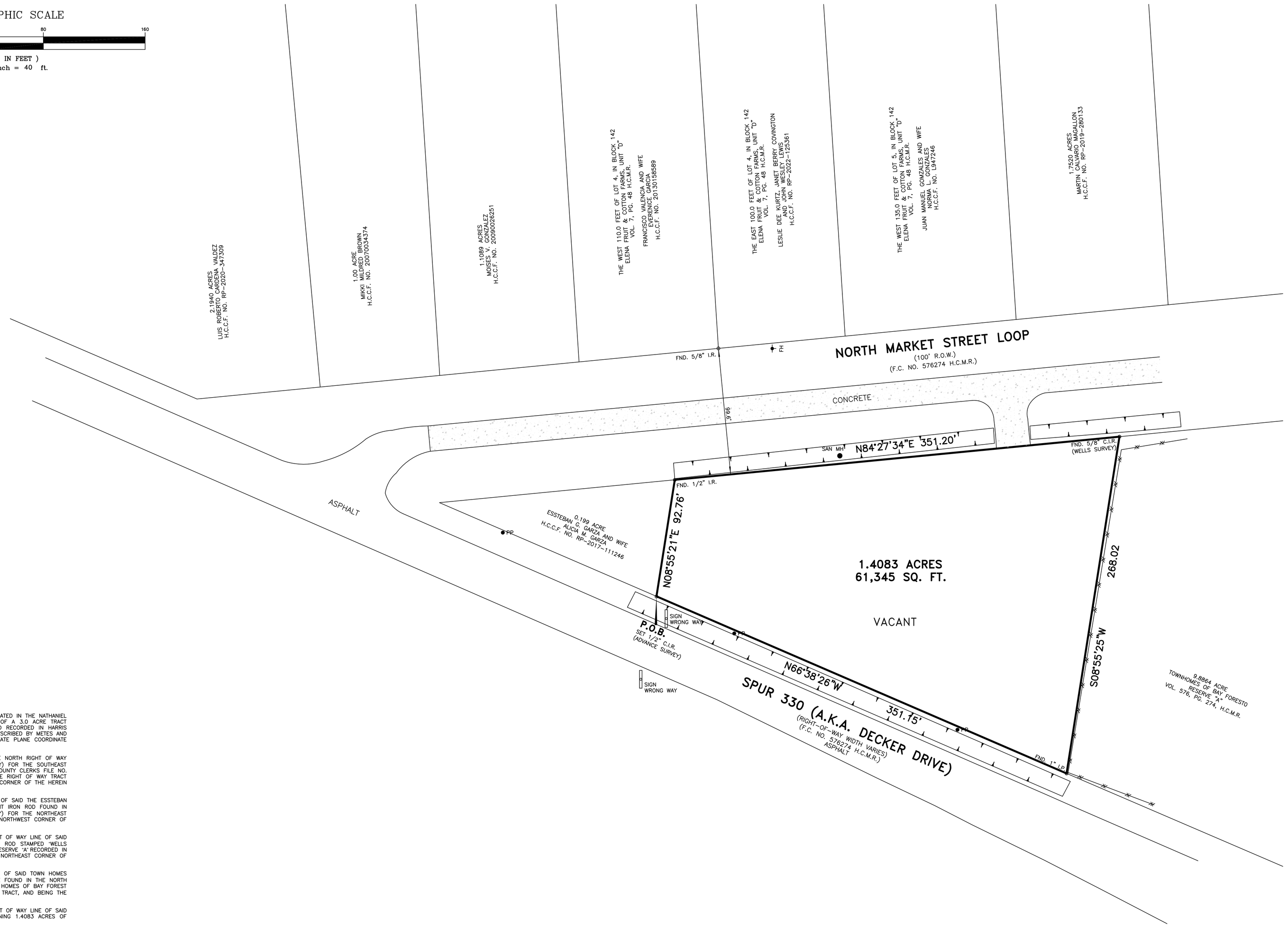
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SCALE: 1" = 40'



LEGEND:
AC. – ACRES
A/C – AIR CONDITION
A.E. – AERIAL EASEMENT
B.L. – BUILDING LINE
BLDG. – BUILDING
BO. – BOLLARD
CB – CATCH BASIN
CONC. – CONCRETE
COV'D. – COVERED
CP – CRIMPED PIPE
DA – DUMPSTER AREA
ELEC. – ELECTRIC
ESMT. – EASEMENT
FC – FILM CODE
FH – FIRE HYDRANT
FND. – FOUND
GM – GAS METER
HCCF – HARRIS COUNTY CLERKS FILE
HCDR – HARRIS COUNTY DEED RECORDS
HCMR – HARRIS COUNTY MAP RECORDS
HCPS – HANDICAP PARKING SPACE
HL&P – HOUSTON LIGHTING & POWER
I.P. – IRON PIPE
I.R. – IRON ROD
LP – LIGHT POST
MH – MANHOLE
MW – MONITORING WELL
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCING
PP – POWER POLE
PS – PARKING SPACES
PTP – PINCHED TOP PIPE
R.O.W. – RIGHT OF WAY
RR – RAILROAD
SAN. – SANITARY
SP – SERVICE POLE
SQ. FT. – SQUARE FEET
S.S.E. – SANITARY SEWER EASEMENT
STM. – STORM
STM.S.E. – STORM SEWER EASEMENT
SWBT – SOUTHWESTERN BELL TELEPHONE
TEL. – TELEPHONE
TLP – TRAFFIC LIGHT POLE
TSB – TRAFFIC SIGNAL BOX
U.E. – UTILITY EASEMENT
WM – WATER METER
WV – WATER VALVE
—x— BARBED WIRE FENCE
—o— CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
ASPHALT
—OHPL— OVERHEAD POWER LINES
—//— WOOD FENCE
—x— WROUGHT IRON FENCE

– CONCRETE
– COVERED CONCRETE

WROUGHT IRON FENCE LINE

WOOD FENCE LINE

CHAIN LINK FENCE LINE

BARBED WIRE FENCE LINE

OVERHEAD UTILITY LINE

EDGE OF ASPHALT LINE

LEGAL DESCRIPTION

A TRACT OR PARCEL CONTAINING 1.4083 ACRES (61,345 SQUARE FEET) OF LAND SITUATED IN THE NATHANIEL LYNCH SURVEY, ABSTRACT NO. 44, HARRIS COUNTY, TEXAS, BEING THE REMAINDER OF A 3.0 ACRE TRACT CONVEYED FROM BESSIE LEE MCKINNEY TO W.F. HOWARD JR. AND SUZANNE HOWARD RECORDED IN HARRIS COUNTY CLERKS FILE NO. D742277, SAID 1.4083 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEY" SET IN THE NORTH RIGHT OF WAY LINE OF SPUR 330 (ALSO KNOWN AS DECKER DRIVE, VARIABLE WIDTH RIGHT-OF-WAY) FOR THE SOUTHEAST CORNER OF THE ESSTEBAN GARZA CALLED 0.199 ACRE TRACT RECORDED IN HARRIS COUNTY CLERKS FILE NO. 2017-111246, THE NORTHWEST CORNER OF THE STATE OF TEXAS CALLED 1.629 ACRE RIGHT OF WAY TRACT RECORDED IN HARRIS COUNTY CLERKS FILE NO. C111143 AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08 DEGREES 55 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF SAID THE ESSTEBAN GARZA CALLED 0.199 ACRE TRACT, A DISTANCE OF 92.76 FEET TO A 1/2 INCH BENT IRON ROD FOUND IN THE SOUTH RIGHT OF WAY LINE OF NORTH MARKET LOOP (100 FOOT RIGHT OF WAY) FOR THE NORTHEAST CORNER OF SAID THE ESSTEBAN GARZA CALLED 0.199 ACRE TRACT AND BEING THE NORTHWEST CORNER OF SAID CALLED 3.0 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 84 DEGREES 27 MINUTES 34 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NORTH MARKET LOOP, A DISTANCE OF 351.20 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "WELLS SURVEY" FOUND FOR THE NORTHWEST CORNER OF THE TOWNHOMES OF BAY FOREST RESERVE "A" RECORDED IN VOLUME 576, PAGE 274 OF THE MAP RECORDS OF HARRIS COUNTY, AND BEING THE NORTHEAST CORNER OF SAID CALLED 3.0 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08 DEGREES 55 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID TOWN HOMES OF BAY FOREST RESERVE "A", A DISTANCE OF 268.02 FEET TO A 1 INCH IRON PIPE FOUND IN THE NORTH RIGHT OF WAY LINE OF SAID SPUR 330, FOR THE SOUTHWEST CORNER OF SAID TOWN HOMES OF BAY FOREST RESERVE "A", THE NORTHEAST CORNER OF SAID STATE OF TEXAS CALLED 1.629 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 66 DEGREES 38 MINUTES 26 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID SPUR 330, A DISTANCE OF 351.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.4083 ACRES OF LAND, MORE OR LESS.

NOTES:
1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY TITLE RESOURCES GUARANTY COMPANY UNDER G.F. NO. 2238432-VGHF
2. EASEMENT AND BUILDING LINES PER RECORDED PLAT, UNLESS SHOWN OTHERWISE.
2. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
3. BUILDING LINE RESTRICTIONS PER
4. H.L.&P. AGREEMENT PER
5. CABLE T.V. AGREEMENT PER
6. AN EASEMENT 2 FEET WIDE ALONG OR CENTERED ON UNDERGROUND POWER SERVICE LINE INSTALLED FROM U.E. TO POINT OF SERVICE ON SRUCTURE GRANTED TO H.L.&P. CO. PER C.F. NO.
7. CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, SOUTHWESTERN BELL TELEPHONE COMPANY AND TEXAS CABLE PARTNERS, L.P. D/B/A TIME WARNER CABLE EASEMENT PER C.F. NO.
8. SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 85-1878 PER H.C.C.F. NO. N253886.
9. SUBJECT TO ORDINANCE NO. 89-1312 BY THE CITY OF HOUSTON PER H.C.C.F. NO. M337573.
10. FENCES DOES NOT FOLLOW PROPERTY LINES AS SHOWN.

FLOOD NOTE:

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE X.
MAP # 48201C, PANEL 0745M, DATED 01-06-17. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

BOUNDARY SURVEY OF

A TRACT OR PARCEL CONTAINING 1.4083 ACRES (61,345 SQUARE FEET) OF LAND, MORE OR LESS, SITUATED IN THE NATHANIEL LYNCH SURVEY, ABSTRACT NO. 44, HARRIS COUNTY, TEXAS, BEING THE REMAINDER OF A 3.0 ACRE TRACT CONVEYED FROM BESSIE LEE MCKINNEY TO W.F. HOWARD JR. AND SUZANNE HOWARD RECORDED IN HARRIS COUNTY CLERKS FILE NO. D742277.

I, hereby certify that this survey was made on the ground and completed on this 13th 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 complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:
GF 2238432-VGHF of TITLE RESOURCES GUARANTY COMPANY

Henry M. Santos

HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450

STATE OF TEXAS
REGISTERED
HENRY M. SANTOS
5450
PROFESSIONAL
LAND SURVEYOR

*ABSTRACTING BY TITLE COMPANY.
*COPYRIGHT 2022, Advance Surveying, Inc.(Email: advance_survey@asi23.com)

PHONE: 281 530-2939
FAX: 281 530-5464

PURCHASER: SAI NIDHI, LLC	SCALE: 1" = 40'
ADDRESS: 1510 NORTH MARKET LOOP BAYTOWN, TEXAS, 77521	FIELD WORK: 08-27-22/DB
	DRAFTING: 09-13-22/LS
LENDER: N/A	FINAL CHECK:09-13-22/HS
TITLE CO.: TITLE RESOURCES GUARANTY COMPANY	REVISIONS:
JOB NO.: 0812550-22-01	
G.F. NO.: 2238432-VGHF	
KEY MAP: 500A	

ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 • HOUSTON, TEXAS 77099 • TBPLS FIRM NO. 10099200