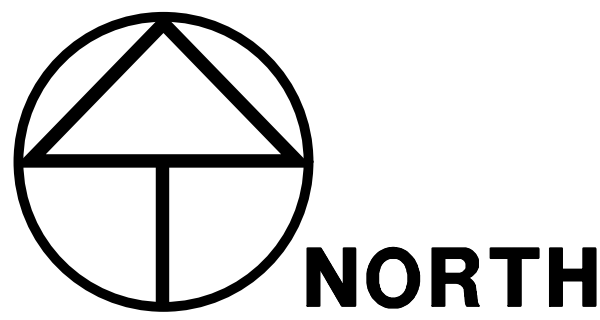
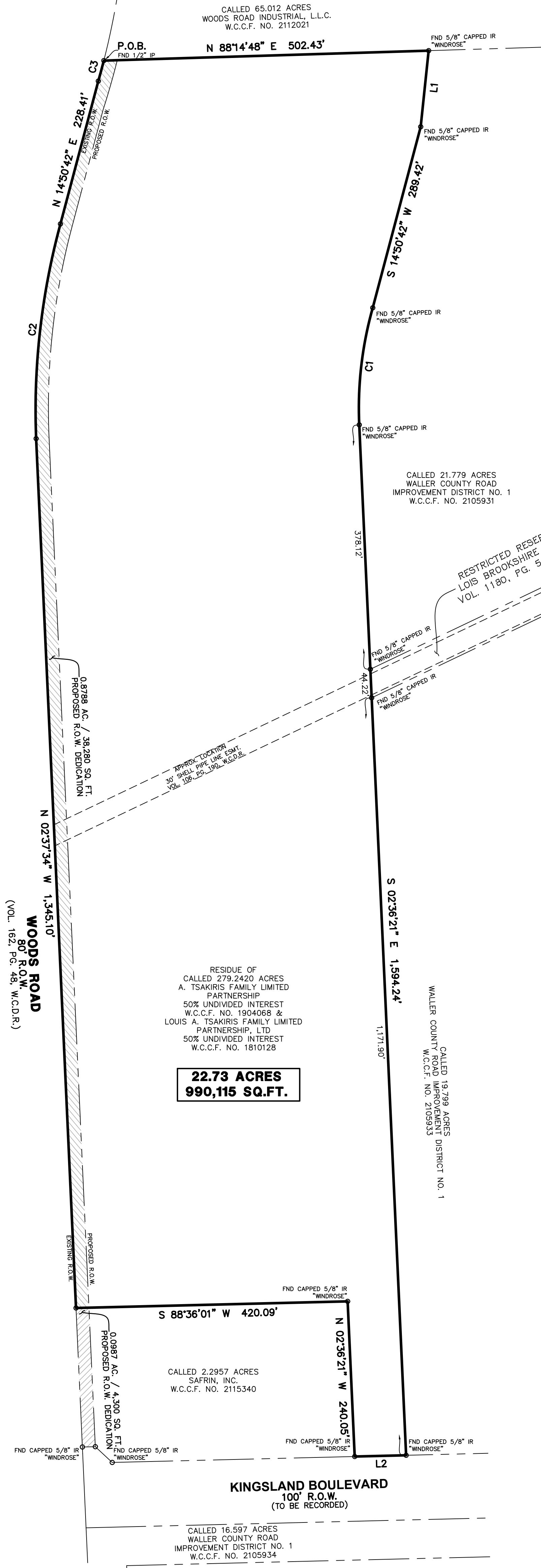
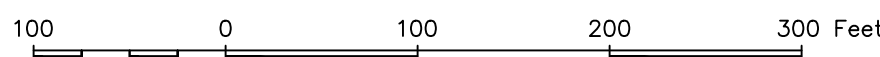


CITY, COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'

PROJECT SITE



GRAPHIC SCALE: 1" = 100'



DESCRIPTION

A TRACT OR PARCEL CONTAINING 22.73 ACRES OR 990,115 SQUARE FEET OF LAND SITUATED IN H & T.C.R.R. CO SURVEY NO. 76 ABSTRACT NO. 322, WALLER COUNTY, TEXAS, BEING PART OF THE RESIDUE OF A CALLED 279.2420 ACRES, CONVEYED TO LOUIS A. TSAKIRIS FAMILY LIMITED PARTNERSHIP, LTD., RECORDED UNDER WALLER COUNTY CLERK FILE (W.C.C.F.) NO. 1810128 AND THE A. TSAKIRIS FAMILY LIMITED PARTNERSHIP RECORDED UNDER W.C.C.F. NO. 1904068, WITH SAID 22.73 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 1/2 INCH IRON PIPE FOUND ON THE EAST RIGHT OF WAY (R.O.W.) LINE OF WOODS ROAD, 80 FEET WIDE, FOR THE SOUTHWEST CORNER OF A CALLED 65.012 ACRE TRACT OF LAND CONVEYED TO WOODS ROAD INDUSTRIAL, L.L.C., AS RECORDED UNDER W.C.C.F. NO. 2112021, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEG. 14 MIN. 48 SEC. EAST, ALONG THE SOUTH LINE OF SAID CALLED 65.012 ACRE TRACT, A DISTANCE OF 502.43 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND FOR THE NORTHWEST CORNER OF A CALLED 21.779 ACRE TRACT OF LAND CONVEYED TO WALLER COUNTY ROAD IMPROVEMENT DISTRICT NO. 1, AS RECORDED UNDER W.C.C.F. NO. 2105931, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WEST LINE OF SAID CALLED 21.779 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- SOUTH 05 DEG. 57 MIN. 30 SEC. WEST, A DISTANCE OF 118.30 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND FOR AN ANGLE POINT;
- SOUTH 14 DEG. 50 MIN. 42 SEC. WEST, A DISTANCE OF 289.42 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT;
- WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 570.14 FEET, A CENTRAL ANGLE OF 18 DEG. 22 MIN. 36 SEC., AN ARC LENGTH OF 182.86 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 06 DEG. 34 MIN. 56 SEC. WEST - 182.08 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND FOR THE END OF SAID CURVE;

THENCE, SOUTH 02 DEG. 36 MIN. 21 SEC. EAST, CONTINUING ALONG THE WEST LINE OF SAID CALLED 21.779 ACRE TRACT, PASSING AT A DISTANCE OF 378.12 FEET A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 21.779 ACRE TRACT, AND THE MOST WESTERLY NORTHWEST CORNER OF RESTRICTED RESERVE "C", OF LOIS BROOKSHIRE ADDITION, MAP OR PLAT THEREOF RECORDED UNDER VOL. 1180, PG. 584, OF THE WALLER COUNTY DEED RECORDS, CONTINUING A DISTANCE OF 44.22 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "C", AND THE NORTHWEST CORNER OF A CALLED 19.799 ACRE TRACT CONVEYED TO WALLER COUNTY ROAD IMPROVEMENT DISTRICT NO. 1, AS RECORDED UNDER W.C.C.F. NO. 2105933, AND CONTINUING FOR A TOTAL DISTANCE OF 1,594.24 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND ON THE NORTH R.O.W. OF KINGSLAND BOULEVARD, 100 FEET WIDE (UNRECORDED), FOR THE SOUTHWEST CORNER OF SAID CALLED 19.799 ACRE TRACT, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEG. 36 MIN. 01 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID KINGSLAND BOULEVARD, A DISTANCE OF 79.55 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND FOR THE SOUTHWEST CORNER OF A CALLED 2.2957 ACRE TRACT OF LAND CONVEYED TO SAFRIN, INC., AS RECORDED UNDER W.C.C.F. NO. 2115340, AND THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 36 MIN. 21 SEC. WEST, ALONG THE EAST LINE OF SAID CALLED 2.2957 ACRE TRACT, A DISTANCE OF 240.05 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 2.2957 ACRE TRACT, AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEG. 36 MIN. 01 SEC. WEST, ALONG THE NORTH LINE OF SAID CALLED 2.2957 ACRE TRACT, A DISTANCE OF 420.09 FEET TO A POINT ON THE EAST R.O.W. LINE OF SAID WOODS ROAD FOR THE NORTHWEST CORNER OF SAID CALLED 2.2957 ACRE TRACT, AND THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EAST R.O.W. LINE OF SAID WOODS ROAD THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- NORTH 02 DEG. 37 MIN. 34 SEC. WEST, A DISTANCE OF 1,345.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,098.36 FEET, A CENTRAL ANGLE OF 17 DEG. 29 MIN. 14 SEC., AN ARC LENGTH OF 335.23 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 06 DEG. 27 MIN. 46 SEC. EAST - 333.93 FEET TO THE END OF SAID CURVE;
- NORTH 14 DEG. 50 MIN. 42 SEC. EAST, A DISTANCE OF 228.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,185.91 FEET, A CENTRAL ANGLE OF 01 DEG. 34 MIN. 59 SEC., AN ARC LENGTH OF 32.76 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 15 DEG. 07 MIN. 17 SEC. EAST - 32.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.73 ACRES OR 990,115 SQ. FT. OF LAND.

GENERAL NOTES

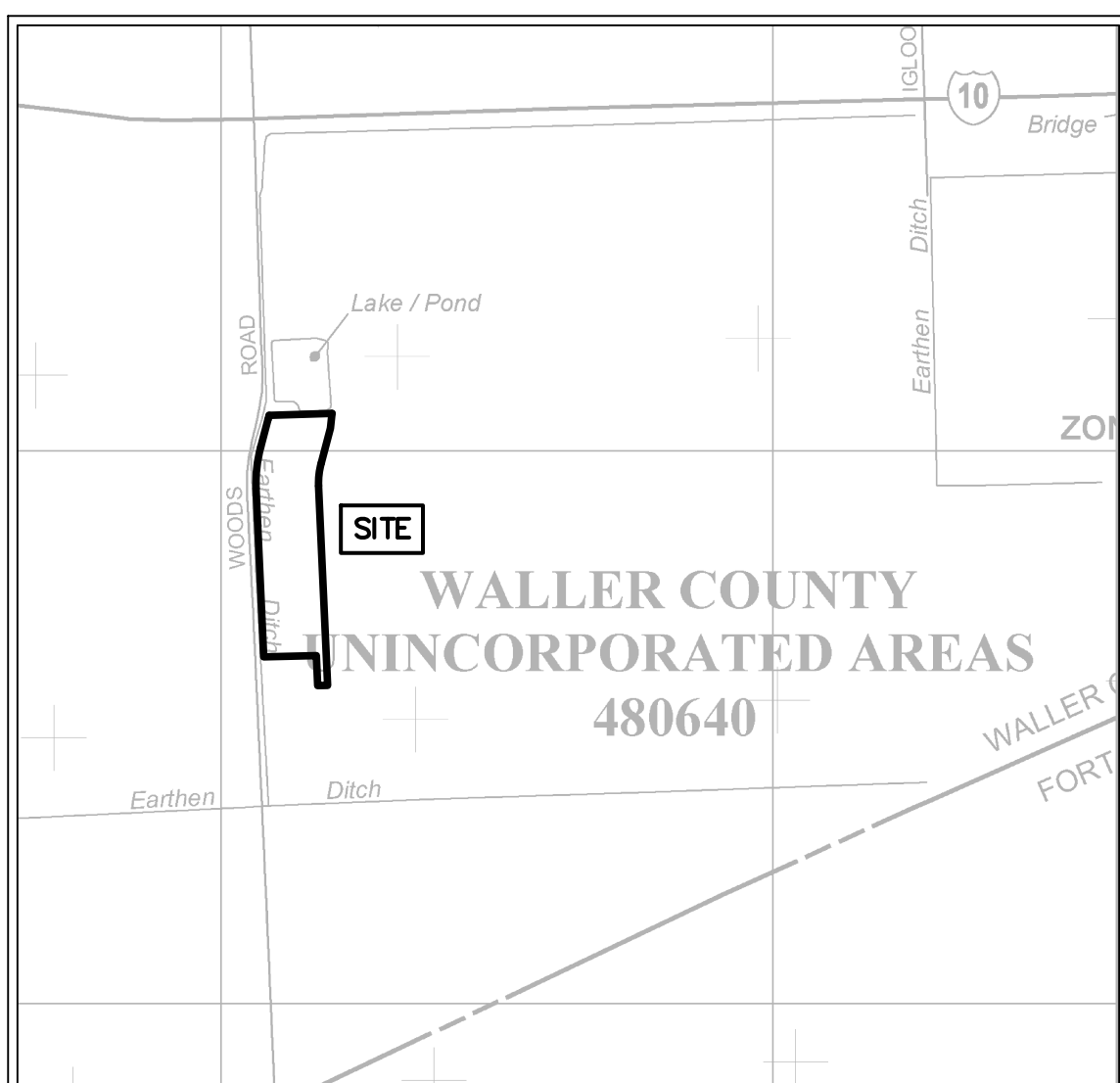
- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTOR'S CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTOR'S CERTIFICATE MAY DISCLOSE.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999870017.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48473C0350E REVISED/DATED FEBRUARY 18, 2009, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADDED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

SURVEYOR'S CERTIFICATION

TO: SUN COAST LAND SERVICES INC.

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND. EXCEPT AS SHOWN, THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

FLOOD INFORMATION



PANEL U390E

FIRM FLOOD INSURANCE RATE MAP
WALLER COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 350 OF 425
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:	NUMBER	PANEL SUFFIX
COMMUNITY	48060	0350
WALLER COUNTY	48067	0350
SPRINGDALE CITY OF	48107	0350
PATROCK CITY OF	48107	0350

MAP NUMBER
48473C0350E

EFFECTIVE DATE
FEBRUARY 18, 2009

Federal Emergency Management Agency

LINE	BEARING	LENGTH	DISTANCE
L1	S 05°57'30" W	118.30'	
L2	S 88°36'01" W	79.55'	

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	570.14'	18°22'36"	182.86'	S 06°34'56" W	182.08'
C2	1,098.36'	17°29'14"	335.23'	N 06°27'46" E	333.93'
C3	1,185.91'	01°34'59"	32.76'	N 15°07'17" E	32.76'

REVISIONS		
DATE	REASON	BY

ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6486

02-08-2022
DATE

WINDROSE
LAND SURVEYING & PLATTING

11111 RICHMOND AVE, STE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

STANDARD LAND SURVEY OF
22.73 ACRES / 990,115 SQ. FT.
SITUATED IN THE
H. & T. R.R. CO. SURVEY NO. 76
ABSTRACT NO. 322
WALLER COUNTY, TEXAS

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FILED BY: CC	CHECKED BY: RK	JOB NO. 54705-22.73
DRAWN BY: MC	DATE: FEBRUARY 2022	SHEET NO. 1 OF 1