HANDICAP	PP/T - POWER POLE W/TRANSFORMER	UTL - CATHODIC TEST LEAD	FND - FOUND
GM - GAS METER	PP/LT - POWER POLE W/LIGHT	MW - MONITORING WELL	H.C.C.F. - HARRIS COUNTY CLERK FILE
GV - GAS VALVE	PP/CT - POWER POLE W/CONDUIT	P - PIN FLAG/PAINT MARK	H.C.D.R. - HARRIS COUNTY DEED RECORDS
GH - FIRE HYDRANT	MP - METER POLE	TC - TOP OF CURB	H.C.M.R. - HARRIS COUNTY MAP RECORDS
WM - WATER METER	S - SERVICE POLE	G - GUTTER	F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
WV - WATER VALVE	GAC - GUY ANCHOR	TG - TOP OF GRATE	IP - IRON PIPE
ICV - IRRIGATION CONTROL VALVE	P - OVERHEAD POWER LINE	FL - FLOW LINE	IR - IRON ROD
GI - GRATE INLET	BWF - BARBED WIRE FENCE	HB - HIGHBANK	IRC - IRON ROD WITH CAP
GI - GRATE INLET	WIF - WROUGHT IRON FENCE	NO - NUMBER	NO - NUMBER
M - MANHOLE	WF - WOOD FENCE	PG - PAGE	PG - PAGE
CO - CLEANOUT	CLF - CHAINLINK FENCE	R.O.W. - RIGHT-OF-WAY	R.O.W. - RIGHT-OF-WAY
TP - TELEPHONE PEDESTAL	GP - GATE POST	SQ. FT. - SQUARE FEET	SQ. FT. - SQUARE FEET
EB - ELECTRIC BOX	P - PER PLANS	VOL. - VOLUME	VOL. - VOLUME
TSB - TRAFFIC SIGNAL BOX	APPROX. - APPROXIMATE	F.C. - FILM CODE	F.C. - FILM CODE
LP - LIGHT POLE	APPROX. - APPROXIMATE	BL - BUILDING LINE	BL - BUILDING LINE
TLP - TRAFFIC LIGHT POLE	H - HIGHBANK	U.E. - UTILITY EASEMENT	U.E. - UTILITY EASEMENT
GL - GROUND/SPOT LIGHT	d - SIGN	TR - TREE/SHRUB	TR - TREE/SHRUB
MB - MAILBOX	PLM - PIPELINE MARKER		

REVISIONS

DATE	REASON	BY

WINDROSE LAND SURVEYING & PLATTING

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

LAND TITLE SURVEY OF
 1.077 AC. / 46,915 SQ. FT.
 OUT OF UNRESTRICTED RESERVE "A", BLOCK 1
 RICEFIELD VILLAGE PARTIAL REPLAT NO 1
 (F.C. NO. 677461, H.C.M.R.)
 SITUATED IN THE
 H.T.&B. R.R. SURVEY, SEC. 3, A-468,
 HARRIS COUNTY, TEXAS

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FILED BY: KB CHECKED BY: JMD JOB NO. 58811-LTS-2
 DRAWN BY: CR DATE: DECEMBER 2023 SHEET NO. 1 OF 1