

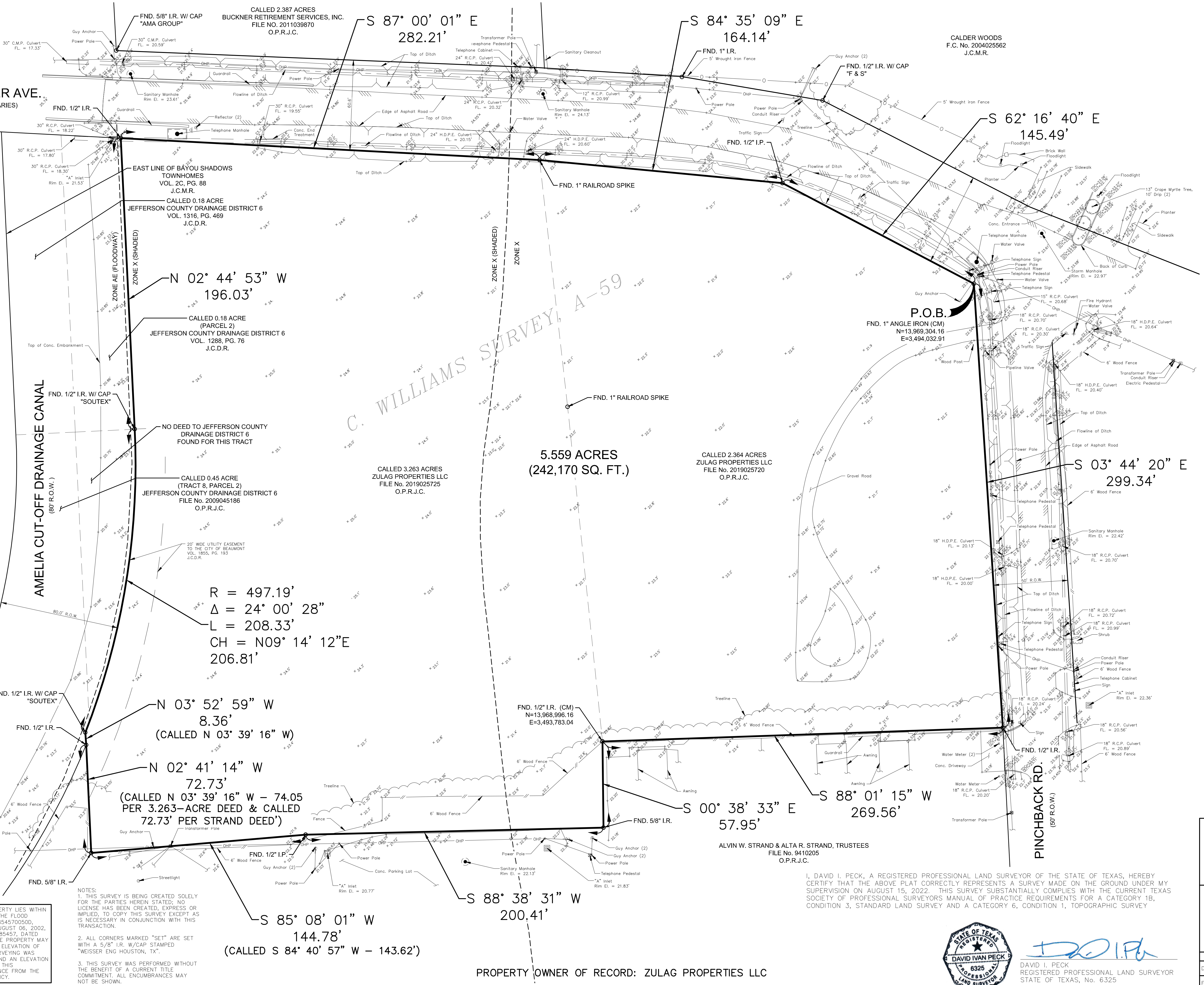
- SYMBOLS**
- AIR CONDITIONER
  - AERIAL MARKER
  - "BB" INLET
  - BENCHMARK
  - BILLBOARD
  - "C" INLET
  - "C2" INLET
  - "C2D" INLET
  - CABLE PEDESTAL
  - CIRCLE GRATE INLET
  - "D" INLET
  - "E" INLET
  - ELECTRIC JUNCTION BOX
  - ELECTRIC MANHOLE
  - ELECTRIC PEDESTAL
  - UNDERGROUND TRANSFORMER
  - FIRE HYDRANT
  - GAS METER
  - GUY ANCHOR
  - LIGHT STANDARD
  - MAILBOX
  - MANHOLE
  - METER POLE
  - PIPELINE VENT
  - PIPELINE MARKER
  - POWER POLE
  - SAMPLE WELL
  - SHRUB
  - SIGN
  - TELEPHONE MANHOLE
  - TELEPHONE PEDESTAL
  - TEMPORARY BENCHMARK
  - TONE MARK
  - TRAFFIC CONTROL BOX
  - TRAFFIC SIGNAL POLE
  - TRANSFORMER POLE
  - VALVE
  - WATER METER

- ABBREVIATIONS**
- C.M. = CONTROL MONUMENT
  - F.N.C. = FENCE
  - F.N.D. = FOUND
  - J.C.C.F. = JEFFERSON COUNTY CLERK'S FILE
  - J.C.D.R. = JEFFERSON COUNTY DEED RECORDS
  - J.C.M.R. = JEFFERSON COUNTY MAP RECORDS
  - I.P. = IRON PIPE
  - I.R. = IRON ROD
  - N.F.I.F. = NOT FOUND IN FIELD
  - No. = NUMBER
  - O.P.R.J.C. = OFFICIAL PUBLIC RECORDS OF JEFFERSON COUNTY, TEXAS
  - P.T.P. = PINCHED TOP PIPE
  - P.V.C. = POLYVINYL CHLORIDE PIPE
  - R.C.P. = REINFORCED CONCRETE PIPE
  - R.O.W. = RIGHT-OF-WAY
  - SQ. FT. = SQUARE FOOT/FEET
  - S.W.B.T. = SOUTHWESTERN BELL TELEPHONE
  - TYP. = TYPICAL
  - VOL., PG. = VOLUME, PAGE

**BASIS OF BEARINGS:**  
 THE STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204 NAD 83 (2011) EPOCH 2010.00. THE COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00005727. ALL DISTANCES ARE HORIZONTAL GROUND SURFACE DISTANCES IN U.S. SURVEY FEET.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AND ZONE "X" (SHADED) OF THE FLOOD INSURANCE RATE MAP, FIRM MAP No. 4854570050D, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 06, 2002, AS REVISED PER LOMR 02-06-2312P-485457, DATED 11-19-2003, AND SOME PORTION OF THE PROPERTY MAY BE WITHIN ZONE "AE" BASED ON FLOOD ELEVATION OF 24" (NOV023) PER LOMR. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTES:  
 1. THIS SURVEY IS BEING CREATED SOLELY FOR THE PARTIES HEREIN STATED. NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS TRANSACTION.  
 2. ALL CORNERS MARKED "SET" ARE SET WITH A 5/8" I.R. W/CAP STAMPED "WEISSER ENG HOUSTON, TX".  
 3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. ALL ENCUMBRANCES MAY NOT BE SHOWN.



$R = 497.19'$   
 $\Delta = 24^\circ 00' 28''$   
 $L = 208.33'$   
 $CH = N09^\circ 14' 12'' E$   
 $206.81'$

$N 03^\circ 52' 59'' W$   
 $8.36'$   
 (CALLED  $N 03^\circ 39' 16'' W$ )  
 $N 02^\circ 41' 14'' W$   
 $72.73'$   
 (CALLED  $N 03^\circ 39' 16'' W - 74.05$   
 PER 3.263-ACRE DEED & CALLED  
 $72.73'$  PER STRAND DEED)

$S 85^\circ 08' 01'' W$   
 $144.78'$   
 (CALLED  $S 84^\circ 40' 57'' W - 143.62'$ )

PROPERTY OWNER OF RECORD: ZULAG PROPERTIES LLC



DAVID I. PECK  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS, No. 6325

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**BOUNDARY AND TOPOGRAPHIC SURVEY OF A 5.559-ACRE (242,170 SQ. FT.) TRACT SITUATED IN THE C. WILLIAMS SURVEY, A-59, JEFFERSON COUNTY, TEXAS**

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DRAWN BY:	D.G.	CALCULATED BY:	D.P.	SCALE:	1" = 30'
F.B. No.:	3893	CHECKED BY:	S.P.	SHEET	01 OF 01
CREW CHIEF:	A.G.	DATE:	08/15/2022	JOB No.:	1T080