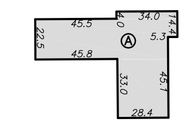
GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)
1 inch = 120 ft.

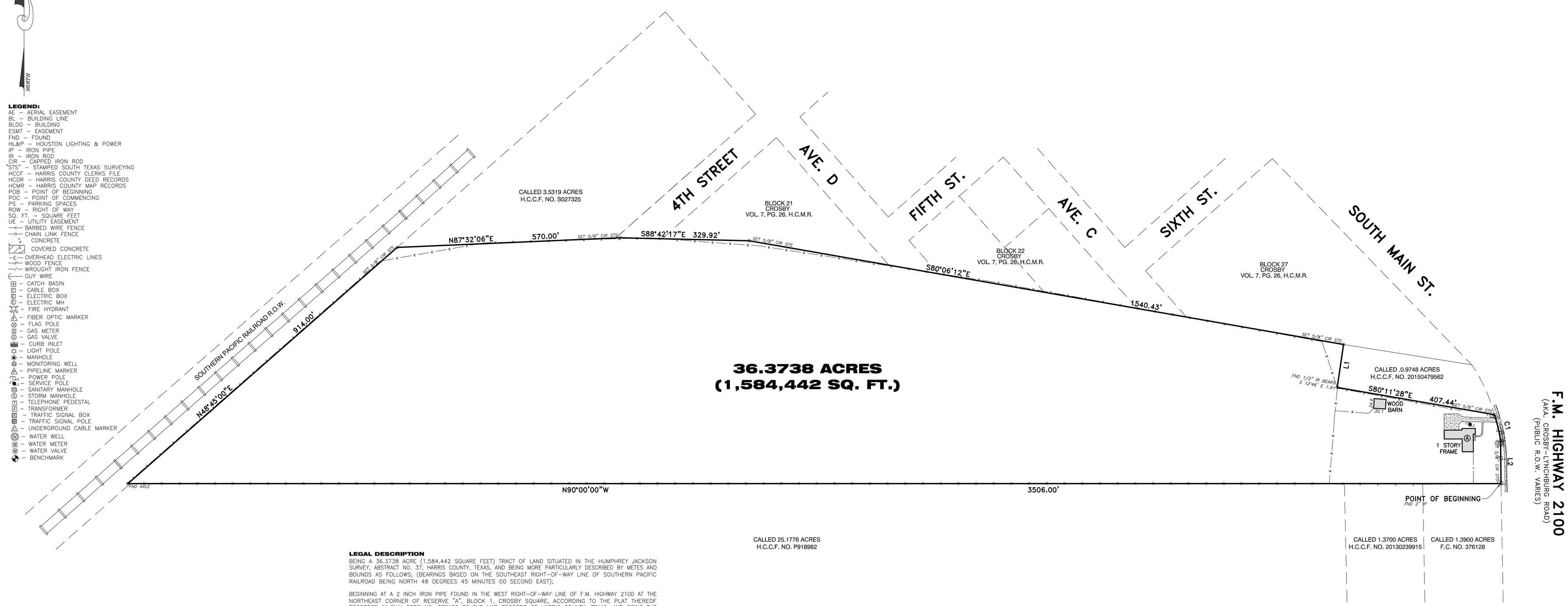
NORTH



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	67.60'	434.68	8°54'38"	S 13°29'06" E	67.53'

LINE TABLE		
LINE	LENGTH	BEARING
L1	110.79'	S08°25'00"W
L2	110.27'	S00°31'00"E

LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING
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
CONCRETE
COVERED CONCRETE
—E— OVERHEAD ELECTRIC LINES
WOOD FENCE
WROUGHT IRON FENCE
GUY WIRE
– CATCH BASIN
– CABLE BOX
– ELECTRIC BOX
– ELECTRIC MH
– FIRE HYDRANT
– FIBER OPTIC MARKER
– FLAG POLE
– GAS METER
– GAS VALVE
– CURB INLET
– LIGHT POLE
– MANHOLE
– MONITORING WELL
– PIPELINE MARKER
– POWER POLE
– SERVICE POLE
– SANITARY MANHOLE
– STORM MANHOLE
– TELEPHONE PEDESTAL
– TRANSFORMER
– TRAFFIC SIGNAL BOX
– TRAFFIC SIGNAL POLE
– UNDERGROUND CABLE MARKER
– WATER WELL
– WATER METER
– WATER VALVE
– BENCHMARK



LEGAL DESCRIPTION

BEING A 36.3738 ACRE (1,584,442 SQUARE FEET) TRACT OF LAND SITUATED IN THE HUMPHREY JACKSON SURVEY, ABSTRACT NO. 37, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARINGS BASED ON THE SOUTHEAST RIGHT–OF–WAY LINE OF SOUTHERN PACIFIC RAILROAD BEING NORTH 48 DEGREES 45 MINUTES 00 SECOND EAST);

BEGINNING AT A 2 INCH IRON PIPE FOUND IN THE WEST RIGHT–OF–WAY LINE OF F.M. HIGHWAY 2100 AT THE NORTHEAST CORNER OF RESERVE "A", BLOCK 1, CROSBY SQUARE, ACCORDING TO THE PLAT THEREOF RECORDED IN FILM CODE NO. 376128 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID RESERVE "A", A CALLED 1.37 ACRE TRACT DESCRIBED IN DEED RECORDED IN FILM CODE NO. 20130239915 OF THE OFFICIAL REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, AND A CALLED 25.1776 ACRE TRACT DESCRIBED IN DEED RECORDED IN HARRIS COUNTY CLERKS FILE NO. P918982 OF THE HARRIS COUNTY DEED RECORDS, A DISTANCE OF 3506.00 FEET TO AN AXLE FOUND IN THE SOUTHEAST RIGHT–OF–WAY LINE OF THE SOUTHERN PACIFIC RAILROAD FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 48 DEGREES 45 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEAST RIGHT–OF–WAY LINE OF SAID SOUTHERN PACIFIC RAILROAD A DISTANCE OF 914.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 32 MINUTES 06 SECONDS EAST, ALONG THE SOUTH LINE OF A CALLED 3.5319 ACRE TRACT DESCRIBED IN DEED RECORDED IN HARRIS COUNTY CLERKS FILE NO. S027325 OF THE HARRIS COUNTY DEED RECORDS, A DISTANCE OF 570.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN ANGLE POINT IN THE NORTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 42 MINUTES 17 SECONDS EAST, A DISTANCE OF 329.92 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN ANGLE POINT IN THE NORTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 80 DEGREES 06 MINUTES 21 SECONDS EAST, A DISTANCE OF 1540.43 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHWEST CORNER OF A CALLED 0.9748 ACRE TRACT DESCRIBED IN DEED RECORDED IN FILM CODE NO. 20150479562 OF THE OFFICIAL REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS AND BEING THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 08 DEGREES 25 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID 0.9748 ACRE TRACT, A DISTANCE OF 110.79 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 0.9748 ACRE TRACT, AND FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 12 DEGREES 46 MINUTES EAST, 1.91 FEET AND SAID POINT BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 80 DEGREES 11 MINUTES 28 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 0.9748 ACRE TRACT, A DISTANCE OF 407.44 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE WEST RIGHT–OF–WAY LINE OF SAID F.M. HIGHWAY 2100 FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST RIGHT–OF–WAY LINE OF SAID F.M. HIGHWAY 2100 AND ALONG A NON–TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 434.68 FEET, A CENTRAL ANGLE OF 08 DEGREES 54 MINUTES 38 SECONDS, A CHORD BEARING SOUTH 13 DEGREES 29 MINUTES 06 SECONDS EAST, A CHORD DISTANCE OF 67.53 FEET AND AN ARC LENGTH OF 67.60 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET AT THE END OF SAID CURVE;

THENCE SOUTH 00 DEGREES 31 MINUTES 00 SECONDS EAST, CONTINUING ALONG THE WEST RIGHT–OF–WAY LINE OF F.M. HIGHWAY 2100, A DISTANCE OF 110.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.3738 ACRES (1,584,442 SQUARE FEET) OF LAND, MORE OR LESS.

NOTES:
1. BEARING BASIS IS THE SOUTH LINE OF SUBJECT TRACT BEING N90°00'00"W.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY THE CLIENT.
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 2016. 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/X SHADED", ACCORDING TO F.I.R.M. MAP NO. 48201C 0540L, DATE 6-18-07, 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

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF N/A of N/A

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

STATE OF TEXAS REGISTERED FRED W. LAWTON 2321 PROFESSIONAL LAND SURVEYOR

SURVEY OF

BEING A 36.3738 ACRE (1,584,442 SQUARE FEET) TRACT OF LAND SITUATED IN THE HUMPHREY JACKSON SURVEY, ABSTRACT NO. 37, HARRIS COUNTY, TEXAS.

ADDRESS: 15119 FM 2100
CROSBY, TEXAS 77532

JOB NO: 1362–16
DATE: 9–31–16
SCALE: 1" = 120'
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: 1362-16