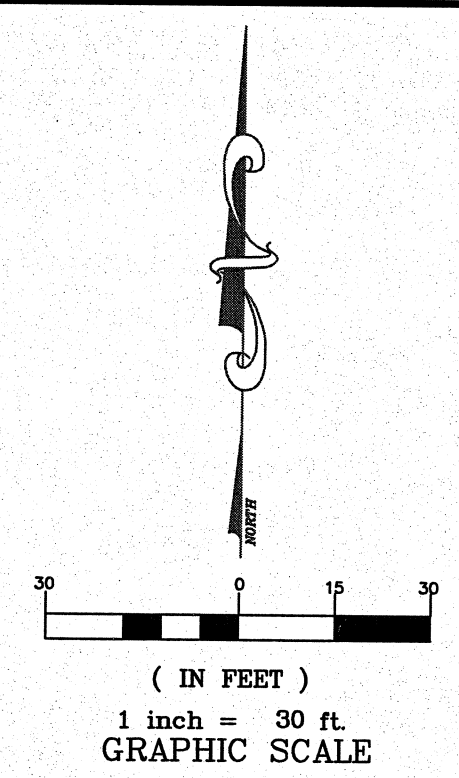
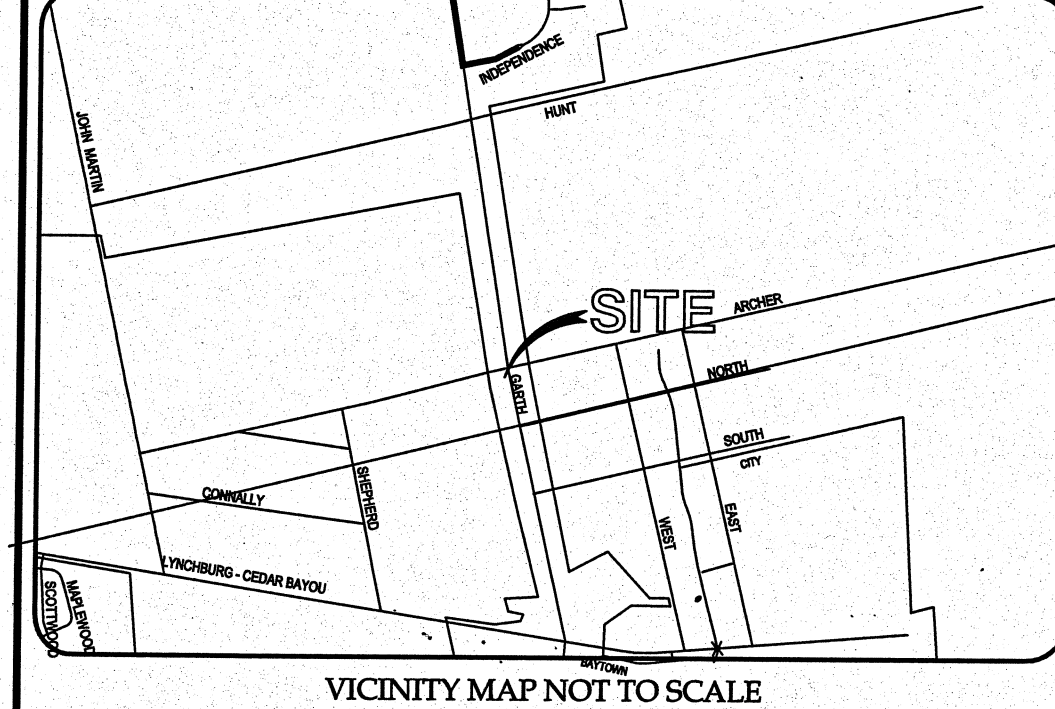


THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY
PLEASE REFER TO FEMA FLOOD INSURANCE STUDY OF CORRESPONDING COUNTY AND INCORPORATED AREAS FOR EXACT DETERMINATION.
FEMA WEBSITE <https://msc.fema.gov/webapp/wcs/stores/assets/FemaWelcomeView?storeid=10001&catalogid=10001&langid=-1>
ALL OF THIS PROPERTY LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY 485456 PANEL NO. 48201C-0765 M WHICH BEARS AN EFFECTIVE DATE 01/06/2017 ZONE "X" UNSHADED DENOTES AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.
CURRENTLY EFFECTIVE FEMA MAP NO LOMR RESEARCH HAS BEEN DONE



LOT 1
BLOCK 1
HIGHLAND FARMS PLAZA
MINOR REPLAT
FILM CODE 683342 H.C.M.R.

REMAINDER
CALLED 24.0239 ACRES
H.C.C.F.# 20070064213

LOT 8

BLOCK 22
HIGHLAND FARMS
VOL 10 PG 47 H.C.M.R.

LOT 9

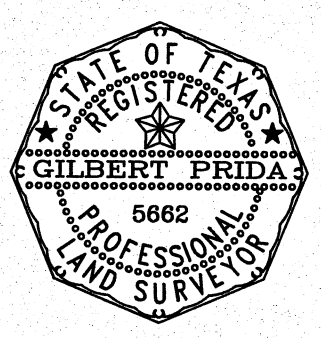
LOT 1
2.3003 ACRES
100,202 SQ. FEET

BUSH'S CHICKEN GARTH
ROAD MINOR PLAT
0.9662 ACRES
42,090 SQ. FEET
FILM CODE 680360 H.C.M.R.

REMAINDER
CALLED 24.0239 ACRES
H.C.C.F.# 20070064213

CERTIFICATION
I GILBERT PRIDA A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY MADE BY ME OR UNDER MY SUPERVISION AND HAVE SHOWN OR NOTED ALL RECORDED EASEMENTS OR RIGHTS OF WAY LISTED IN THE TITLE REPORT, AND SHOWN ALL OBSERVABLE ABOVE THE GROUND EVIDENCE OF EASEMENTS.

GILBERT PRIDA
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5662



LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
BO	BOULEVARD
ICV	IRRIGATION CONTROL VALVE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
WRV	WATER RELEASE VALVE
GV	GAS VALVE
CM	CASE METER
GI	GRATE INLET
HI	HIGH BANK
STM/SAN MH	MANHOLE
CO	CLEAN OUT
MW/SW	MONITORING/SAMPLE WELL
SWB PED	TELEPHONE PEDESTAL
FO	FIBER OPTIC SIGN
SBC MARKER	SOUTHWESTERN BELL SIGN
TJB	TRAFFIC JUNCTION BOX
EB	ELECTRIC BOX
LP	LIGHT POLE
PP	POWER POLE
MP	METER POLE
SP	SERVICE POLE
TLP	TRAFFIC LIGHT POLE
A/C	AIR CONDITIONING UNIT
GW	GUY WIRE ANCHOR
E	OVERHEAD UTILITY LINE
POB	POINT OF BEGINNING
FND 5/8 IR	FOUND 5/8 INCH IRON ROD
ESMT	EASEMENT
H.C.C.F.#	HARRIS COUNTY CLERK'S FILE NO.
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
C	CHAIN LINK FENCE
W	WOOD FENCE
X	BARBED WIRE FENCE
W	WROUGHT IRON FENCE
W	WATER LINE UNDERGROUND
S	SANITARY LINE UNDERGROUND
S	STORM LINE UNDERGROUND
T	TELEPHONE LINES

BASES OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03
ELEVATIONS SHOWN HEREON ARE BASED ON FIRM RM 140105 WITH AN ELEVATION OF 27.85 FEET NAVD 88 2001 ADJUSTMENT
SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
SURVEY IS BASED ON TITLE COMMITMENT AS LISTED BELOW (IF NONE SHOWN), WE RECOMMEND GETTING A TITLE REPORT IN ORDER TO SHOW ALL APPLICABLE EASEMENTS AND OR BUILDING LINES. SPECIALLY IN CONSTRUCTION SITUATIONS.
GENERAL NOTES:
1.) PROPERTY SUBJECT TO RESTRICTIVE COVENANTS SET OUT IN FILM CODE 682531 H.C.M.R.
10a.) SUBJECT TO DRAINAGE RESERVE "A" ALONG NORTH LINE IN FILM CODE 682531 H.C.M.R. AS SHOWN "A"
10b.) SUBJECT TO 5' SIDEWALK AND UTILITY EASEMENT ALONG EAST LINE IN FILM CODE 682531 H.C.M.R. AS SHOWN "B"
10c.) SUBJECT TO DRAINAGE RESERVE "B" ALONG SOUTH LINE IN FILM CODE 682531 H.C.M.R. AS SHOWN "C"
10d.) SUBJECT TO 24' WIDE FIRE LANE IN FILM CODE 682531 H.C.M.R. AS SHOWN "D"
2.) SURVEY IS BASED ON TITLE REPORT BY INDEPENDENCE/TITLE WITH GP NO. 1802789-WRHF WITH AN EFFECTIVE DATE OF 01/23/2018, 8:00AM. ISSUED 01/30/2018.

AS BUILT SURVEY

A LAND BOUNDARY SURVEY CONTAINING 2.3003 ACRES
100,202 SQUARE FEET OF LAND BEING LOT 1 BLOCK 1 OF
WASHBOYS III MINOR REPLAT RECORDED IN FILM CODE
682531 H.C.M.R. LOCATED IN THE W.C.R.R. NO. 2 LEAGUE,
T. RISTERGEN SURVEY A-1425 AND THE E. SHAFFER
SURVEY A-1224, HARRIS COUNTY, TEXAS.

DATE: 10/20/2016

PURCHASER: WASHBOYS FULL SERVICE CARWASH LLC
dba WASHBOYS FULL SERVICE CARWASH
ADDRESS: 5801 GARTH ROAD, BAYTOWN TEXAS 77521

LENDER: WALLIS STATE BANK
SURVEYOR

MOMENTUM
ENGINEERING+SURVEYING
12651 BRIAR FOREST, SUITE 350
HOUSTON, TEXAS 77077
(TEL) 281-741-1998 (FAX) 281-741-2068
TX. REG. NO. 10109600

JOB: 16-10010