



LEGEND

⊕	BOLLARD	⊕	TELEPHONE BOX
⊕	UG CABLE MARKER	⊕	UG TELEPHONE MARKER
⊕	CLEANOUT	⊕	STORM SEWER MANHOLE
⊕	CABLE VAULT	⊕	WATER METER
⊕	ELECTRIC BOX	⊕	WATER VAULT
⊕	FIRE DEPT. CONN.	⊕	WATER VALVE
⊕	FIRE HYDRANT	⊕	5/8-INCH IRON ROD
⊕	UG FIB. OPTIC MARKER	⊕	W/PACHECO KOCH" CAP SET
⊕	FLAG POLE	⊕	CONTROLLING MONUMENT
⊕	FLOOD LIGHT	---	PROPERTY LINE
⊕	QUI AND/OR	---	EASEMENT LINE
⊕	LS LIGHT STANDARD	---	SETBACK LINE
⊕	PULL BOX ELECTRIC	---	SURVEY ABSTRACT LINE
⊕	POWER POLE	---	LIMITS OF FLOOD ZONE
⊕	TRAFFIC SIGN	---	FENCE
⊕	SEW. MANHOLE	---	OVERHEAD UTILITY LINE
⊕	IRRIGATION CONTROL VALVE	---	

**CYPRESSWOOD PLAZA
RESTRICTED RESERVE "A"
RESIDUE OF 29.1341 ACRES
(C.C.F. No. 20070662607 R.P.R.H.C.)**

**GREENWOOD PROPERTIES, LP
(C.C.F. No. 20070662607 R.P.R.H.C.)**

**10.226 ACRES
(445,461 SQ. FT.)**

NO BUILDINGS

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS

- This property is subject to certain restrictive covenants as set forth in Film Code No. 550049 of the Map Records of Harris County and by instruments filed for record in County Clerk's File No(s). M432358, N107279, AND S082295 of the Real Property Records of Harris County.
- This property is subject to the terms and conditions of an easement for utilities in favor of CenterPoint Energy Houston Electric, LLC, as described as a "short term blanket easement" by instrument recorded under County Clerk's File No. 20080011961 of the Real Property Records of Harris County, as shown hereon.
- This property is subject to the terms and conditions of a 10' Utility easement in favor of Houston Lighting & Power Company, together with an aerial easement 11' 6" wide (West Side) from a plane 16' above ground upward, as described in instrument recorded under County Clerk's File No. S328469 of the Real Property Records of Harris County, as shown hereon.
- This property is subject to a water line easement as set forth and described in an instrument to Harris County Municipal Utility District No. 230 recorded under County Clerk's File No. 20070198851 of the Real Property Records of Harris County, as shown hereon.
- This property is subject to a public utility easement as set forth and described in an instrument to Harris County Municipal Utility District No. 230, recorded under County Clerk's File No. 20070198852 of the Real Property Records of Harris County, as shown hereon.
- This property is subject to a storm sewer easement as set forth and described in an instrument to Harris County Municipal Utility District No. 230 recorded under County Clerk's File No. 20070198853 of the Real Property Records of Harris County, as shown hereon.
- This property is not subject to a sanitary sewer easement as set forth and described in an instrument to Harris County Municipal Utility District No. 230, recorded under County Clerk's File No. 20070198854 of the Real Property Records of Harris County, as shown hereon.
- This property is subject to a Permanent Access easement as set forth and described in an instrument to Harris County Municipal Utility District No. 230 recorded under County Clerk's File No. 20070198855 of the Real Property Records of Harris County, as shown hereon.
- This property is subject to a water line easement as set forth and described in an instrument to Harris County Municipal Utility District No. 230, recorded under County Clerk's File No. 20100207168 of the Real Property Records of Harris County, as shown hereon (shaded area).
- This property is subject to an Access Easement in favor of Harris County Municipal Utility District No. 230 as described in instrument recorded under County Clerk's File No. 20090143307 of the Real Property Records of Harris County, Texas.

NOTES

- The bearings for this survey are based on the map or plot of Cypresswood Plaza, recorded in Film Code No. 550049 of the Map Records of Harris County.
- This boundary survey has been prepared and performed in accordance with the "Acts and Rules", adopted by the Texas Board of Professional Engineers and Land Surveyors.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Harris County, Texas and Incorporated Areas, Map No. 48201C04304, Community-Plan No. 480287, Revised Date: October 16, 2013. All of the subject property is shown to be located in Zone "X", as shown on said map. The location of the said flood zones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries as shown on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title abstract provided by _____, Title Company, G.F. No. _____, effective date _____.
- No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appurtenances are shown.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faults, toxics or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- The word "certify" or "certificates" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Except as specifically stated or shown on this plot, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
- Any declaration made hereon or herein is made to the original purchaser of the survey; it is not transferable to additional institutions or subsequent owners.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- The height of the building shown is from the adjacent grade to the peak of the roof at the place indicated.
- The area of the building shown is based on the building's footprint at ground level.
- The surveyor did not observe evidence of site use as a solid waste dump, sump or sanitary landfill at the time of this survey.

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION of a 10.226 acre tract of land situated in the Lorenzo De Zavalla Survey, Abstract No. A-950, and the James Winn Survey, A-833, Harris County, Texas; said tract being 10.131 acres out of Restrictive Reserve "A" of Cypresswood Plaza Subdivision as recorded in Film Code No. 550049 of Map Records of Harris County, Texas and 0.094 acres out of the adjoining 0.3825 acre tract located in the James Winn Survey and recorded in Film Code No. X303777 of the Deed Records of Harris County, Texas; said 10.226 acre tract being more particularly described as follows:

BEGINNING, at a 5/8 inch steel rod with (PACHECO KOCH) cap set for the most Northerly or Northeast corner of the herein described tract, from which a 5/8 inch steel rod monumenting the Northeast corner of said Reserve "A" of Cypresswood Plaza bears North 01 degrees, 45 minutes, 47 seconds West, a distance of 746.05 feet;

THENCE, South 01 degree, 45 minutes, 47 seconds East with the East line of said Restrictive Reserve "A", at 231.58 feet passing the Northwest corner of Restrictive Reserve "A" of Prince of Peace Catholic Community, Section 1, Report No. 1 and Extension as recorded in Film Code No. 679963 of Map Records of Harris County, Texas and continuing in all, a total distance of 965.97 feet to a 5/8 inch steel rod with (PACHECO KOCH) cap set for the Southeast corner of the herein described tract;

THENCE, South 63 degrees, 53 minutes, 16 seconds West with the South line of said Cypresswood Plaza Restricted Reserve "A" and the Northerly line of said restrictive Reserve "A" of Prince of Peace Catholic Community, a distance of 472.93 feet to a point for corner in East right-of-way of State Highway 249 (40' wide right-of-way), from which a 1x10 dot brass monument bears North 40 degrees, 16 minutes, 44 seconds East, a distance of 0.46 feet;

THENCE, North 26 degrees, 56 minutes, 50 seconds West along said Easterly State Highway 249 right-of-way and West line of said Cypresswood Plaza restricted Reserve "A", at 309.74 feet passing a 5/8 inch steel rod with (PACHECO KOCH) cap set at the approximate West line of said DeZavalla Survey and East line of said J. Winn Survey and also the Southerly corner of a triangular shaped 0.3825 acre tract as described in Film Code No. X303777 of Map Records of Harris County, Texas and continuing in all a distance of 440.62 feet to a "x" cut in concrete paving at the South West corner of the 3.3205 acre tract devised to Chasewood Crossing Three LLC and described in Film Code No. RP-2018-236974 of Map Records of Harris County, Texas, and Westernmost corner of herein described tract;

THENCE, North 63 degrees, 03 minutes, 33 seconds East along southerly line of said 3.3205 acre tract at a distance of 62.58 feet passing a "x" cut in concrete paving for corner at the approximate West line of said DeZavalla Survey and East line of said J. Winn Survey and intersecting the easterly line of said 0.3825 acre triangular tract, then proceeding a total distance of 341.64 feet to a "x" cut in concrete paving at the southeast corner of 3.3205 acre tract and an interior ell corner of herein described tract;

THENCE, North 27 degrees, 08 minutes, 30 seconds West along the Easterly line of said 3.3205 acre tract, a distance of 424.90 feet to point in the approximate centerline of a four-way concrete drive intersection, from which a "T"-K" nail found bears North 73°34' East, a distance of 0.4 feet, and a "T"-K" nail found bears North 27°26' West, a distance of 1.7 feet, said point is also the Southwest corner of the 4.2874 acre tract conveyed to Chasewood Crossing Two, LP as described in County Clerk's File No. 20100132620 of the Real Property Records of Harris County, Texas, and the Northwest corner of herein described tract;

THENCE, North 62 degrees, 51 minutes, 57 seconds East along the southerly line of said 4.2874 acre tract, a distance of 543.73 feet to 5/8 inch steel rod with (PACHECO KOCH) cap being the POINT OF BEGINNING;

CONTAINING: 445,461.19 square feet or 10.226 acres of land, more or less.

SURVEYOR'S CERTIFICATE

To: Greenwood Properties LP;
Hand Family Foundation, a Texas non-profit corporation; and
Alamo Title Insurance Company;

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category I-A Condition II Survey.

The preceding declaration is made to the original purchaser of this survey and is not transferable to additional institutions or subsequent owners.

Executed as of the 11th day of July, 2022.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 11/9/22
Michael Larry Lewis Jr.
Registered Professional Land Surveyor
No. 5775
mlw@spkce.com
www.spkce.com

STATE HIGHWAY NO. 249
(400' RIGHT-OF-WAY)

ALTA/TSPS LAND TITLE SURVEY
10.226 ACRE TRACT
OUT OF RESTRICTED RESERVE "A"
CYPRESSWOOD PLAZA, FILM CODE NO. 550049 M.R.H.C., IN THE LORENZO DE ZAVALLA SURVEY, ABSTRACT NO. 950, AND THE JAMES WINN SURVEY, ABSTRACT A-833 IN HARRIS COUNTY, TEXAS.

GF. NO. ATCH-26-ATCH22121188D

Pacheco Koch a Westwood company

20329 STATE HIGHWAY 249
SUITE 350
HOUSTON, TX 77070
281.883.0103

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY TRM	CHECKED BY MLL	SCALE 1"=40'	DATE 07/11/2022	JOB NUMBER 5279-22-456A54
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ALTA/TSPS LAND TITLE SURVEY OF 10.226 ACRES OF RESERVE A, CYPRESSWOOD PLAZA