GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NORTH

LEGAL DESCRIPTION

TRACT 1

BEING A 0.7993 ACRE TRACT OF LAND OUT OF A CALLED 2.8079 ACRE TRACT AS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. RP-2024-255801, BEING IN THE REYNOLDS SURVEY, ABSTRACT NO. 662, AND HENRY WOODRUFF SURVEY, ABSTRACT NO. 844, HARRIS COUNTY, TEXAS; SAID 0.7993 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET ON THE NORTHERLY LINE OF ALIEF CLODINE ROAD (80 FOOT WIDE PUBLIC RIGHT-OF-WAY), SAID POINT BEING THE SOUTHWEST CORNER OF SAID CALLED 2.8079 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

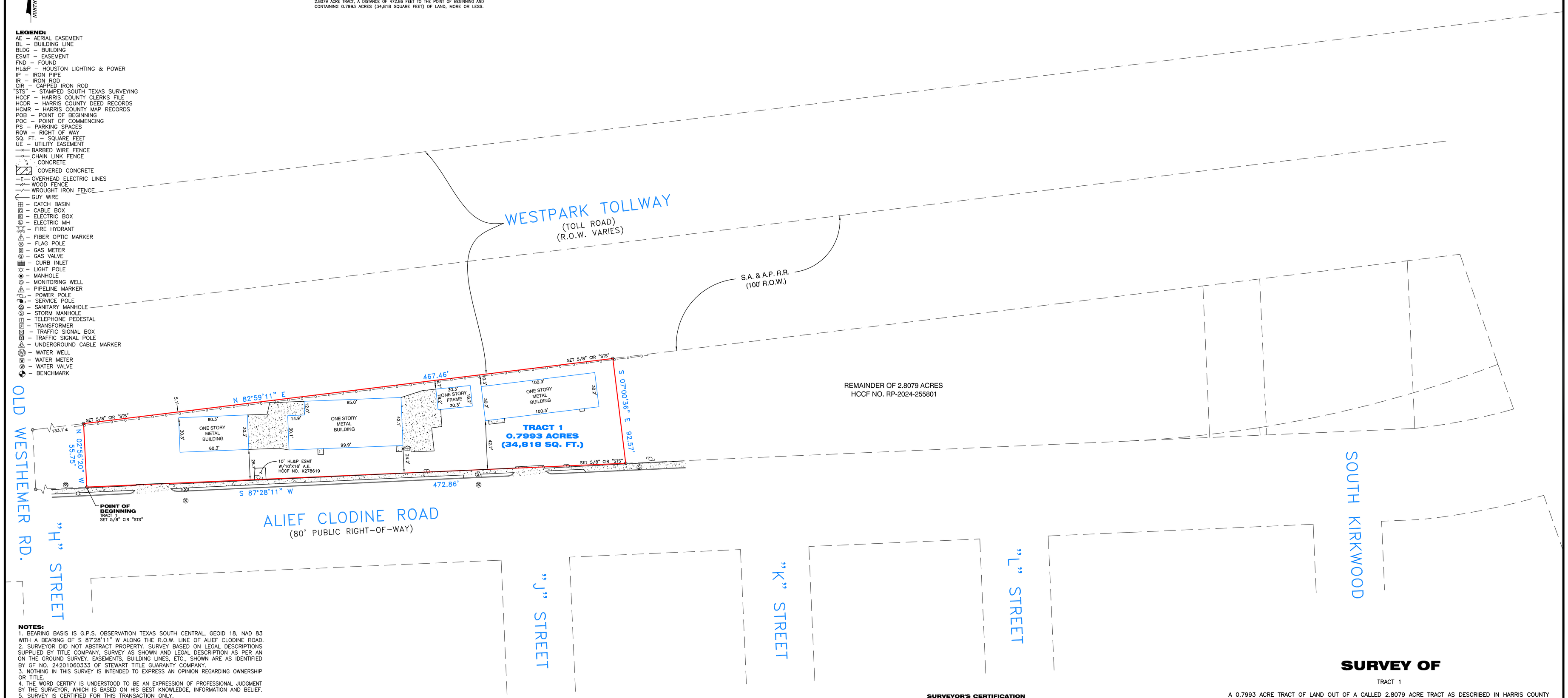
THENCE NORTH 02 DEGREES 56 MINUTES 20 SECONDS WEST, ALONG THE WEST LINE OF SAID CALLED 2.8079 ACRE TRACT, A DISTANCE OF 55.75 FEET TO A 5/8 INCH CAPPED IRON ROAD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE SOUTH LINE OF WESTPARK TOLLWAY (TOLL ROAD RIGHT-OF-WAY WIDTH VARIES) FOR THE NORTHWEST CORNER OF SAID CALLED 2.8079 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 82 DEGREES 59 MINUTES 11 SECONDS EAST, ALONG THE SOUTH LINE OF SAID WESTPARK TOLLWAY ALSO BEING THE NORTH LINE OF SAID CALLED 2.8079 ACRE TRACT, A DISTANCE OF 467.46 FEET TO A 5/8 INCH CAPPED IRON ROAD STAMPED "SOUTH TEXAS SURVEYING" SET FOR NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 07 DEGREES 00 MINUTES 36 SECONDS EAST, OVER AND ACROSS SAID CALLED 2.8079 ACRE TRACT, A DISTANCE OF 92.57 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET ON THE NORTH LINE OF SAID ALIEF CLODINE ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 28 MINUTES 11 SECONDS WEST, ALONG THE NORTH LINE OF SAID ALIEF CLODINE ROAD ALSO BEING THE SOUTH LINE OF SAID CALLED 2.8079 ACRE TRACT, A DISTANCE OF 472.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.7993 ACRES (34,818 SQUARE FEET) OF LAND, MORE OR LESS.

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 CLERKS FILE
HCDR – HARRIS COUNTY DEED RECORDS
HCMR – HARRIS COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
—x— BARBED WIRE FENCE
—o— CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
—E— OVERHEAD ELECTRIC LINES
WOOD FENCE
WROUGHT IRON FENCE
GUY WIRE
– CATCH BASIN
– CABLE BOX
– ELECTRIC BOX
– ELECTRIC MH
– FIRE HYDRANT
– FIBER OPTIC MARKER
– FLAG POLE
– GAS METER
– GAS VALVE
– CURB INLET
– LIGHT POLE
– MANHOLE
– MONITORING WELL
– PIPELINE MARKER
– POWER POLE
– SERVICE POLE
– SANITARY MANHOLE
– STORM MANHOLE
– TELEPHONE PEDESTAL
– TRANSFORMER
– TRAFFIC SIGNAL BOX
– TRAFFIC SIGNAL POLE
– UNDERGROUND CABLE MARKER
– WATER WELL
– WATER METER
– WATER VALVE
– BENCHMARK



NOTES:
1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF S 87°28'11" W ALONG THE R.O.W. LINE OF ALIEF CLODINE ROAD.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 24201060333 OF STEWART TITLE GUARANTY COMPANY.
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.

SITE PHOTOGRAPH

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE AE, ACCORDING TO F.I.R.M. MAP NO. 48201C 0830L, 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 PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

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 completed on this 11th day of September, 2024 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:
GF 24201060333 of STEWART TITLE GUARANTY COMPANY

STATE OF TEXAS REGISTERED FRED W. LAWTON 2321 PROFESSIONAL LAND SURVEYOR

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

SURVEY OF

TRACT 1

A 0.7993 ACRE TRACT OF LAND OUT OF A CALLED 2.8079 ACRE TRACT AS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. RP-2024-255801, BEING IN THE REYNOLDS SURVEY, ABSTRACT NO. 662, AND HENRY WOODRUFF SURVEY, ABSTRACT NO. 844, HARRIS COUNTY, TEXAS.

ADDRESS: 11902 ALIEF CLODINE ROAD
HOUSTON, TEXAS 77082

JOB NO: 0570-24A
DATE: 09-11-24
SCALE: 1" = 40'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION

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
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K:\COMRES 2024\0570-24A.DWG (BP)

JOB NO: 0570-24A