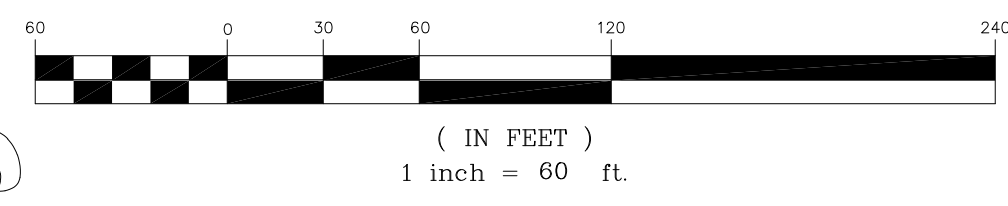


GRAPHIC SCALE



NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
CL	306.13'	11450.00'	1°31'55"	N 87°21'39" E	306.12'

NO.	BEARING	LENGTH
L1	S 87°12'37" E	156.53'

- LEGEND:**
- EASEMENT
 - BUILDING LINE
 - BUILDING
 - EASEMENT
 - EASEMENT
 - HOUSTON LIGHTING & POWER
 - IRON PIPE
 - IRON ROD
 - HARRIS COUNTY CLERK'S FILE
 - HARRIS COUNTY DEED RECORDS
 - HARRIS COUNTY MAP RECORDS
 - POINT OF BEGINNING
 - POINT OF COMMENCING
 - POINT OF BEGINNING
 - SQUARE FEET
 - UTILITY EASEMENT
 - BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - CONCRETE
 - COVERED CONCRETE
 - OVERHEAD ELECTRIC LINES
 - WOOD FENCE
 - WROUGHT IRON FENCE
 - GUY WIRE
 - CATCH BASIN
 - CABLE BOX
 - ELECTRIC BOX
 - ELECTRIC MH
 - FIBER OPTIC MARKER
 - FIBER OPTIC MARKER
 - GAS METER
 - GAS VALVE
 - CURB INLET
 - LIGHT POLE
 - MONITORING WELL
 - PILING MARKER
 - POWER POLE
 - SERVICE POLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - TELEPHONE PEDESTAL
 - TELEPHONE PEDESTAL
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL POLE
 - UNDERGROUND CABLE MARKER
 - WATER WELL
 - WATER METER
 - WATER VALVE
 - BENCHMARK
 - CAPPED IRON ROD
 - STAMPED SOUTH TEXAS SURVEYING

LEGAL DESCRIPTION

TRACT 1
 BEING A 6.8808 ACRE TRACT OUT OF A CALLED 45.195 ACRE TRACT OF LAND AS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. H468089, BEING IN THE C.N. PILOT SURVEY, ABSTRACT 632, IN HARRIS COUNTY, TEXAS, SAID 6.8808 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCING AT A POINT IN THE SOUTH LINE OF HOLDERREITH ROAD (80' FOOT WIDE PUBLIC RIGHT-OF-WAY), SAID POINT BEING ON THE EAST LINE OF A CALLED 72.3 ACRE TRACT AS RECORDED IN HARRIS COUNTY CLERK'S FILE NO. J660827, BEING THE NORTHWEST CORNER OF SAID CALLED 45.195 ACRE TRACT;
 THENCE SOUTH 01 DEGREES 57 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 45.195 ACRE TRACT, A DISTANCE OF 6.76 FEET TO A 5/8" IRON ROD FOUND FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE HERIN DESCRIBED TRACT;
 THENCE OVER AND ACROSS SAID CALLED 45.195 ACRE TRACT, THE FOLLOWING 3 COURSES AND DISTANCES:
 NORTH 87 DEGREES 35 MINUTES 41 SECONDS EAST, A DISTANCE OF 410.93 FEET TO A 5/8" IRON CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
 IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 11450.00 FEET, A DELTA OF 01 DEGREES 31 MINUTES 55 SECONDS, AN ARC LENGTH OF 306.13 FEET, A CHORD BEARING 88 DEGREES 21 MINUTES 39 SECONDS EAST, A DISTANCE OF 306.12 FEET TO A 5/8" IRON CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER;
 SOUTH 87 DEGREES 12 MINUTES 37 SECONDS EAST, A DISTANCE OF 156.53 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON ROD BEARS SOUTH 88 DEGREES 13 MINUTES WEST, A DISTANCE OF 0.39 FEET FOR THE NORTHEAST CORNER OF THE HERIN DESCRIBED TRACT;
 THENCE SOUTH 01 DEGREES 57 MINUTES 34 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 45.195 ACRE TRACT, A DISTANCE OF 328.53 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HERIN DESCRIBED TRACT;
 THENCE SOUTH 87 DEGREES 43 MINUTES 36 SECONDS WEST, OVER AND ACROSS SAID CALLED 45.195 ACRE TRACT, A DISTANCE OF 873.04 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT;
 THENCE NORTH 01 DEGREES 57 MINUTES 34 SECONDS WEST, ALONG THE WEST LINE OF SAID CALLED 45.192 ACRE TRACT, A DISTANCE OF 344.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.8808 ACRES (299,727 SQUARE FEET) OF LAND, MORE OR LESS.

TRACT 2
 BEING A 34.4293 ACRE TRACT OUT OF A CALLED 45.195 ACRE TRACT OF LAND AS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. H468089, BEING IN THE C.N. PILOT SURVEY, ABSTRACT 632, IN HARRIS COUNTY, TEXAS, SAID 34.4293 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCING AT A POINT IN THE SOUTH LINE OF HOLDERREITH ROAD (80' FOOT WIDE PUBLIC RIGHT-OF-WAY), SAID POINT BEING ON THE EAST LINE OF A CALLED 72.3 ACRE TRACT AS RECORDED IN HARRIS COUNTY CLERK'S FILE NO. J660827, BEING THE NORTHWEST CORNER OF SAID CALLED 45.195 ACRE TRACT;
 THENCE SOUTH 01 DEGREES 57 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 45.195 ACRE TRACT, A DISTANCE OF 6.76 FEET TO A 5/8" IRON ROD FOUND FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE HERIN DESCRIBED TRACT;
 THENCE NORTH 87 DEGREES 35 MINUTES 41 SECONDS EAST, OVER AND ACROSS SAID CALLED 45.195 ACRE TRACT, A DISTANCE OF 673.84 FEET TO A POINT FROM WHICH A FOUND 5/8" IRON ROD BEARS NORTH 82 DEGREES 33 MINUTES, A DISTANCE OF 0.33 FEET FOR THE NORTHEAST CORNER OF THE HERIN DESCRIBED TRACT;
 THENCE SOUTH 01 DEGREES 57 MINUTES 34 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 45.195 ACRE TRACT, A DISTANCE OF 1177.34 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HERIN DESCRIBED TRACT;
 THENCE SOUTH 87 DEGREES 39 MINUTES 31 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 45.195 ACRE TRACT, A DISTANCE OF 873.05 FEET TO A FENCE POST FOUND FOR THE SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT;
 THENCE NORTH 01 DEGREES 57 MINUTES 34 SECONDS WEST, ALONG THE WEST LINE OF SAID CALLED 45.195 ACRE TRACT, A DISTANCE OF 1718.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.4293 ACRES (1,498,740 SQUARE FEET) OF LAND, MORE OR LESS.

NOTES:

1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF S 87°39'31" W, ALONG THE SOUTH LINE OF SUBJECT.
 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 NO. 2999924-00737 OF TITLE RESOURCES GUARANTY COMPANY.
 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 UNLESS OTHERWISE INDICATED 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 2024. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X-SHADED & A.E., ACCORDING TO F.I.E.M. MAP NO. 4881C 0203L, DATED 8-18-2007, BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS INITIATED, THE COMMUNITY, CITY AND COUNTY, WHICH ARE ESTABLISHED PLANNING, DESIGN, OR CONSTRUCTION, SHOULD BE CONSULTED. SEE EASERS MAP WHERE SHADERED FLOOD PLAN AND FLOODING AREAS THAT SHOWN BY F.I.E.M. MAPS THAT WILL AFFECT DEVELOPMENT.



LEGAL DESCRIPTION

TRACT 1
 BEING A 6.8808 ACRE TRACT OUT OF A CALLED 45.195 ACRE TRACT OF LAND AS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. H468089, BEING IN THE C.N. PILOT SURVEY, ABSTRACT 632, IN HARRIS COUNTY, TEXAS.

TRACT 2
 BEING A 34.4293 ACRE TRACT OUT OF A CALLED 45.195 ACRE TRACT OF LAND AS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. H468089, BEING IN THE C.N. PILOT SURVEY, ABSTRACT 632, IN HARRIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION
 TO: JAMES JOHN MCKIFF AND TITLE RESOURCES GUARANTY COMPANY
 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 plan 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 bounding and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:
 Gp 2999924-00737 of TITLE RESOURCES GUARANTY COMPANY

REVISIONS:

NO.	DATE	DESCRIPTION

ADDRESS: 0 HOLDERREITH ROAD, TOMBALL, TEXAS 77375

SITE:

JOB NO: 1512-24
DATE: 9-12-24

SCALE: 1" = 60'
SHEET: 1 OF 1

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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JOHN MCKIFF
 Registered Professional Land Surveyor No. 2321

FRED W. LAWTON
 Registered Professional Land Surveyor No. 2321

OF TITLE RESOURCES GUARANTY COMPANY