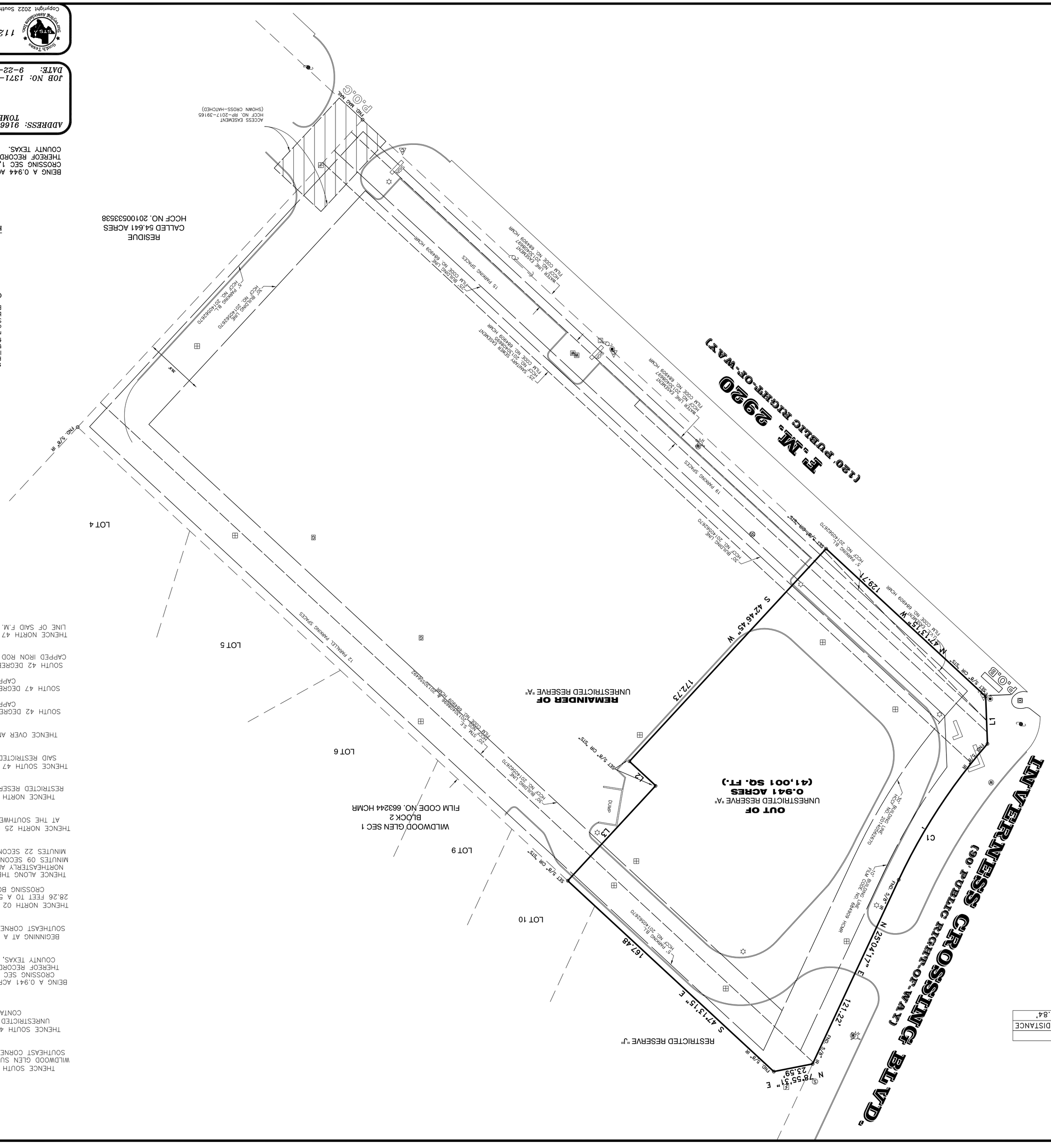

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

CURVE TABLE					
C#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	345.00'	16°08'09"	97.16'	N 33°08'22" E	96.84'

LINE TABLE		
L#	BEARING	DISTANCE
L1	S 02°10'34" E	28.26'
L2	S 47°13'15" E	21.36'
L3	S 42°46'45" W	77.26'

LEGEND:

AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
EASMT – EASEMENT
FND – FOUND
IP – IRON PIPE
IR – IRON ROD
HLRP – HOUSTON LIGHTING & POWER
CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING
HCCF – HARRIS COUNTY CLERKS FILE
HCMR – HARRIS COUNTY MAP RECORDS
HCDR – HARRIS COUNTY DEED RECORDS
POB – POINT OF BEGINNING
PUE – UTILITY EASEMENT
SQ. FT. – SQUARE FEET
ROW – RIGHT OF WAY
PS – PARKING SPACES
POC – POINT OF COMMENCING
FCM – FIBER OPTIC MARKER
AC – ACRES
CONC – CONCRETE
CLF – CHAIN LINK FENCE
BWF – BARBED WIRE FENCE
OVHP – OVERHEAD ELECTRIC LINES
WDF – WOOD FENCE
WIF – WROUGHT IRON FENCE
OVF – OVF WIRE
CB – CATCH BASIN
CBOX – CABLE BOX
EBOX – ELECTRIC BOX
EMH – ELECTRIC MH
FH – FIRE HYDRANT
FCM – FIBER OPTIC MARKER
GM – GAS METER
GV – GAS VALVE
FP – FLAG POLE
LP – LIGHT POLE
CI – CURB INLET
MH – MANHOLE
MW – MONITORING WELL
PM – PIPELINE MARKER
PP – POWER POLE
SP – SERVICE POLE
SM – STORM MANHOLE
SAN – SANITARY MANHOLE
TP – TELEPHONE PEDESTAL
TS – TRANSFORMER
TSB – TRAFFIC SIGNAL BOX
TSP – TRAFFIC SIGNAL POLE
UGCM – UNDERGROUND CABLE MARKER
WM – WATER METER
WV – WATER VALVE
WELL – WATER WELL
BM – BENCHMARK

NOTES:

1. BASIS OF BEARING IS TH NORTH R.O.W. LINE OF F.M. 2920 BEING N 47°13'15" W
2. 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 OF THE TITLE COMPANY, OR OTHER PARTIES.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. 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.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEDGED, 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.

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FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48201C 0220M, DATE 10-16-2013 BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
I, hereby certify that this survey was made on the ground and completed on this 22ND day of September, 2022 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:

GF CH-6171-10517122000028-LM of CHICAGO TITLE INSURANCE COMPANY

STATE OF TEXAS
FRED W. LAWTON
2321
PROFESSIONAL LAND SURVEYOR

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

SURVEY OF

BEING A 0.944 ACRE TRACT OF LAND OUT OF UNRESTRICTED RESERVE "A", OF PLAZAS AT INVERNESS CROSSING SEC 1, A SUBDIVISION IN HARRIS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 684909, OF THE MAP OR PLAT RECORDS OF HARRIS COUNTY TEXAS.

ADDRESS: 9166 F.M. 2920
TOMBALL, TEXAS 77375

REVISIONS:		
NO.	DATE	DESCRIPTION

JOB NO: 1371-22 SCALE: 1" = 30'
DATE: 9-22-22 SHEET 1 OF 1

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg 1, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10064400

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JOB NO: 1371-22

LEGAL DESCRIPTION

THENCE SOUTH 47 DEGREES 13 MINUTES 15 SECONDS EAST, ALONG THE SOUTH LINE OF SAID WILDWOOD GLEN SUBDIVISION A DISTANCE OF 398.30 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 4 OF WILDWOOD GLEN SUBDIVISION, BEING THE NORTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A".

THENCE SOUTH 42 DEGREES 49 MINUTES 53 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID UNRESTRICTED RESERVE "A" A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.201 ACRES (95,856 SQUARE FEET) OF LAND, MORE OR LESS.

TRACT II:

BEING A 0.941 ACRE TRACT OF LAND OUT OF UNRESTRICTED RESERVE "A", OF PLAZAS AT INVERNESS CROSSING SEC 1, A SUBDIVISION IN HARRIS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 684909, OF THE MAP OR PLAT RECORDS OF HARRIS COUNTY TEXAS, SAID 0.941 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" MARKING THE SOUTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A", BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF F.M. 2920 (120 FOOT PUBLIC RIGHT-OF-WAY);

THENCE NORTH 02 DEGREES 10 MINUTES 34 SECONDS WEST, ALONG A CUTBACK LINE A DISTANCE OF 28.26 FEET TO A 5/8 INCH IRON ROD FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF INVERNESS CROSSING BOULEVARD, SAID IRON ROD BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID INVERNESS CROSSING BOULEVARD IN A NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16 DEGREES 08 MINUTES 09 SECONDS, HAVING A RADIUS OF 345.00 FEET, A CHORD BEARING NORTH 33 DEGREES 08 MINUTES 22 SECONDS EAST 96.84 FEET, AN ARC LENGTH OF 97.16 FEET TO A 5/8 INCH IRON ROD FOUND AT THE END OF SAID CURVE;

THENCE NORTH 25 DEGREES 04 MINUTES 17 SECONDS 121.22 FEET TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF RESTRICTED RESERVE "J" AND THE NORTHWEST CORNER OF SAID RESERVE "A";

THENCE NORTH 78 DEGREES 55 MINUTES 51 SECONDS EAST, ALONG THE SOUTH LINE OF SAID RESTRICTED RESERVE "J" AND NORTH LINE OF RESERVE "A", A DISTANCE OF 23.59 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 47 DEGREES 13 MINUTES 15 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID RESTRICTED RESERVE "J" A DISTANCE OF 167.48 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING FOR CORNER;

THENCE OVER AND ACROSS SAID UNRESTRICTED RESERVE "A" THE FOLLOWING THREE CALLS AND DISTANCE:

SOUTH 42 DEGREES 46 MINUTES 45 SECONDS WEST, A DISTANCE OF 77.26 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR CORNER;

SOUTH 47 DEGREES 13 MINUTES 15 SECONDS EAST, A DISTANCE OF 21.36 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR CORNER;

SOUTH 42 DEGREES 46 MINUTES 45 SECONDS WEST, A DISTANCE OF 172.73 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET ON THE NORTHEAST RIGHT OF WAY LINE OF FM 2920;

THENCE NORTH 47 DEGREES 13 MINUTES 15 SECONDS WEST, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 2920 A DISTANCE OF 129.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.941 ACRES