

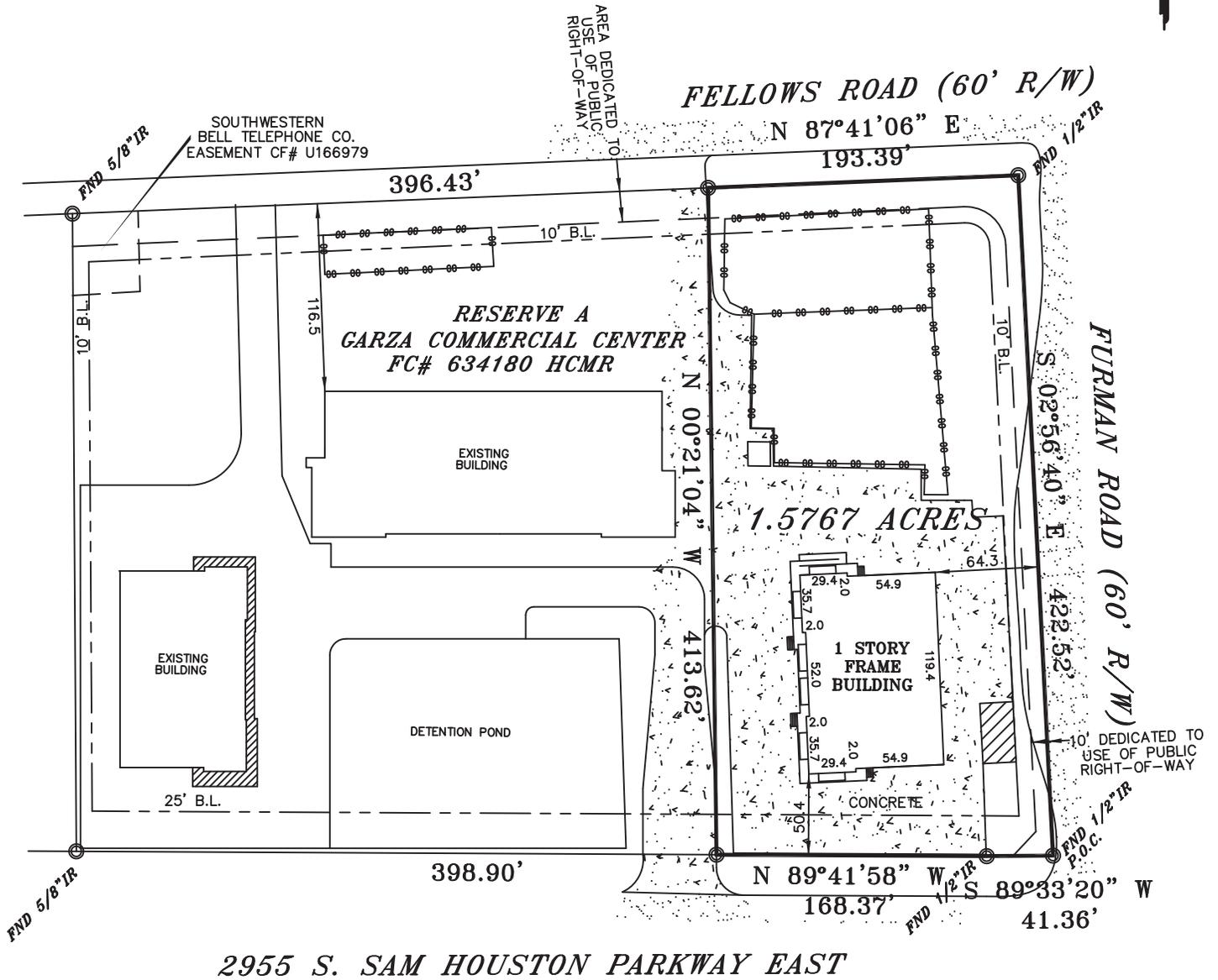
ADDRESS: 2965 SOUTH SAM HOUSTON PARKWAY EAST

GRAPHIC SCALE



LEGEND

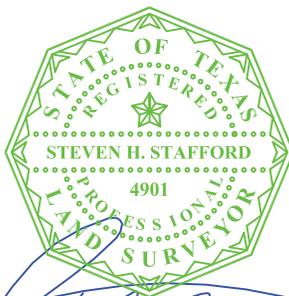
IRON ROD	IR	COVERED AREA	
UTILITY EASEMENT	U.E.	CONCRETE	
BUILDING LINE	B.L.	WOOD	
AERIAL EASEMENT	A.E.		
WOOD FENCE			
WIRE FENCE			
CHAIN LINK FENCE			



2955 S. SAM HOUSTON PARKWAY EAST

LEGAL DESCRIPTION

BEING A 1.5767 ACRE TRACT OF LAND, OUT OF RESERVE A, GARZA COMMERCIAL CENTER, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 634180 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. SAID 1.5767 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



ELEVATION EXPRESS LAND SURVEYS

FIRM NO. 10191800  
 WWW.ELEVATIONEXPRESSLANDSURVEYS.COM  
 1450 W. GRAND PARKWAY SOUTH  
 SUITE G-158  
 KATY, TX 77494  
 281-674-5685

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

JOB# 1606031  
 GF# N/A  
 DATE 6/15/2018 REV. 6-30-2018

-ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORDS IF THE SUBJECT PROPERTIES LIES IN A RECORDED SUBDIVISION OF SAID COUNTY.  
 -THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.  
 -SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY.  
 -TRACT AS SHOWN CONTAINS 1.9345 ACRES, WITH A SAVE AND EXCEPT OF LAND FOR USE OF WIDENING PUBLIC RIGHT-OF-WAYS FOR A TOTAL OF 1.5767 ACRES.

Any reference to the 100 year flood plain of flood hazard zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to the Flood Insurance Rate Map for HARRIS COUNTY, Dated JUNE, 18, 2007, Map No. 4820IC0101D, the property described lies within "ZONE AE" outside the 500 yr. flood. Flood information is based on graphic plotting only due to inherent inaccuracies on FEMA maps, we can not assume responsibility for exact determination.

PROPERTY ADDRESS:

2965 S. SAM HOUSTON PARKWAY EAST HOUSTON, TEXAS 77047

FIELD NOTES

JOB# 1606031

METES & BOUNDS:

Exhibit "A"

BEING A 1.5767 ACRE TRACT OF LAND, OUT OF RESERVE A, GARZA COMMERCIAL CENTER, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 634180 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. SAID 1.5767 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF FURMAN ROAD AND THE NORTH RIGHT-OF-WAY LINE OF THE FEEDER ROAD OF SOUTH SAM HOUSTON PARKWAY EAST, SAME BEING THE SOUTHEAST CORNER OF SAID RESERVE A OF GARZA COMMERCIAL CENTER AND PLACE OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 89°33'20" WEST, ALONG THE NORTH LINE OF SAID FEEDER ROAD OF SOUTH SAM HOUSTON PARWAY EAST, A DISTANCE OF 41.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE NORTH 89°41'58" WEST, CONTINUING ALONG SAID NORTH LINE OF SAID FEEDER ROAD OF SOUTH SAM HOUSTON PARKWAY EAST, A DISTANCE OF 168.37 FEET TO AN POINT MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 00°21'04" WEST, A DISTANCE OF 413.62 FEET TO A POINT IN THE SOUTH LINE OF FELLOWS ROAD FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 87°41'06" EAST, ALONG THE SOUTH LINE OF SAID FELLOWS ROADM A DISTANCE OF 193.39 FEET TO A POINT IN THE WEST LINE OF SAID FURMAN ROAD AND BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 02°56'40" EAST, ALONG THE WEST LINE OF SAID FURMAN ROAD, A DISTANCE OF 422.52 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.5767 ACRES OF LAND, MORE OR LESS.



A handwritten signature in black ink, appearing to read "S. Stafford", written over a horizontal line.

Steven H. Stafford  
R.P.L.S. 4901  
DATE: JUNE 30, 2018  
Elevation Express Land Surveys Firm #10191800

