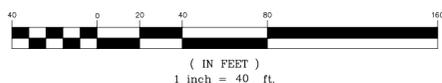


GRAPHIC SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	485.84'	1950.00	14°16'31"	N 22°46'43" E	484.59'
C2	202.63'	1200.00	9°40'29"	N 25°04'45" E	202.39'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 59°54'30" E	23.29'

- LEGEND:**
- AE - AERIAL EASEMENT
  - BL - BUILDING LINE
  - BLDG - BUILDING
  - ESMT - EASEMENT
  - FND - FOUND
  - HLP&P - HOUSTON LIGHTING & POWER
  - IP - IRON PIPE
  - IR - IRON ROD
  - HCF - HARRIS COUNTY CLERKS FILE
  - HCDR - HARRIS COUNTY DEED RECORDS
  - HCMR - HARRIS COUNTY MAP RECORDS
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCING
  - PS - PARKING SPACES
  - ROW - RIGHT OF WAY
  - SO. FT. - SQUARE FEET
  - UE - UTILITY EASEMENT
  - W - BARBED WIRE FENCE
  - CL - CHAIN LINK FENCE
  - CON - CONCRETE
  - CC - COVERED CONCRETE
  - OE - OVERHEAD ELECTRIC LINES
  - WF - WOOD FENCE
  - WIF - WROUGHT IRON FENCE
  - GW - GUY WIRE
  - CB - CATCH BASIN
  - EB - ELECTRIC BOX
  - EMH - ELECTRIC MH
  - FH - FIRE HYDRANT
  - FOM - FIBER OPTIC MARKER
  - FP - FLAG POLE
  - GM - GAS METER
  - GV - GAS VALVE
  - CI - CURB INLET
  - LP - LIGHT POLE
  - MH - MANHOLE
  - MW - MONITORING WELL
  - PM - PIPELINE MARKER
  - PP - POWER POLE
  - SP - SERVICE POLE
  - SMH - SANITARY MANHOLE
  - SM - STORM MANHOLE
  - TP - TELEPHONE PEDESTAL
  - TR - TRANSFORMER
  - TSB - TRAFFIC SIGNAL BOX
  - TSP - TRAFFIC SIGNAL POLE
  - UCM - UNDERGROUND CABLE MARKER
  - WW - WATER WELL
  - WM - WATER METER
  - WV - WATER VALVE
  - B - BENCHMARK
  - CIR - CAPPED IRON ROD
  - STS - STAMPED SOUTH TEXAS SURVEYING
  - Vol. 334, Pg. 121, H.C.M.R.

**HUMBLE-WESTFIELD ROAD**  
(180' PUBLIC RIGHT-OF-WAY)

**BIRNAMWOOD BOULEVARD**  
(100' PUBLIC RIGHT-OF-WAY)

**OVERALL**  
**3.5616 ACRES**  
**(155,142 SQ. FT.)**  
**( VACANT )**

CALLED  
1.9983 ACRES  
(87,046 SQ. FT.)

CALLED  
0.7304 ACRES  
(31,815 SQ. FT.)

CALLED  
0.8329 ACRES  
(36,281 SQ. FT.)

**TURKEY CREEK**  
250' H.C.F.C.D. FEE STRIP  
UNIT NO. K11-00-00

**LEGAL DESCRIPTION**

A TRACT OR PARCEL CONTAINING 3.5616 ACRES (155,142 SQUARE FEET) OF LAND OUT OF THE R. B. WEST SURVEY, A-860, IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, BEING THE COMBINATION OF 3 TRACTS CALLED 1.9983 ACRES, 0.7303 ACRES, AND 0.83 ACRES, SAID 3.5616 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE WESTERLY END OF A 15.00 FOOT CUT-BACK MARKING THE INTERSECTION OF EASTERLY LINE OF BIRNAMWOOD BOULEVARD (100 FOOT ROW.) WITH THE SOUTHERLY-LINE OF HUMBLE-WESTFIELD ROAD (180 FOOT ROW.) PER STREET DEDICATION HAT RECORDED IN VOLUME 334, PAGE 121 OF THE HARRIS COUNTY MAP RECORDS;

THENCE NORTH 59 DEGREES 54 MINUTES 30 SECONDS EAST, A DISTANCE OF 23.29 FEET ALONG SAID CUT-BACK TO A 5/8 INCH IRON ROD FOUND IN THE SOUTHERLY LINE OF SAID HUMBLE-WESTFIELD ROAD;

THENCE SOUTH 80 DEGREES 00 MINUTES 03 SECONDS EAST, A DISTANCE OF 46.53 FEET ALONG THE SOUTHERLY LINE OF SAID HUMBLE-WESTFIELD ROAD, TO A 5/8 INCH IRON ROD SET ON THE WESTERLY LINE OF A 250 FOOT HARRIS COUNTY FLOOD CONTROL DRAINAGE DISTRICT FEE STRIP AS DESIGNATED ON SAID STREET DEDICATION PLAT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 09 DEGREES 37 MINUTES 37 SECONDS WEST, A DISTANCE OF 77.22 FEET ALONG SAID WESTERLY LINE TO A 5/8 INCH IRON ROD SET FOR ANGLE POINT;

THENCE SOUTH 02 DEGREES 22 MINUTES 23 SECONDS EAST, A DISTANCE OF 177.96 FEET ALONG SAID WESTERLY LINE TO A 5/8 INCH IRON ROD SET FOR ANGLE POINT ;

THENCE SOUTH 09 DEGREES 37 MINUTES 37 SECONDS WEST, A DISTANCE OF 445.64 FEET, ALONG SAID WESTERLY LINE TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 73 DEGREES 43 MINUTES 04 SECONDS WEST, A DISTANCE OF 342.19 FEET, ALONG THE NORTHERLY LINE OF SAID FEE STRIP TO A 5/8 INCH IRON ROD SET IN THE EASTERLY LINE OF SAID BIRNAMWOOD BOULEVARD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 15 DEGREES 38 MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF SAID BIRNAMWOOD BOULEVARD A DISTANCE OF 71.52 FEET TO A 5/8 INCH IRON ROD FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, WITH THE EASTERLY LINE OF BIRNAMWOOD BOULEVARD, HAVING A RADIUS OF 1950.00 FEET, AN INTERIOR ANGLE OF 14 DEGREES 16 MINUTES 31 SECONDS, A LENGTH OF 485.84 FEET, AND A CHORD BEARING NORTH 22 DEGREES 46 MINUTES 43 SECONDS EAST, 484.59 FEET TO A 5/8 INCH IRON ROD FOUND AT THE POINT OF TANGENCY;

THENCE NORTH 29 DEGREES 54 MINUTES 59 SECONDS EAST, A DISTANCE OF 100.00 FEET CONTINUING ALONG THE EAST LINE OF SAID BIRNAMWOOD BOULEVARD TO A 5/8 INCH IRON ROD FOUND AT THE BEGINNING OF A 1200.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1200.00 FEET AN INTERIOR ANGLE OF 09 DEGREES 40 MINUTES 29 SECONDS, A LENGTH OF 202.63 FEET, AND A CHORD BEARING NORTH 25 DEGREES 04 MINUTES 45 SECONDS EAST, 202.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.5616 ACRES OF LAND, MORE OR LESS.

PLEASE NOTE: LACK OF RIGHT OF ACCESS TO AND FROM THE LAND. COMPANY DELETES THE INSURANCE OF ACCESS UNDER COVERED TITLE RISKS. THIS IS BECAUSE OF THE 1' RESERVE ALONG HUMBLE-WESTFIELD ROAD AND BIRNAMWOOD BOULEVARD PER VOLUME 334, PAGE, 121.

- NOTES:**
- ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
  - SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY G.F. NO. CH-7660-1076602300263SL OF FIDELITY NATIONAL TITLE INSURANCE COMPANY. EFFECTIVE DATE: SEPTEMBER 19, 2023.
  - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
  - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
  - SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
  - THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2023. ALL RIGHTS RESERVED.

**SURVEYOR'S CERTIFICATION**

TO: BASSEM MASARQ, NORTHWOOD VENTURE L.P., A TEXAS LIMITED PARTNERSHIP, FIDELITY NATIONAL TITLE INSURANCE COMPANY

I, hereby certify that this survey was made on the ground and completed on this 3rd day of October, 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 substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GP CH-7660-1076602300263SL of FIDELITY NATIONAL TITLE INSURANCE COMPANY

**SITE PHOTOGRAPH**



*Fred W. Lawton*  
Fred W. Lawton Registered Professional Land Surveyor No. 2321



**SURVEY OF**

A TRACT OR PARCEL CONTAINING 3.5616 ACRES (155,142 SQUARE FEET) OF LAND OUT OF THE R. B. WEST SURVEY, A-860, IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, BEING THE COMBINATION OF 3 TRACTS CALLED 1.9983 ACRES, 0.7303 ACRES, AND 0.83 ACRES.

ADDRESS: BIRNAMWOOD DRIVE  
HUMBLE, TEXAS 77338

SITE:

JOB NO: 1458-23  
DATE: 10-04-23

SCALE: 1" = 40'  
SHEET 1 OF 1

**REVISIONS:**

NO.	DATE	DESCRIPTION



**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082  
281-556-6918 FAX 281-556-9331  
Firm Number: 10045400

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**JOB NO: 1458-23**