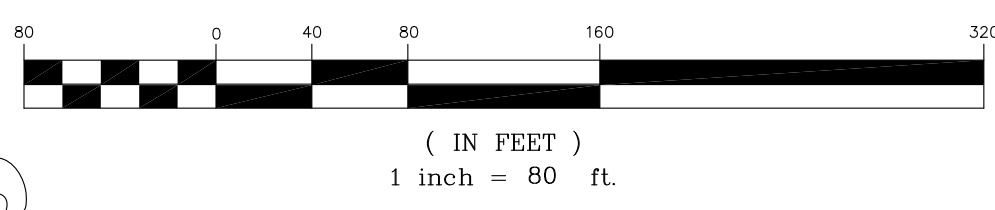


GRAPHIC SCALE



**F.M. 2920**  
(A.K.A. WALLER TOMBALL ROAD)  
(100' PUBLIC R.O.W.)

POINT OF BEGINNING  
FND 5/8" I.R. N 87°25'11" E 403.94' FND 5/8" I.R.

FND CONC. MONT. N 87°26'53" E 1182.18'

**BECKER ROAD**  
(66' PUBLIC R.O.W.)

- LEGEND:**
- AE - AERIAL EASEMENT
  - BL - BUILDING LINE
  - BLDG - BUILDING
  - ESMT - EASEMENT
  - FND - FOUND
  - HL&P - HOUSTON LIGHTING & POWER
  - IP - IRON PIPE
  - IR - IRON ROD
  - HCCF - 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
  - SQ. FT. - SQUARE FEET
  - UE - UTILITY EASEMENT
  - x- BARBED WIRE FENCE
  - o- CHAIN LINK FENCE
  - c- CONCRETE
  - COVERED CONCRETE
  - E- OVERHEAD ELECTRIC LINES
  - W- WOOD FENCE
  - I- WROUGHT IRON FENCE
  - D- DUTY WIRE
  - CB - CATCH BASIN
  - CBX - CABLE BOX
  - 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
  - TF - 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

CALLED 29.0132 ACRES  
H.C.C.F. NO. 20130424899

20.1336 ACRES  
(877,021 SQ. FT.)  
VACANT TRACT

CALLED 10.0670 ACRES  
H.C.C.F. NO. RP-2018-474532

BLOCK 1  
UNRESTRICTED RESERVE "A"  
CALLED 14.6077 ACRES  
FILM CODE NO. 695956, H.C.M.R.

CALLED 7.40 ACRES  
H.C.C.F. NO. RP-2021-530822

CALLLED 30.431 ACRES  
H.C.C.F. NO. RP-2018-486671

**LEGAL DESCRIPTION**

BEING THE WEST 20.1336 ACRES OF LAND OUT OF 30.2005 ACRES OF LAND OUT OF THE HARRIS COUNTY SCHOOL LAND SURVEY, SECTION 30, ABSTRACT 333, HARRIS COUNTY, TEXAS; SAID 20.1336 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOD 99, NAD 83 WITH A BEARING OF NORTH 87 DEGREES 25 MINUTES 11 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF F.M. 2920)

BEGINNING AT A 5/8 INCH IRON ROD FOUND, SOUTH 27 FEET FROM THE ORIGINAL NORTHWEST CORNER OF SAID 30.5 ACRE TRACT AND IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. 3920 (100 FEET WIDE) AND BEING NORTH 87 DEGREES 26 MINUTES 53 SECONDS EAST 1182.18 FEET FROM THE SOUTHEAST CORNER OF THE INTERSECTION OF SAID F. M. 2920 AND BECKER ROAD (66 FEET WIDE);

THENCE NORTH 87 DEGREES 25 MINUTES 11 SECONDS EAST, A DISTANCE OF 403.94 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID F. M. 2920 TO 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 02 DEGREES 09 MINUTES 45 SECONDS EAST, A DISTANCE OF 2164.92 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 87 DEGREES 38 MINUTES 55 SECONDS WEST, A DISTANCE OF 406.72 FEET TO 1 INCH IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF SAID 30.5 ACRE TRACT AND THE SOUTHEAST CORNER OF THE ANNIE TATE 30.50 ACRE TRACT;

TRENCH NORTH 02 DEGREES 05 MINUTES 45 SECONDS EAST, A DISTANCE OF 1067.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.1336 ACRES OF LAND.

**NOTES:**

1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOD 99, NAD 83 WITH A BEARING OF N 87°25'11" E, ALONG THE SOUTH R.O.W. LINE OF F.M. 2920.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS H.C.C.F. NO. H928300.
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 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 2022. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

**FLOOD NOTE:**

PROPERTY LIES WITHIN FLOOD ZONE     X    , ACCORDING TO F.I.R.M. MAP NO. 48201C 0185L, DATE 06-18-2007, 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 PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

**SURVEYOR'S CERTIFICATION**

I, hereby certify that this survey was made on the ground and completed on this 15th day of APRIL, 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 IA, 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     N/A     of     N/A    

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



**SURVEY OF**

BEING THE WEST 20.1336 ACRES OF LAND OUT OF 30.2005 ACRES OF LAND OUT OF THE HARRIS COUNTY SCHOOL LAND SURVEY, SECTION 30, ABSTRACT 333, HARRIS COUNTY, TEXAS.

ADDRESS: 0 FARM TO MARKET 2920  
HOCKLEY, TEXAS 77447

SITE:

JOB NO: 0761-22  
DATE: 04-15-22

SCALE: 1" = 80'  
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: 0761-22**