

LINE	DISTANCE	BEARING
L1	71.65'	S 58°29'06" E
L2	8.06'	N 71°12'24" E
L3	9.76'	S 04°17'42" W
L4	11.06'	S 58°29'06" E
L5	116.37'	N 01°45'07" W

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	330.00	12°29'27"	71.94	36.11	N 07°59'51" W	71.80
C2	330.00	09°06'46"	52.49	26.30	N 56°31'29" W	52.43

PETER J. DUNNAN SURVEY
ABSTRACT NO. 232

RESTRICTED RESERVE "A"
BLOCK 1
LABARGE PIPE & STEEL COMPANY
SEC. ONE
FILM CODE NO. 623004, M.R.H.C.

RESTRICTED RESERVE "C"
BLOCK 1
LABARGE PIPE & STEEL COMPANY
SEC. ONE
FILM CODE NO. 623004, M.R.H.C.

J.T. HARRELL SURVEY
ABSTRACT NO. 330

PETER J. DUNNAN SURVEY
ABSTRACT NO. 232

13.3267 ACRES
H.C.C.F. NO. RP-2016-377144
RESTRICTED RESERVE "B"
BLOCK 2
LABARGE PIPE & STEEL COMPANY
SEC. ONE
FILM CODE NO. 623004, M.R.H.C.

J.T. HARRELL SURVEY
ABSTRACT NO. 330

0.894 OF ONE ACRE
NOT PART OF
RESERVE "B"

LEGEND:

- A/ASPH. = ASPHALT
- AC = AIR CONDITIONER
- A.E. = AERIAL EASEMENT
- B = BOLLARD
- B.L. = BUILDING LINE
- BP = BRICK PLANTER BOX
- BRS = BEARS
- C/CONC. = CONCRETE
- CC = COVERED CONCRETE
- CLM = COLUMN
- CRW = CONCRETE RETAINING WALL
- D.E. = DRAINAGE EASEMENT
- DG = DOWN GUY
- EJB = ELECTRIC JUNCTION BOX
- EM = ELECTRIC METER
- FND = FOUND 5/8" I.R. W/CAP
- GI = GRATE INLET
- GM = GAS METER
- GP = GATE POST
- GPLM = GAS PIPE LINE MARKER
- H.C.C.F. NO. = HARRIS COUNTY CLERK'S FILE NUMBER
- I.R. = IRON ROD
- I.P. = IRON PIPE
- LP = LIGHT POLE
- M.R.H.C. = MAP RECORDS OF HARRIS COUNTY
- MB = METER BOX
- MP = METER POLE
- MFP = METAL FENCE
- OVH = OVERHANG
- P- = OVERHEAD POWER WIRE
- P.O.B. = POINT OF BEGINNING
- PP = POWER POLE
- PRF = PIPE RAIL FENCE
- PTP = PINCHED TOP PIPE
- SET = SET 5/8" I.R. W/CAP
- SNM = SIGN
- SL SEPTIC LID
- SP = SERVICE POLE
- TP = TELEPHONE PEDESTAL
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- WM = WATER METER

NOTES:

1. This survey was performed in connection with the commitment for title insurance furnished by Texan Title Insurance Company, G.F. No. T5T210319, Dated: August 15, 2022.
2. Bearing orientation based on the Easterly line of Shields Street as shown on map or plot of LABARGE PIPE & STEEL COMPANY SEC. ONE, a subdivision recorded under Film Code No. 623004, M.R.H.C.
3. Surveyor did not abstract tract.
4. () indicates deed or plot call.
5. Subject to Restrictive Covenants as set out in Film Code No. 623004, M.R.H.C.
6. Based on graphic plotting a portion of this tract lies within Zone "VE" and Zone "AE", both "100 year flood hazard areas" as designated on The National Flood Insurance Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Panel Number 480287 0740 M for Harris County, Texas, dated January 6, 2017. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel conditions change.
7. An Easement for drainage purposes extending a distance of 15' on each side of the center-line of all natural drainage courses, Film Code No. 623004, M.R.H.C.
8. CenterPoint Energy Houston Electric, LLC easement subject to an unobstructed aerial easements 10 feet wide, beginning at a plane 16 feet above the ground upwards, located on both sides of and adjoining 10 wide ground easement. (H.C.C.F. No. 20130492741)
9. Tract subject to the terms, conditions and stipulations contained in that certain Memorandum of Use Agreement recorded under H.C.C.F. No. 20130264827.
10. Tract subject to the terms, conditions and stipulations contained in that certain Notice: Certificate of Non-Compliance with the Regulations of Harris County, Texas for Flood Plain Management recorded under H.C.C.F. No. 20100319026.
11. Tract being more particularly described by separate metes and bounds. See HSC file number A22-084.000.

I hereby certify to Hollister Road Partners, LP and Texan Title Insurance Company that this survey was made on the ground, that this plot correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Survey.



Harry H. Hovis
Registered Professional Land Surveyor



Land Surveys - Computer Mapping
5000 Cabbage Spring, Texas 77379
(81) 320-9581
Acres - Residential - Industrial - Commercial
Texas Firm Registration No. 10030400

LAND TITLE SURVEY OF 13.3267 ACRES OF LAND SITUATED IN THE PETER J. DUNNAN SURVEY, ABSTRACT NUMBER 232 AND THE J.T. HARRELL SURVEY, ABSTRACT NUMBER 330, HARRIS COUNTY, TEXAS.

ID#: 130-899-002-0001
2208400.DWG
HSC 03532-E

DATE: SEPTEMBER 01, 2022 SCALE: 1" = 50' JOB NO. 22-084-00