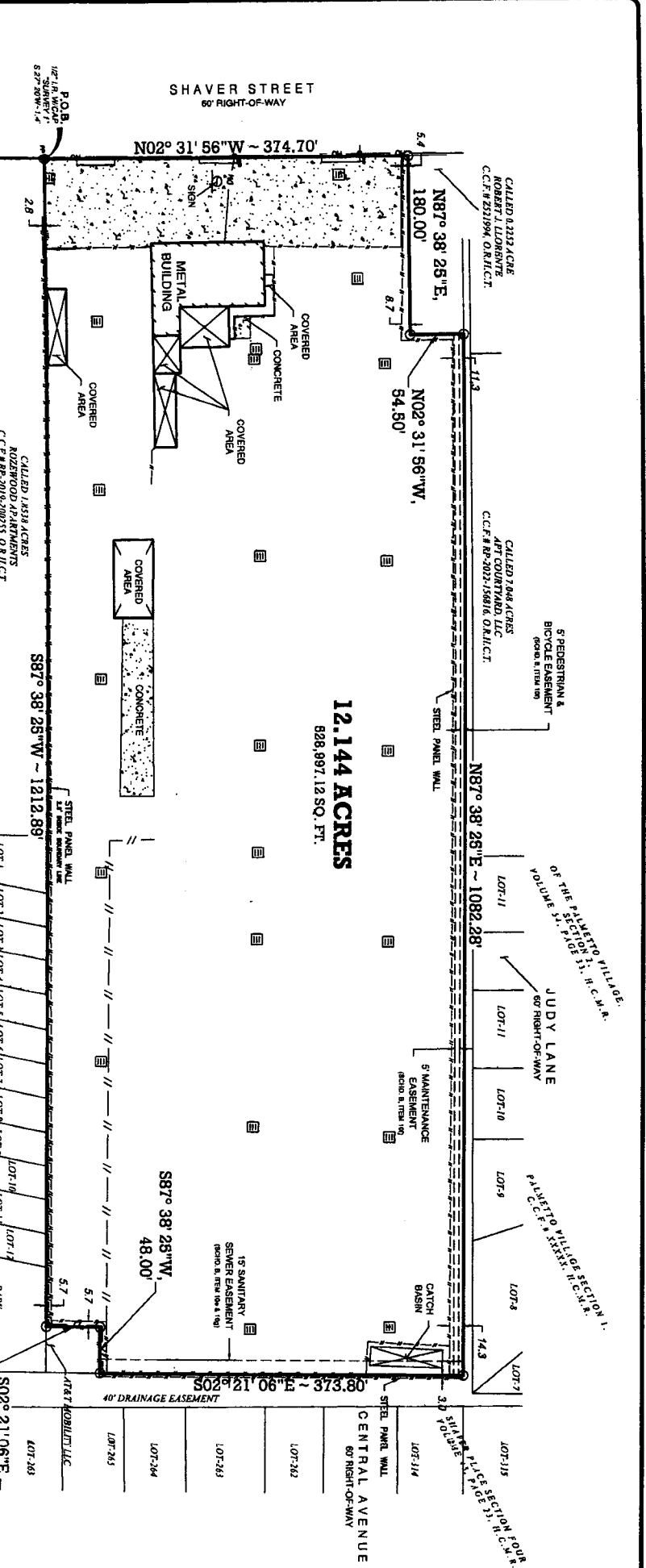




SOUTH POINT SURVEYING, PLLC
 LAND SURVEYING SERVICES
 3221 S. MAIN STREET, P.O. BOX 45101
 HOUSTON, TEXAS 77241-0501
 WWW.SP-SURVEY.COM
 TEL: 281-311-9401

- SURVEYOR'S NOTES:**
1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 U.S. SURVEY FEET. ALL DISTANCES ARE HORIZONTAL SURFACE LENGTHS (SPL - 437940).
 2. THE ADDRESS OF THE PROPERTY SURVEYED IS: 2113 SHAVER STREET, PASADENA, TX 77262.
 3. THE PROPERTY SURVEYED LIES IN ZONE "X" (UNSHARED), ACCORDING TO THE FEMA FIRM 544P 4201 (01/15), DATED MAY 3 2001.
 4. THIS SURVEY RELIES UPON A CURRENT TITLE COMMITMENT PROVIDED BY STEWART TITLE AND ISSUED BY STEWART TITLE GUARANTY COMPANY, OF NO. 7310108 EFFECTIVE DATE OF MAY 14, 2013.
- SCHEDULE B ITEMS:**
- (b)(1) A SANITARY SEWER EASEMENT IS SET ALONG THE EAST PROPERTY LINE, AS RECORDED IN VOLUME 2943 PAGE 143, AND VOLUME 2944 PAGE 294 OF THE O.H.C.T., DOES AFFECT THE NORTH PROPERTY LINE AND BICYCLE EASEMENT USE ALONG THE NORTH PROPERTY LINE, AND AN ADDITIONAL EASEMENT 7 FEET IN WIDTH FOR MAINTENANCE SOUTH OF AND ADJACENT THEREOF, AS SHOWN IN C.C.F.# 89-20055, O.R.H.C.T., DOES AFFECT THE NORTH PROPERTY LINE. THE SANITARY SEWER EASEMENT IS SET ALONG THE EAST PROPERTY LINE, AS RECORDED IN VOLUME 2944 PAGE 294 OF THE O.H.C.T., DOES AFFECT THE PROPERTY SURVEYED, AS SHOWN HEREON.



12.144 ACRES
 628,997.12 SQ. FT.

Joshua A. McGinnis
 JOSHUA A. MCGINNIS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6467
 I hereby certify that this survey was made on the ground under my direct supervision and that the facts correctly represent the facts found at the time of the survey and that the professional seal and signature on the current Texas Society of Professional Surveyors Standards and Specifications for a Category 14 Survey as specified by Ordinance 111.



DATE: 06-12-2023
 SCALE: 1" = 100'

LEGEND	
●	FOUND MONUMENT (AS NOTED)
○	SET 5/8" IRON ROD
■	GRAVE INLET
—	OVERHEAD POWER LINES
	FENCE
—	POWER POLE
—	COUNTY CLERKS FILE NUMBER
—	OFFICIAL RECORDS OF HARRIS COUNTY, TEXAS

LAND TITLE SURVEY

OF A 12.144 ACRE TRACT OF LAND BEING ALL OF THAT TRACT OF LAND SHOWN IN A DEED TO ALBERT JOSEPH CHAMBERS, D/B/M U/PICK UP/PULL AUTO PARTS AS RECORDED IN C.C.F.# V57822, O.R.H.C.T., SITUATED IN THE THOMAS MEAUX SURVEY, A-585, HARRIS COUNTY, TEXAS

DATE: 06/12/2023
 PAGE: 2 OF 2
 JOB: 23-99-032

Exhibit A

BEING A 12.144 ACRE TRACT OF LAND SITUATED IN THE THOMAS MEAUX SURVEY, A-595, HARRIS COUNTY, TEXAS, BEING OUT OF A TRACT OF LAND DESCRIBED IN A DEED TO ALBERT JOSEPH CHAMBERS D/B/A/ U-PICK U-PULL AUTO PARTS AS SHOWN IN COUNTY CLERK'S FILE NO. (C.C.F.#) V578202, OF THE OFFICIAL RECORD OF HARRIS COUNTY TEXAS (O.R.H.C.T.), SAID 12.144 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF SHAVER STREET, CALLED 80 FEET WIDE, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "SURVEY1" FOUND, BEARS S27° 20'W A DISTANCE OF 1.4 FEET;

THENCE N 02° 31' 56" W ALONG THE EAST RIGHT OF WAY LINE OF SHAVER STREET, A DISTANCE OF 374.70 FEET TO A 5/8-INCH IRON ROD STAMPED "RPLS 6467" SET AT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO ROBERT J. LLORENTE, AS SHOWN IN C.C.F.# Z521994 OF THE O.R.H.C.T., FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 87° 38' 25" E ALONG THE SOUTH BOUNDARY LINE OF SAID LLORENTE TRACT, A DISTANCE OF 180.00 FEET TO A 5/8-INCH IRON ROD STAMPED "RPLS 6467" SET AT THE SOUTHEAST CORNER OF SAID LLORENTE TRACT, AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 02° 31' 56" W ALONG THE EAST BOUNDARY LINE OF SAID LLORENTE TRACT, A DISTANCE OF 54.50 FEET TO A 5/8-INCH IRON ROD STAMPED "RPLS 6467" SET AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 87° 38' 25" E ALONG THE NORTH BOUNDARY LINE OF SAID ALBERT JOSEPH CHAMBERS TRACT, A DISTANCE OF 1082.28 FEET TO A POINT ON THE WEST BOUNDARY LINE OF A 40 FOOT WIDE DRAINAGE EASEMENT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;


THENCE ALONG THE EAST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 02° 21' 06" E A DISTANCE OF 373.80 FEET TO AN ANGLE POINT;
2. S 87° 38' 25" W A DISTANCE OF 48.00 FEET TO AN ANGLE POINT;
3. S 02° 21' 08" E A DISTANCE OF 55.40 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF BLOCK-2 OF THE SOUTH SHAVER MOBIL HOME PARK, SECTION 2, AS SHOWN IN VOLUME 2, PAGE 304 OF THE H.C.M.R., FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

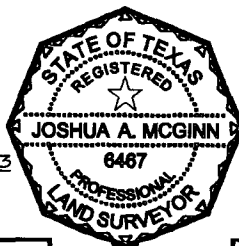
THENCE S 87° 38' 25" W ALONG THE NORTH BOUNDARY LINE OF SAID BLOCK-2 OF THE SOUTH SHAVER MOBILE HOME PARK, SECTION 2, AND THE NORTH BOUNDARY LINE OF A CALLED 1.8538 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROZEWOOD APARTMENTS, AS SHOWN IN C.C.F.# RP-2019-200255 OF THE O.R.H.C.T., A DISTANCE OF 1212.89 FEET TO THE POINT OF **BEGINNING** OF THE HEREIN DESCRIBED TRACT CONTAINING 12.144 ACRES (OR 528,997.12 SQUARE FEET) OF LAND.


NOTE: THIS DESCRIPTION IS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THE SUBSEQUENT MAPPING IS THE RESULT OF THAT SURVEY. ALL BEARINGS, DISTANCES & AREAS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, U.S. SURVEY FEET.

REFERENCE IS HEREIN MADE TO THE SKETCH ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.


 JOSHUA A. MCGINN
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6467

06-12-2023
 DATE



 SOUTH POINT SURVEYING, PLLC
 LAND SURVEYING SERVICES
 3221 S. MAIN STREET, PEARLAND, TX 77581
 PHONE: 281-489-5656
 WWW.SP-SURVEYING.COM
 TBPLS# 10194401

FIELD NOTES DESCRIPTION
 OF A
 12.144 ACRE TRACT OF LAND

PAGE: 1 OF 2 DATE: 06/12/2023 IN: 23-99-052