

ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes C.M., F.N.C., F.N.D., H.C.C.F., H.C.D.R., H.C.M.R., I.P., I.R., N.F.I.F., No., O.P.R.R.P.H.C., P.T.P., P.V.C., R.C.P., R.O.W., SQ. FT., S.W.B.T., TYP., VOL., PG.

SYMBOLS

Table of symbols for various features: AIR CONDITIONER, AERIAL MARKER, BB INLET, etc.

BASIS OF BEARINGS:

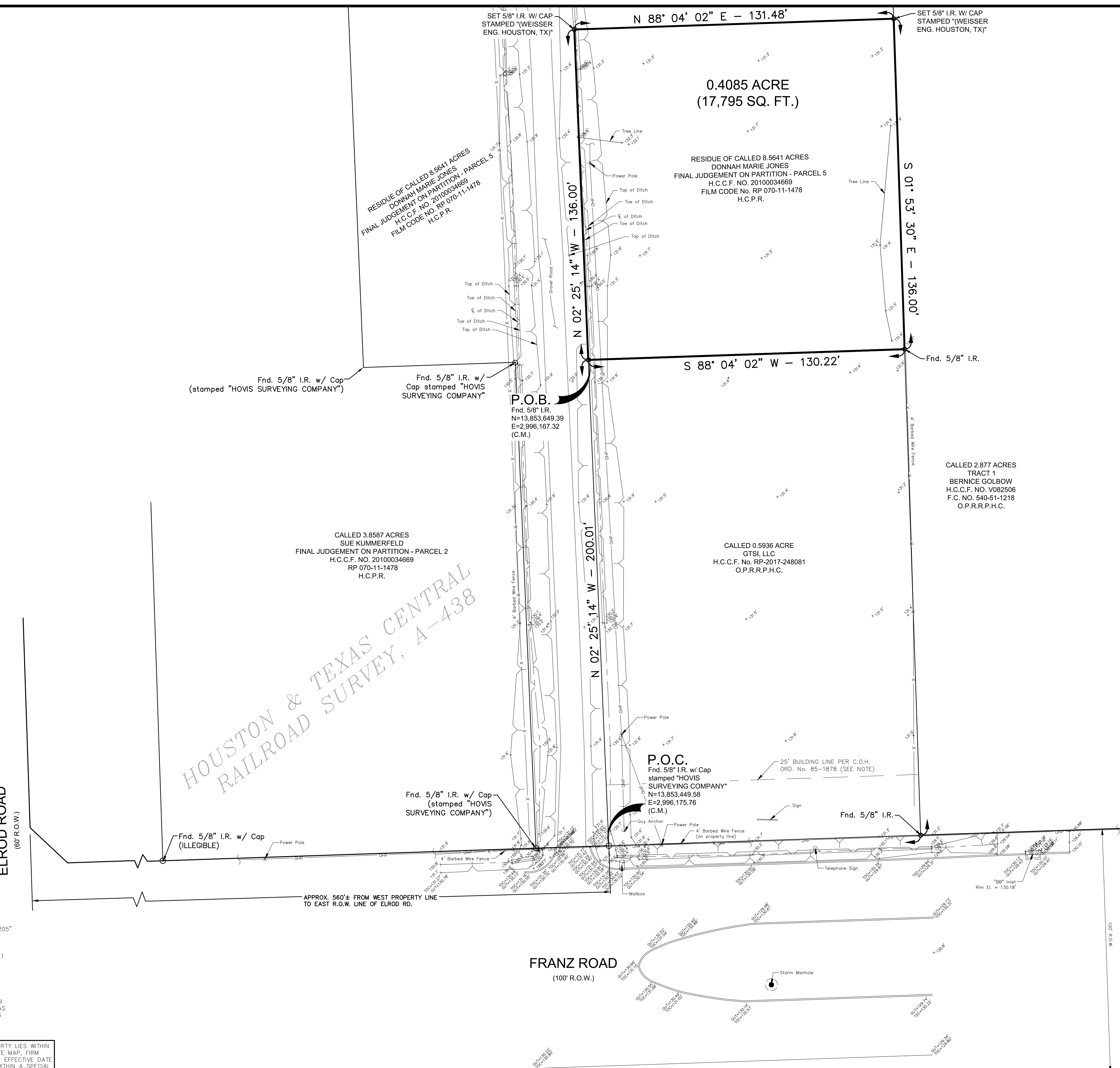
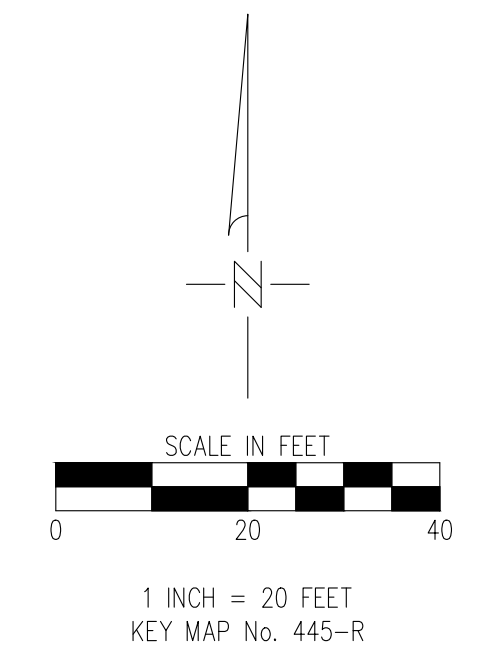
TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204 (NAD 83) (2001 Adj.) THE COORDINATES SHOWN HEREON GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000105597. ALL DISTANCES ARE SURFACE.

(TS&P) FLOODPLAIN REFERENCE MARK No. 190205

DESCRIPTION: BRASS DISC stamped "190205" (NAD 83) (2001 Adj.) LOCATION: FROM THE INTERSECTION OF MASON ROAD AND FRANZ ROAD, TRAVEL WEST ON FRANZ ROAD APPROXIMATELY 1.1 MILES ON BRIDGE. ELEV. = 133.76'

NOTE: THIS SURVEY IS BEING CREATED SOLELY FOR THE PARTIES HERIN STATED. NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS TRANSACTION.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, FIRM MAP No. 4820100595L, WHICH BEARS AN EFFECTIVE DATE OF JUNE 18, 2007, AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



DESCRIPTION OF A 0.4085-ACRE (17,795 SQ. FT.) TRACT SITUATED IN THE SOUTHWEST QUARTER OF THE H&T.C. RAILROAD COMPANY SURVEY, A-438 HARRIS COUNTY, TEXAS

Being a 0.4085-acre (17,795 Sq. Ft.) tract of land out of the residue of a called 8.5641-acre tract of land conveyed to Donnah Marie Jones by Final Judgement on Partition-Parcel 5, as recorded under Harris County Clerk's File Number (H.C.C.F. No.) 2010034669, Film Code No. RP-070-11-1478 of the Harris County Probate Records, situated in the southwest quarter of the H&T.C. Railroad Company Survey, A-438, Harris County, Texas, being further described by metes and bounds as follows, with the basis of bearings being the Texas State Plane Coordinate System, NAD83, South Central Zone No. 4204. The coordinates shown hereon are grid and may be brought to surface by multiplying by the combined scale factor of 1.000105597. All distances are surface distances:

COMMENCING (N = 13,853,449.58, E = 2,996,175.76) at a 5/8-inch iron rod with cap stamped "HOVIS SURVEYING COMPANY" found in the north right-of-way line of Franz Road (100-Foot Wide Right-of-Way) for the southwest corner of a called 0.5936-acre tract of land conveyed to GTSI, LLC, as recorded under H.C.C.F. No. RP-2017-248081 of the Official Public Records of Real Property Harris County (O.P.R.R.P.H.C.), Texas and for the most southerly southeast corner of the residue of said 8.5641-acre tract;

THENCE North 02 deg. 25 min. 14 sec. West, with the west line of said 0.5936-acre tract and an east line of the residue of said 8.5641-acre tract, a distance of 200.01 feet to a 5/8-inch iron rod found for the northwest corner of said called 0.5936-acre tract, for an interior corner of the residue of said 8.5641-acre tract and for the southwest corner and POINT OF BEGINNING (N = 13,853,649.39, E = 2,996,167.32) of said tract herein described;

THENCE North 02 deg. 25 min. 14 sec. West, over and across the residue of said called 8.5641-acre tract and with the west line of said tract herein described, a distance of 136.00 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner of said tract herein described;

THENCE North 88 deg. 04 min. 02 sec. East, over and across the residue of said 8.5641-acre tract and with the north line of said tract herein described, a distance of 131.48 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the west line of a called 2.877-acre tract of land (Tract 1) conveyed to Bernice Golbow, by deed recorded under H.C.C.F. No. V082506, Film Code No. 540-51-1218 of the O.P.R.R.P.H.C., in the east line of the residue of said 8.5641-acre tract and for the northeast corner said tract herein described;

THENCE South 01 deg. 53 min. 30 sec. East, with the west line of said 2.877-acre tract, with an east line of the residue of said 8.5641-acre tract and with the east line of said tract herein described, a distance of 136.00 feet to a 5/8-inch iron rod found for the northeast corner of said 0.5936-acre tract, for the most northerly southeast corner of the residue of said 8.5641-acre tract and for the southeast corner of said tract herein described;

THENCE South 88 deg. 04 min. 02 sec. West, with the north line of said 0.5936-acre tract, with a south line of the residue of said 8.5641-acre tract and with the south line of said tract herein described, a distance of 130.22 feet to the POINT OF BEGINNING and containing 0.4085 acre (17,795 Square Feet) of land.

I, WALTER P. SASS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JULY 26, 2019. THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEY STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY.



WALTER P. SASS REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS, No. 4410

NOTE: PER UNIMPROVED PROPERTY CONTRACT BETWEEN GTSI, LLC (BUYER) AND DONNAH MARIE JONES (SELLER): BUYER SHALL DELIVER TO SELLER A RESTRICTIVE COVENANT (THE RESTRICTIVE COVENANT) UPON THE PROPERTY AND BUYER'S 0.5936 ACRE TRACT OF LAND TO THE SOUTH OF THE PROPERTY (BUYER'S TRACT) WHICH SHALL RESTRICT BUYER, ITS SUCCESSORS OR ASSIGNS, FROM PLACING ANY TYPE OF PERMANENT IMPROVEMENT, INCLUDING WITHOUT LIMITATION, A FENCE, WITHIN 3 FEET OF THE WESTERN BOUNDARY OF THE PROPERTY AND THE BUYER'S TRACT FOR SO LONG AS THE SELLER OR HER FAMILY OWN ANY PORTION OF THE REMAINDER OF THE 8.5641 ACRE TRACT OF LAND OF WHICH THE PROPERTY IS A PART.

NOTE: SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRATERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS, BUT OUTSIDE OF ANOTHER MUNICIPALITY). IT IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS OF CITY OF HOUSTON ORD. No. 85-1878, PERTAINING TO, AMONG OTHER THINGS, THE PLATTING AND RE-PLATTING OF REAL PROPERTY AND TO THE ESTABLISHMENT OF BUILDING LINES. A CERTIFIED COPY OF SAID ORDINANCE WAS FILED FOR RECORD ON AUGUST 01, 1991, UNDER HARRIS COUNTY CLERK'S FILE No. N253886, AND AMENDED BY THE CITY OF HOUSTON UNDER ORD. No. 99-282.

REVISED 03/05/2020, CERTIFICATION DATE REMAINS 03/16/2017.

Table with 4 columns: REV., DESCRIPTION, BY, DATE. Row 1: 1, ADD UNIMPROVED PROPERTY CONTRACT NOTE, J.C.M., 03/05/20.

WEISSER Engineering Co. logo and address: 19500 Park Row, Suite 100, Houston, Texas 77084. Phone: (281) 579-7300. Website: www.weissereng.com. T&P#R #66 T&P.L.S.#10038-00

SURVEY OF A 0.4085-ACRE (17,795 SQ. FT.) SITUATED IN THE SOUTHWEST QUARTER OF THE H&T.C. RAILROAD COMPANY SURVEY, A-438, HARRIS COUNTY, TEXAS

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Table with 4 columns: DRAWN BY, CALCULATED BY, SCALE, SHEET. Row 1: W.H., C.H., 1" = 20', 01 OF 01. Row 2: F.B. No., CHECKED BY, J.C.M., SHEET 01 OF 01. Row 3: CREW CHIEF, K.H., DATE: 07/26/2019, JOB No.: IG064.