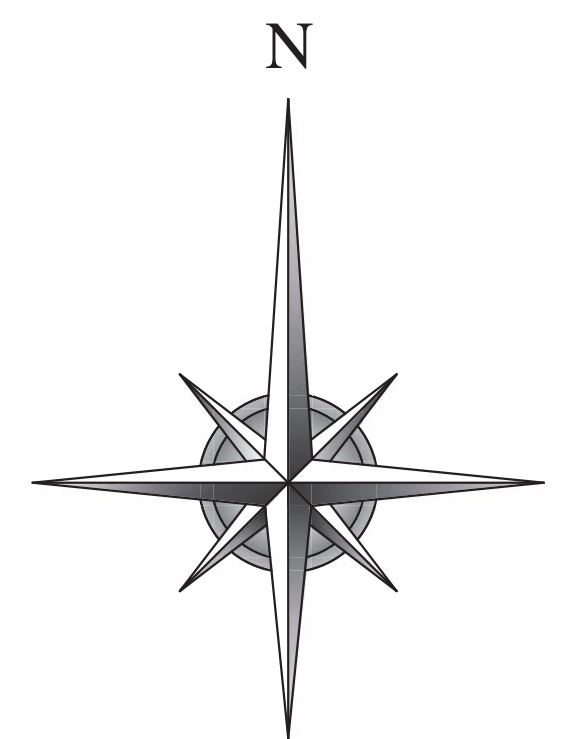


**LEGEND / ABBREVIATIONS**

CHAIN LINK FENCE	—○—	A	ABSTRACT
POWER POLE	—●—	A.E.	AERIAL EASEMENT
LIGHT POLE	—○—	B.L.	BUILDING LINE
OVERHEAD LINE	—○—	C.F.N.	CLERK'S FILE NUMBER
CLEANOUT	—○—	FND.	FOUND
WATER VALVE	—○—	I.R.	IRON ROD
WATER METER	—○—	O.P.R.R.P.	OFFICIAL PUBLIC RECORDS
FIREHYDRANT	—○—	H.C.T.	OF REAL PROPERTY
TELEPHONE PEDESTAL	—○—	M.R.	HARRIS COUNTY, TEXAS
FIBER BOX	—○—	P.O.B.	MAP RECORDS
PIPELINE MARKER	—○—	R.O.W.	POINT OF BEGINNING
PROPERTY MARKER	—○—	T.D.E.	RIGHT OF WAY
UNDERGROUND CABLE	—○—	U.E.	TEMPORARY DRAINAGE EASEMENT
SIGN	—○—		UTILITY EASEMENT



LOCATION MAP  
NOT TO SCALE



GRAPHIC SCALE

( IN FEET )

1 inch = 40 ft.

**SUBJECT TRACT DESCRIPTION**

Being a 6.275 acres (273,331 square feet) of land situated in the Ensello Farias Survey, A-278, of Harris County, Texas being all of a called 6.2748 acre tract of land as described in an instrument to U.S. Investments, recorded under Clerk's File Number (C.F.N.) 20140185444 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P., H.C.T.), same tract being out of Unrestricted Reserve "A" as shown on the plot of GREENBRIAR CENTER, a subdivision per plat recorded under Volume 307, Page 24 of the Map Records of Harris County, Texas (M.R., H.C.T.), said 6.275 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the northeast corner of the herein described tract, lying in the south line of a called 3.32025 acre tract of land (Legal Description 2 of 8) as described in an instrument to First Community Realty, Inc., recorded under C.F.N. RP-2018-484470 of the O.P.R.R.P., H.C.T. and the west right-of-way line of Imperial Valley Drive (100 foot wide public right-of-way);

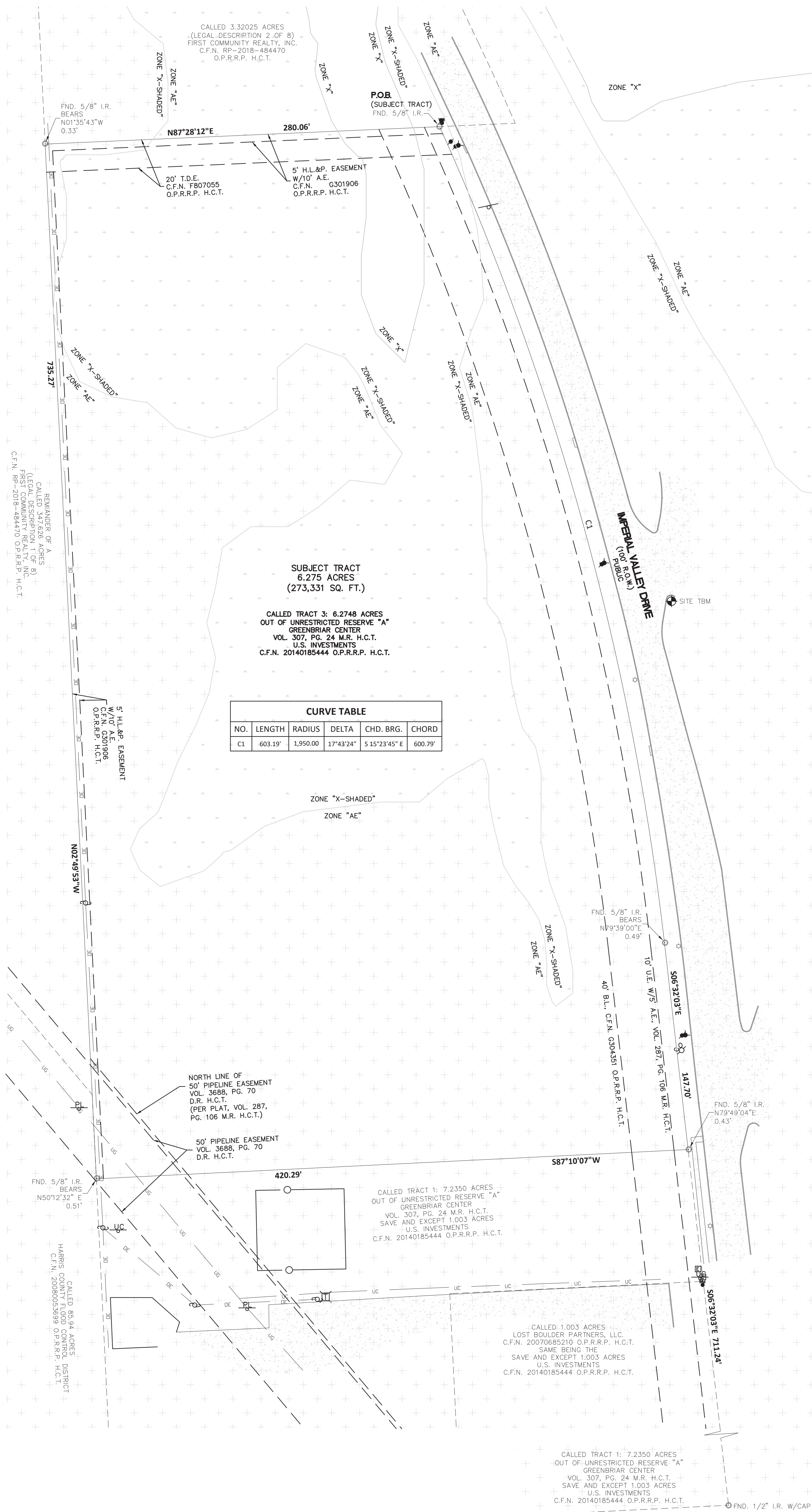
THENCE along and with the west right-of-way line of said Imperial Valley Drive and the beginning of a curve to the right, having an arc distance of 603.19 feet, a radius of 1,950.00 feet, a delta angle of 17° 43' 24", and whose long chord bears South 15°23'45" East, a distance of 600.79 feet, for an arc length of 603.19 feet to a point for corner, from which a 5/8 inch iron rod found bears North 79°39'00" East, a distance of 0.49 feet;

THENCE South 06°32'03" East, a distance of 147.70 feet to a point for the southeast corner of the herein described tract, same being the northeast corner of a called 7.2350 acre tract of land as described in an instrument to U.S. Investments, recorded under C.F.N. 20140185444 of the O.P.R.R.P., H.C.T., from which a 5/8 inch iron rod found bears North 79°49'04" East, a distance of 0.43 feet and also from which a 1/2 inch iron rod with cap found bears South 06°32'03" East, a distance of 711.24 feet for the southeast corner of said 7.2350 acre tract and Unrestricted Reserve "A" of said GREENBRIAR CENTER;

THENCE South 87°10'07" West, along and with the north line of said 7.2350 acre tract and the south line of said 6.275 acre tract, a distance of 420.29 feet to a point for the southwest corner of the herein described tract, lying in the east line of a called 89.94 acre tract of land as described in an instrument to Harris County Flood Control District, recorded under C.F.N. 20080053699 of the O.P.R.R.P., H.C.T., from which a 5/8 inch iron rod found bears North 50°12'32" East, a distance of 0.51 feet;

THENCE North 02°49'53" West, a distance of 735.27 feet to a point for the northwest corner of the herein described tract, same being the northeast corner of a called 347.626 acre tract of land (Legal Description 1 of 8) as described in an instrument to First Community Realty, Inc., recorded under RP-2018-484470 of the O.P.R.R.P., H.C.T., from which a 5/8 inch iron rod found bears North 01°35'43" West, a distance of 0.33 feet;

THENCE North 87°28'12" East, along and with the common line of said 6.275 acre tract and said 3.32025 acre tract, a distance of 280.06 feet to the POINT OF BEGINNING and containing a computed 6.275 acres (273,331 square feet) of land.



**SUBJECT TRACT**  
6.275 ACRES  
(273,331 SQ. FT.)

CALLED TRACT 3: 6.2748 ACRES  
OUT OF UNRESTRICTED RESERVE "A"  
GREENBRIAR CENTER  
VOL. 307, PG. 24 M.R., H.C.T.  
U.S. INVESTMENTS  
C.F.N. 20140185444 O.P.R.R.P., H.C.T.

CURVE TABLE				
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.
C1	603.19'	1,950.00'	17°43'24"	S 15°23'45" E
				600.79'

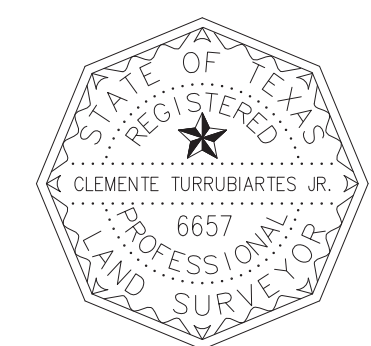
**GENERAL NOTES**

- The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and not show all easement and encumbrances of record.
- Bearing based on Texas State Plane Coordinates, South Central Zone, NAD83.
- This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
- Flood Statement: This site is situated in Zone "AE", "X-Shaded" and "X" in Harris County, Texas according to FEMA map number 48201C0460M dated October 16, 2013. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scoping the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

To: Nankani Management LLC

I certify that this survey was made on the ground, that this plat 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 1B, Condition III Survey.

*Clemente Turrubiarres Jr.*  
Clemente Turrubiarres Jr.  
Registered Professional Land Surveyor  
Texas Registration No. 6657  
Date: October 19, 2020



CHECK		ISSUE		DRAWING	
TO	DATE	FIELD BK	66/6	FIELD WRK	KP
CLIENT	10/19/20	DATE	10/06/20	DRAFTING	SDR
		DATE	10/17/20	CHECKED	CT
		DATE	10/19/20		

**BOUNDARY SURVEY**  
6.275 ACRES (273,331 SQ. FT.)  
IN THE ENSELLO FARIAS SURVEY, A-278  
HARRIS COUNTY, TEXAS

**NANKANI MANAGEMENT LLC**  
6644 ANTOINE DRIVE  
HOUSTON, TX 77091



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