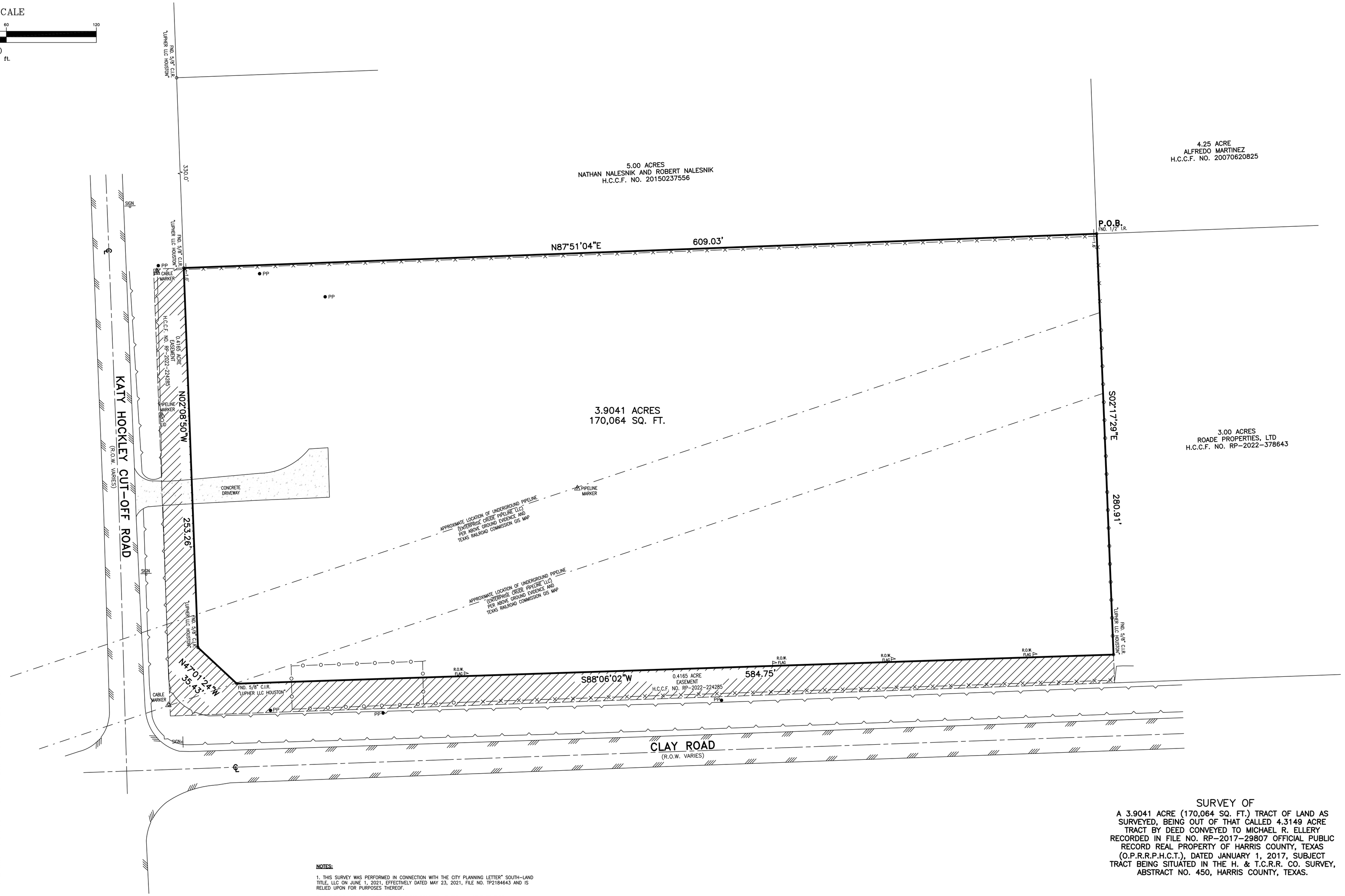
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND:
AC. – ACRES
A/C – AIR CONDITION
A.E. – AERIAL EASEMENT
B.L. – BUILDING LINE
BLDG. – BUILDING
BO. – BOLLARD
CB – CATCH BASIN
CONC. – CONCRETE
COV'D. – COVERED
CP – CRIMPED PIPE
DA – DUMPSTER AREA
ELEC. – ELECTRIC
ESMT. – EASEMENT
FC – FILM CODE
FH – FIRE HYDRANT
FND. – FOUND
GM – GAS METER
HCCF – HARRIS COUNTY CLERKS FILE
HCDR – HARRIS COUNTY DEED RECORDS
HCMR – HARRIS COUNTY MAP RECORDS
HCPS – HANDICAP PARKING SPACE
HL&P – HOUSTON LIGHTING & POWER
I.P. – IRON PIPE
I.R. – IRON ROD
LP – LIGHT POST
MH – MANHOLE
MW – MONITORING WELL
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCING
PP – POWER POLE
PS – PARKING SPACES
PTP – PINCHED TOP PIPE
R.O.W. – RIGHT OF WAY
RR – RAILROAD
SAN. – SANITARY
SP – SERVICE POLE
SQ. FT. – SQUARE FEET
S.S.E. – SANITARY SEWER EASEMENT
STM. – STORM
STM.S.E. – STORM SEWER EASEMENT
SWBT – SOUTHWESTERN BELL TELEPHONE
TEL. – TELEPHONE
TLP – TRAFFIC LIGHT POLE
TSB – TRAFFIC SIGNAL BOX
U.E. – UTILITY EASEMENT
WM – WATER METER
WV – WATER VALVE
—x— BARBED WIRE FENCE
—o— CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
ASPHALT
—OHPL— OVERHEAD POWER LINES
—// — WOOD FENCE
—/— WROUGHT IRON FENCE



LEGAL DESCRIPTION

BEING A 3.9041 ACRE (170,064 SQUARE FEET) TRACT OF LAND AS SURVEYED, BEING OUT OF THAT CALLED 4.3149 ACRE TRACT BY DEED CONVEYED TO MICHAEL R. ELLERY RECORDED IN FILE NO. RP–2017–29807 OFFICIAL PUBLIC RECORD REAL PROPERTY OF HARRIS COUNTY, TEXAS (O.P.R.R.P.H.C.T.), DATED JANUARY 1, 2017, SUBJECT TRACT BEING SITUATED IN THE H. & T.C.R.R. CO. SURVEY, ABSTRACT NO. 450, HARRIS COUNTY, TEXAS, SAID 3.9041 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE (NO. 4204); ALL DISTANCES AND COORDINATES SHOWN HEREIN ARE GRID AND MAY BE CONVERTED TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 0.999898120.

BEGINNING NORTHING ('Y') = 13864008.79 AND EASTING ('X') = 2981465.41, AT A FOUND 1/2–INCH IRON ROD, AT THE SOUTHEAST CORNER OF THE CALLED 5.000 ACRE TRACT BY DEED CONVEYED TO NATHAN NALESNIK AND ROBERT NALESNIK RECORDED IN FILE NO. 20150237556 O.P.R.R.P.H.C.T., DATED MAY 29, 2015, THE NORTHWEST CORNER OF CALLED 3.00 ACRE TRACT BY DEED CONVEYED TO ROADE PROPERTIES, LTD. RECORDED IN H.C.C.F. NO. RP–2022–378643 SAME BEING THE NORTHEAST CORNER OF SAID CALLED 4.3149 ACRE TRACT AND HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEGREES 17 MINUTES EAST, WITH THE WEST LINE OF SAID CALED 3.00 ACRE TRACT AND THE EAST LINE OF SAID CALLED 4.3149 ACRE TRACT, A DISTANCE OF 280.91 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED 'LUPHER, LLC' FOUND IN THE NORTH RIGHT–OF–WAY LINE OF CLAY ROAD FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEGREES 06 MINUTES 02 SECONDS WEST, CONTINUING OVER AND ACROSS SAID CALLED 4.3149 ACRE TRACT, SAME BEING ALONG NORTH RIGHT–OF–WAY LINE OF CLAY ROAD, A DISTANCE OF 584.75 TO A 5/8–INCH IRON ROD WITH CAP STAMPED 'LUPHER, LLC' FOUND IN THE EAST LINE OF KATY HOCKLEY CUT–OFF ROAD AND THE NORTH RIGHT–OF–WAY LINE OF CLAY ROAD FOR AN ANGLE POINT IN THE WEST LINE OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 47 DEGREES 01 MINUTES 24 SECONDS WEST, CONTINUING OVER AND ACROSS SAID CALLED 4.3149 ACRE TRACT, SAME BEING ALONG SAID CUTBACK CORNER, AND ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 35.43 TO A 5/8–INCH IRON ROD WITH CAP STAMPED 'LUPHER, LLC' FOUND IN THE EAST RIGHT OF WAY LINE OF KATY HOCKLEY CUT–OFF ROAD, FOR THE END OF SAID CUTBACK CORNER, FOR AN ANGLE POINT FOR THE MOST NORTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEGREES 08 MINUTES 50 SECONDS WEST, OVER AND ACROSS SAID CALLED 4.3149 ACRE TRACT, SAME BEING ALONG THE EAST RIGHT–OF–WAY LINE OF KATY HOCKLEY CUT–OFF ROAD, AND ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 253.26 TO A 5/8–INCH IRON ROD WITH CAP STAMPED 'LUPHER, LLC' FOUND IN THE SOUTH LINE OF 5.00 ACRE TRACT,AND THE NORTH LINE OF SAID CALLED 4.3149 ACRE AND HEREIN DESCRIBED TRACT FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEGREES 51 MINUTES 04 SECONDS EAST, ALONG THE COMMON BETWEEN SAID CALLED 5.00 ACRE TRACT AND SAID CALLED 4.3149 ACRE TRACT, A DISTANCE OF 609.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.9041 ACRES OR 170,064 SQUARE FEET OF LAND AS SHOWN ON THE SURVEY, JOB NO. 0112755–23–01 AS FILED IN THE OFFICES OF ADVANCE SURVEYING, INC.

FLOOD NOTE:

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE "X".
MAP # 48201C, PANEL 0715M, DATED 01–06–17. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

NOTES:

1. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE CITY PLANNING LETTER" SOUTH–LAND TITLE, LLC ON JUNE 1, 2021, EFFECTIVELY DATED MAY 23, 2021, FILE NO. TP2184643 AND IS RELIED UPON FOR PURPOSES THEREOF.

2. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.

3. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN HEREON FOR THE LOCATION OF ANY ADDITIONAL UTILITIES THAT MAY EXIST. PLEASE CALL "TEXAS ONE CALL" ALOCATING SERVICE.

4. UNLOCATED EASEMENT TO FORT BEND TELEPHONE COMPANY, AS REFERENCED IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. E392961.

5. UNLOCATED PIPELINE EASEMENT AS GRANTED IN VOLUME 588, PAGE 610 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. **(PARTIAL RELEASE OF EASEMENT PER C.F. NO. RP–2022–270753)**

6. UNLOCATED PIPELINE EASEMENT AS GRANTED IN VOLUME 2248, PAGE 246 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. **(THERE IS NO VISIBLE PHYSICAL EVEDINCE OR PIPELINE MARKER THAT AFFECT THE SUBJECT TRACT AT THE TIME OF SURVEY 01–28–23)**

7. SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 85–1878 PER H.C.C.F. NO. N253886.

8. FENCES AS SHOWN.

TO: MICHAEL R. ELLERY,
SOUTH–LAND TITLE, LLC,

I, hereby certify that this survey was made on the ground and completed on this 1st day of February, 2023 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 complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GF TP2184643 of SOUTH–LAND TITLE, LLC

Henry M. Santos

HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450

STATE OF TEXAS REGISTERED HENRY M. SANTOS 5450 PROFESSIONAL LAND SURVEYOR

SURVEY OF

A 3.9041 ACRE (170,064 SQ. FT.) TRACT OF LAND AS SURVEYED, BEING OUT OF THAT CALLED 4.3149 ACRE TRACT BY DEED CONVEYED TO MICHAEL R. ELLERY RECORDED IN FILE NO. RP–2017–29807 OFFICIAL PUBLIC RECORD REAL PROPERTY OF HARRIS COUNTY, TEXAS (O.P.R.R.P.H.C.T.), DATED JANUARY 1, 2017, SUBJECT TRACT BEING SITUATED IN THE H. & T.C.R.R. CO. SURVEY, ABSTRACT NO. 450, HARRIS COUNTY, TEXAS.

•ALL BEARINGS ARE BASED ON (GPS) TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 (NAD 83).

• COPYRIGHT 2023, Advance Surveying, Inc.(Email: advance_survey@asi23.com)

PHONE: 281 530–2939
FAX: 281 530–5464

PURCHASER: MICHAEL R. ELLERY	SCALE: 1" = 30'
ADDRESS: 4002 KATY HOCKLEY CUT ROAD, HOUSTON, TEXAS 77029	FIELD WORK: 01–28–23/AA
	DRAFTING: 01–31–23/EG
LENDER: –	FINAL CHECK:01–31–23/AT
TITLE CO.: SOUTH–LAND TITLE, LLC	REVISIONS:
JOB NO.: 0112755–23–01	1. 02–13–23/NOTE
G.F. NO.: TP2184643	
KEY MAP: 444H	

ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A–2 • HOUSTON, TEXAS 77099 • FIRM NO. 10099200