

**DESCRIPTION**

A TRACT OR PARCEL OF LAND CONTAINING 7.405 ACRES OR 322,570 SQUARE FEET, BEING THE SAME CALLED 7.4369 ACRE TRACT CONVEYED TO BELTWAY 7.437 LP, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. Y405144, SITUATED IN THE D. WHITE SURVEY, ABSTRACT NO. 881, HARRIS COUNTY, TEXAS, SAID 7.405 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT A 5/8" IRON ROD FOUND FOR THE COMMON SOUTH CORNER OF LOT 1, BLOCK 1, MINOR SUBDIVISION PLAT OF REC-TIME SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE (F.C.) NO. 600053, HARRIS COUNTY MAP RECORDS (H.C.M.R.) AND A CALLED 11,250 ACRE TRACT CONVEYED TO INTERNATIONAL BANK OF COMMERCE, RECORDED UNDER H.C.C.F. NO. 20120249527, BEING THE NORTH LINE OF A TRACT OF LAND CONVEYED TO COUNTY OF HARRIS, RECORDED UNDER H.C.C.F. NO. G706207 AND

THENCE, SOUTH 66 DEG. 18 MIN. 28 SEC. WEST, ALONG THE COMMON LINE OF SAID TRACT OF LAND CONVEYED TO COUNTY OF HARRIS AND SAID CALLED 11,250 ACRE TRACT, A DISTANCE OF 385.99 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR THE COMMON SOUTH CORNER OF SAID CALLED 7.4369 ACRE TRACT AND SAID CALLED 11,250 ACRE TRACT, MARKING THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 66 DEG. 18 MIN. 28 SEC. WEST, ALONG THE COMMON LINE OF SAID CALLED 7.4369 ACRE TRACT AND SAID CALLED TRACT CONVEYED TO HARRIS COUNTY, TEXAS, A DISTANCE OF 274.07 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET ON THE EAST LINE OF RESTRICTED RESERVE "A", NOVA SOLUTIONS, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 619291, H.C.M.R., MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 16 MIN. 10 SEC. WEST, A DISTANCE OF 1,153.66 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET ON THE CURVED SOUTH R.O.W. LINE OF BELTWAY 8 (R.O.W. WIDTH VARIES), MARKING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 954.93 FEET, A CENTRAL ANGLE OF 16 DEG. 45 MIN. 00 SEC. AN ARC LENGTH OF 278.17 FEET, A CHORD BEARING AND DISTANCE OF NORTH 66 DEG. 53 MIN. 28 SEC. EAST - 278.18 FEET TO CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF A CALLED 11,250 ACRE TRACT OF LAND, MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 54 MIN. 50 SEC. EAST, ALONG THE COMMON LINE OF SAID CALLED 7.4369 ACRE TRACT AND SAID CALLED 11,250 ACRE TRACT, A DISTANCE OF 1,245.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.405 ACRES OR 322,570 SQUARE FEET OF LAND.

**GENERAL NOTES**

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY; THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF CTH-FRW-CTT18699076SCM OF CHICAGO TITLE OF TEXAS, EFFECTIVE DATE OF SEPTEMBER 12, 2018, ISSUED DATE OF SEPTEMBER 19, 2018, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999873312.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C1010L, REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO BE WITHIN SHADDED ZONE "AE". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINES(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY; IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- THE WORD "CERTIFY" OR "CERTIFICATE" 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.
- THERE WERE NO PARKING SPACES ON SUBJECT TRACT AT TIME OF SURVEY.
- ACCORDING TO THE HARRIS COUNTY APPRAISAL DISTRICT, THE ADDRESS OF THE SUBJECT TRACT (TAX ID NO. 0451850000163) IS 0 SAM HOUSTON PKY EAST, HOUSTON, TX 77047.
- THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- THERE WERE NO WETLAND AREAS DELINEATED ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

**LEGEND**

\* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO - BOLLARD	SP - SERVICE POLE	STM - STORM SEWER
HC - HANDICAP	GA - GUY ANCHOR	CMP - CORRUGATED METAL PIPE
GM - GAS METER	OP - OVERHEAD POWER LINE	CPP - CORRUGATED PLASTIC PIPE
GV - GAS VALVE	BM - BARBED WIRE FENCE	RCF - REINFORCED CONCRETE PIPE
FH - FIRE HYDRANT	WF - WROUGHT IRON FENCE	TEL - TELEPHONE
WM - WATER METER	WF - WOOD FENCE	SWBT - SOUTHWESTERN BELL TELEPHONE CO.
WV - WATER VALVE	CF - CHAINLINK FENCE	WTR - WATER
ICV - IRRIGATION CONTROL VALVE	GP - GATE POST	UG - UNDERGROUND
GI - GRATE INLET	P - PER PLANS	FND - FOUND
MH - MANHOLE	APPROX. - APPROXIMATE	H.C.C.F. - HARRIS COUNTY CLERK FILE
CO - CLEANOUT	H - HIGHBANK	H.C.D.R. - HARRIS COUNTY DEED RECORDS
TP - TELEPHONE PEDESTAL	S - SIGN	H.C.M.R. - HARRIS COUNTY MAP RECORDS
EB - ELECTRIC BOX	PLM - PIPELINE MARKER	IP - IRON PIPE
TSB - TRAFFIC SIGNAL BOX	UCS - UNDERGROUND CABLE SIGN	IR - IRON ROD
LP - LIGHT POLE	CTL - CATHODIC TEST LEAD	NO. - NUMBER
TLP - TRAFFIC LIGHT POLE	MW - MONITORING WELL	PG. - PAGE
GL - GROUND/SPOT LIGHT	P - PIN FLAG/PAINT MARK	SO. FT. - SQUARE FEET
PP - POWER POLE	TC - TOP OF CURB	R.O.W. - RIGHT-OF-WAY
PP/T - POWER POLE W/TRANSFORMER	G - GUTTER	FT. - FEET
PP/LT - POWER POLE W/LIGHT	TG - TOP OF GRATE	VOL. - VOLUME
PP/CT - POWER POLE W/CONDUIT	FL - FLOW LINE	F.C. - FILM CODE
MP - METER POLE	HB - HIGHBANK	BL - BUILDING LINE
	SAN - SANITARY SEWER	U.E. - UTILITY EASEMENT
		TREE/SHRUB

**7.405 ACRES  
322,570 SQ.FT.**

CALLLED 7.4369 ACRE BELTWAY 7.437 LP H.C.C.F. NO. Y405144

CALLLED 11,250 ACRE INTERNATIONAL BANK OF COMMERCE H.C.C.F. NO. 20120249527

RESTRICTED RESERVE "A" NOVA SOLUTIONS F.C. NO. 619291, H.C.M.R.

TRACT II OF NOVA SOLUTIONS RESTRICTED RESERVE "A", RC HOLDINGS, INC. H.C.C.F. NO. RP-2016-312417

LOT 1  
BLOCK 1  
MINOR SUBDIVISION PLAT OF  
REC-TIME SUBDIVISION  
F.C. NO. 600053, H.C.M.R.

**SURVEYOR'S CERTIFICATION**

TO: RC HOLDINGS, INC. CHICAGO TITLE OF TEXAS, LLC

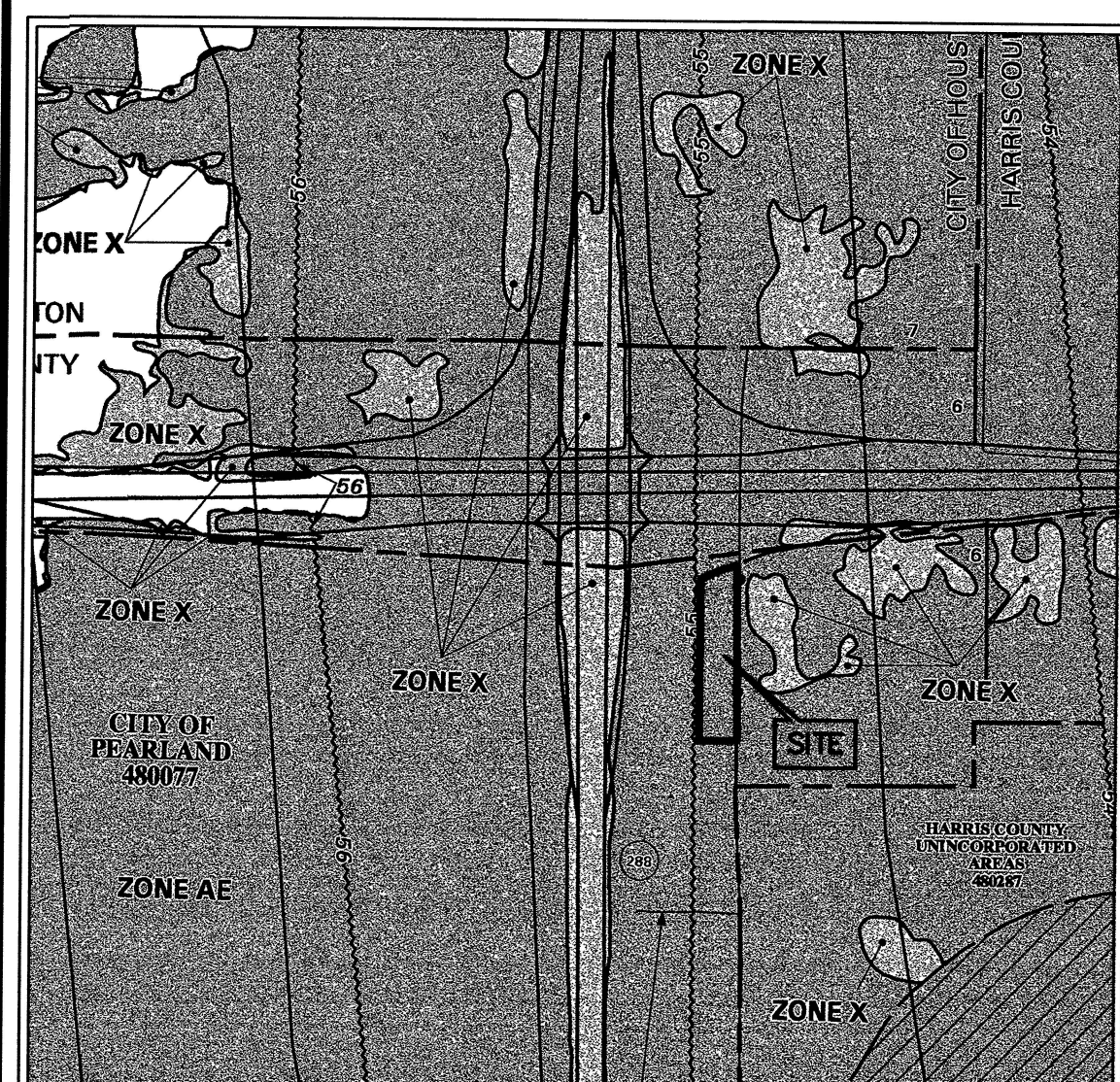
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 7d, 7e, 8, 9, 13, 14, 16, 17, 18, 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 26, 2018.

**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

PAUL A. JURICA, JR. DATE 12-07-18  
Registered Professional Land Surveyor  
Texas Registration No. 4264

**FLOOD INFORMATION**



**FIRM FLOOD INSURANCE RATE MAP**  
HARRIS COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 1010 OF 1150  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
INDUSTRIAL CITY OF HARRIS COUNTY, UNINCORPORATED AREAS	46298	1010	L
PEARLAND CITY OF PEARLAND, TEXAS	46297	1010	L
PEARLAND CITY OF PEARLAND, TEXAS	46297	1010	L

Notice to User: The Map Number shown below should be used when plotting map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 48201C1010L  
MAP REVISED: JUNE 18, 2007

**REVISIONS**

DATE	REASON	BY

**WINDROSE LAND SURVEYING | PLATTING**

11111 RICHMOND AVE, STE 150 | HOUSTON, TX 77082 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

ALTA/NSPS LAND TITLE SURVEY OF  
7.405 ACRES / 322,570 SQ. FT. OF LAND  
SITUATED IN THE  
D. WHITE SURVEY  
ABSTRACT NO. 881  
HARRIS COUNTY, TEXAS

COPYRIGHT © WINDROSE LAND SERVICES THIS DOCUMENT IS COPYRIGHTED AND IS AN INSTRUMENT OF SERVICE FOR THE SPECIFIC PROJECT OR TRANSACTION FOR WHICH IT WAS PREPARED. REUSE, COPYING OR MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION FROM WINDROSE LAND SERVICES IS A VIOLATION OF FEDERAL COPYRIGHT LAW.

FILED BY: RC CHECKED BY: DG JOB NO. 54839  
DRAWN BY: WJ DATE: 12-07-18 SHEET NO. 1 OF 1

Z:\54839-288 AND BELTWAY 8 SURVEY\54839.DWG - WJACSON - 12/06/18