

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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 CLERK'S FILE
- HCCR - HARRIS COUNTY DEED RECORDS
- HCMR - HARRIS COUNTY MAP RECORDS
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- - ELECTRIC BOX
- ☆ - LIGHT POLE
- ⊙ - POWER POLE
- ⊙ - SANITARY MANHOLE
- ⊙ - TELEPHONE PEDESTAL
- ⊙ - TRAFFIC SIGNAL BOX
- ⊙ - UNDERGROUND CABLE MARKER

LINE TABLE

NO.	BEARING	LENGTH
L1	N 61°46'15" E	14.14'

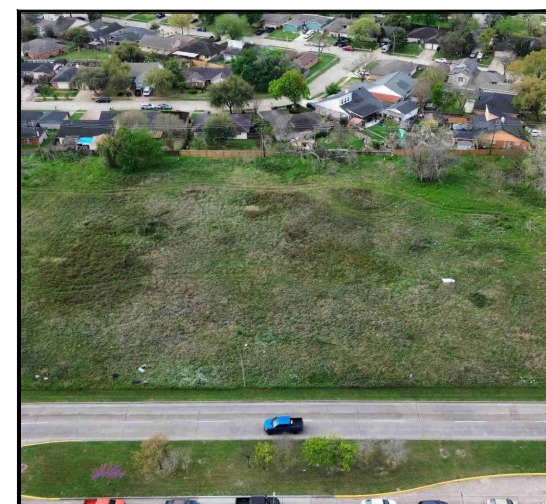
NOTES:

1. BEARING BASIS IS UPON A G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF S 73°13'45" E, ALONG THE R.O.W. LINE OF OF BISSONNET STREET.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS RECORDED FILE NO. RP-2016-267899.
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 2024. 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-SHADE & AE, ACCORDING TO F.I.R.M. MAP NO. 48201C 0840L. 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 PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SITE PHOTOGRAPH



2.4392 ACRES
106,250 SQ.FT.)
VACANT LOT

LEGAL DESCRIPTION

BEING A 2.4392 ACRE (106,250 SQUARE FEET) TRACT OUT OF THE STAFFORD SMITH SURVEY, ABSTRACT NO. 1362, HARRIS COUNTY, TEXAS AND OUT OF AND A PART OF UNRESTRICTED RESERVE "E", OF BECKFORD PLACE VOLUME 247, PAGE 136 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (WITH BEARINGS REFERENCED TO SAID TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE GEOID 18, (NAD 1983):

BEGINNING AT A FOUND 1-INCH GALVANIZED PIPE IN THE EAST RIGHT-OF-WAY LINE OF BECKFORD DRIVE (VARIABLE WIDTH AS RECORDED UNDER VOLUME 247 PAGE 136 (H.C.M.R.) AND BEING THE SOUTHWEST CORNER OF SAID UNRESTRICTED RESERVE "E" AND THE NORTHWEST CORNER OF LOT 1, BLOCK 8 OF SAID BECKFORD PLACE SUBDIVISION FOR THE SOUTHWEST CORNER HEREOF AND THE BEGINNING OF A CURVE TO THE LEFT, NON-TANGENT AT THIS POINT;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF BECKFORD DRIVE AND THE WEST LINE OF SAID UNRESTRICTED RESERVE "E", ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, CENTRAL ANGLE OF 01 DEGREES 44 MINUTES 10 SECONDS ALONG AN ARC LENGTH OF 10.00 FEET AND WHOSE CHORD BEARING AND DISTANCE BEARS NORTH 17 DEGREES 52 SECONDS EAST, 10.00 FEET TO A POINT OF TANGENCY;

THENCE, NORTH 18 DEGREES 58 MINUTES 24 SECONDS EAST, 260.19 FEET CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF BECKFORD DRIVE AND THE WEST LINE OF SAID UNRESTRICTED RESERVE "E" TO A 5/8-INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE SOUTH CORNER OF A CUT-BACK LINE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF BECKFORD DRIVE AND THE SOUTH RIGHT-OF-WAY LINE OF BISSONNET ROAD (100 FOOT WIDTH AS RECORDED UNDER VOLUME 8519, PAGE 9 OF THE HARRIS COUNTY DEED RECORDS);

THENCE, NORTH 61 DEGREES 46 MINUTES 15 SECONDS EAST, 14.14 FEET ALONG SAID CUT-BACK LINE TO A 5/8-INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTH CORNER OF SAID CUT-BACK LINE BEING IN THE SOUTH RIGHT-OF-WAY LINE OF BISSONNET DRIVE AND THE NORTH LINE OF SAID UNRESTRICTED RESERVE "E";

THENCE, SOUTH 73 DEGREES 13 MINUTES 45 SECONDS EAST, 364.65 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF BISSONNET DRIVE AND THE NORTH LINE OF SAID UNRESTRICTED RESERVE "E" TO A 5/8-INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHEAST CORNER HEREOF;

THENCE, SOUTH 16 DEGREES 46 MINUTES 05 SECONDS WEST, 279.99 FEET TO A 5/8-INCH IRON ROD FOUND IN THE SOUTH LINE OF SAID UNRESTRICTED RESERVE "E" AND THE NORTH LINE OF LOT 9, BLOCK 8 OF BECKFORD PLACE FOR THE SOUTHEAST CORNER HEREOF;

THENCE, NORTH 73 DEGREES 13 MINUTES 45 SECONDS WEST, 384.82 FEET ALONG THE SOUTH LINE OF SAID UNRESTRICTED RESERVE "E" AND THE NORTH LINE OF BLOCK 8 TO THE POINT OF BEGINNING AND CONTAINING 2.4392 ACRES (106,250 SQUARE FEET) OF LAND, MORE OR LESS.

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 plot 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:

GP: N/A of N/A



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

SURVEY OF

BEING A 2.4392 ACRE (106,250 SQUARE FEET) TRACT OUT OF THE STAFFORD SMITH SURVEY, ABSTRACT NO. 1362, HARRIS COUNTY, TEXAS AND OUT OF AND A PART OF UNRESTRICTED RESERVE "E", OF BECKFORD PLACE VOLUME 247, PAGE 136 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.),

ADDRESS: 12955 BISSONNET STREET
HOUSTON, TEXAS 77099

REVISIONS:

NO.	DATE	DESCRIPTION
1.	03-19-24	LEGAL

JOB NO: 0298-24
DATE: 03-08-24

SCALE: 1" = 20'
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