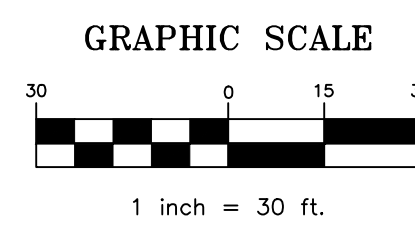
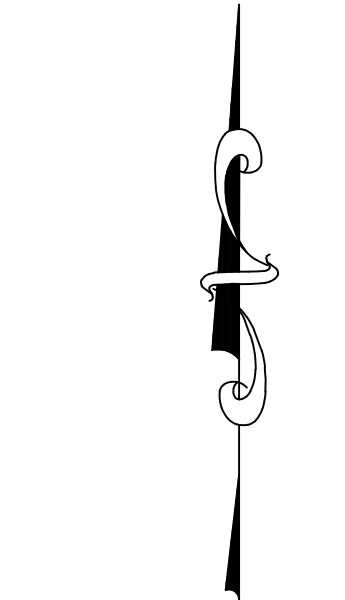


**CURVE TABLE:**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	44.51'	38.86'	S 28°50'49" E	102°00'39"
C2	1100.00'	152.14'	152.02'	S 26°00'42" W	7°55'29"
C3	2050.00'	183.77'	183.70'	S 27°24'20" W	5°08'10"



**ABBREVIATIONS LEGEND**

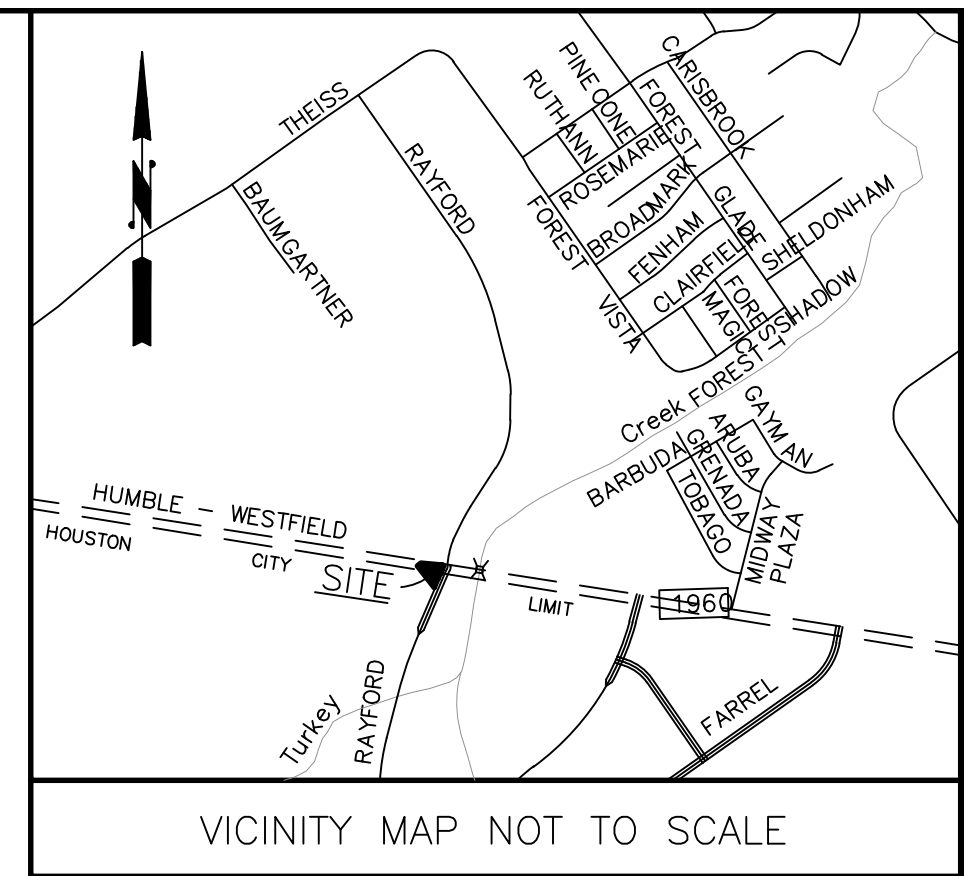
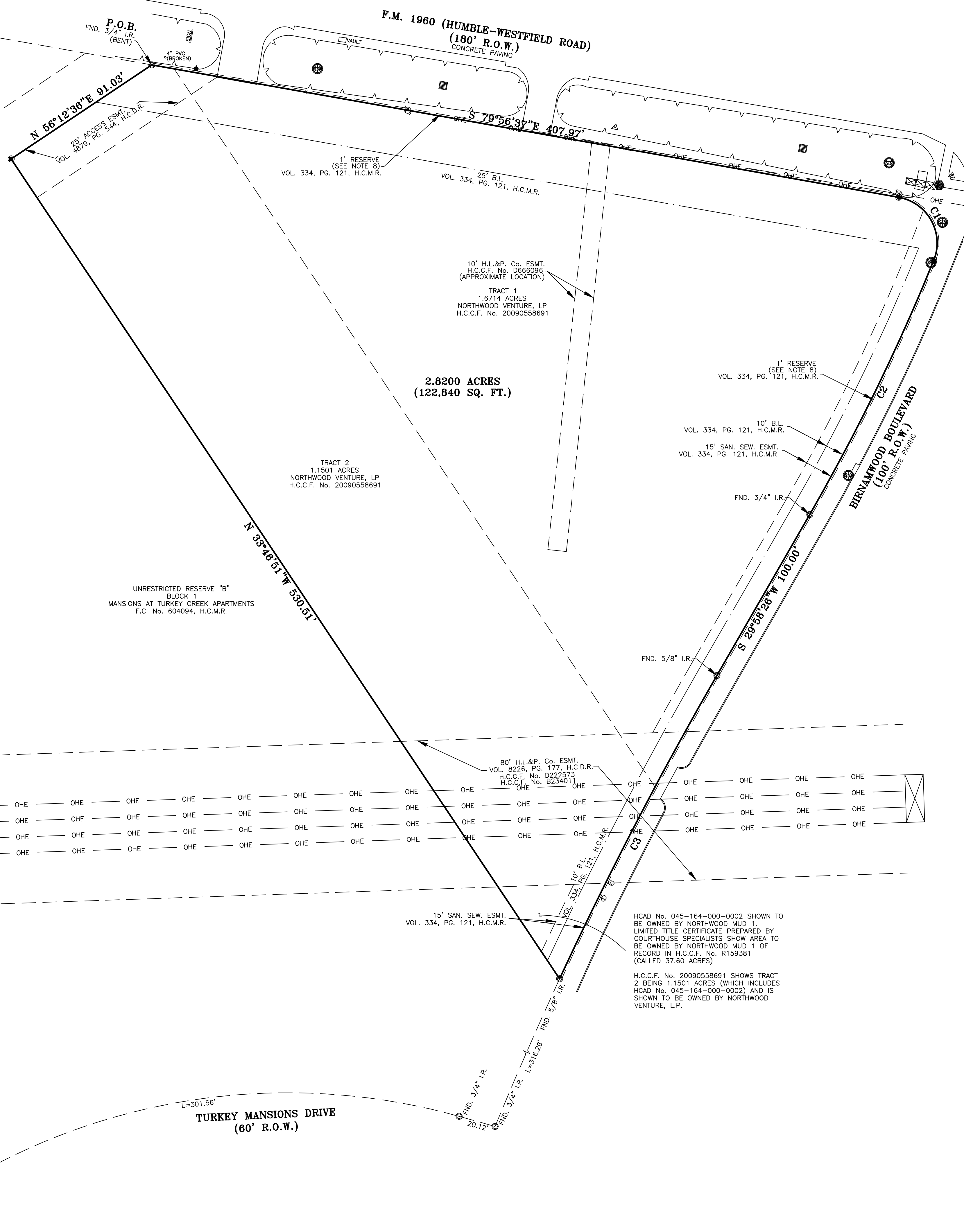
- A ABSTRACT
- A.E. AERIAL EASEMENT
- B.L. BUILDING LINE
- ESMT. EASEMENT
- F.C. FILM CODE
- FND FOUND
- H.C.C.F. No. HARRIS COUNTY CLERK'S FILE NUMBER
- H.C.D.R. HARRIS COUNTY DEED RECORDS
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- I.R. IRON ROD
- R.O.W. RIGHT OF WAY
- SQ. FT. SQUARE FEET
- VOL. VOLUME
- PG. PAGE
- U.E. UTILITY EASEMENT

**SYMBOLS LEGEND**

- IRON ROD FOUND
- 1/2" I.R. W/ 'DVJ 10194609' CAP SET
- ⊕ POWER POLE
- ⊙ GUY ANCHOR
- ⊗ SANITARY MANHOLE
- ⊘ STORM MANHOLE
- ⊠ TRAFFIC SIGNAL BOX
- ⊡ TRAFFIC POLE
- ⊕ FIRE HYDRANT
- ⊖ ELECTRIC BOX
- ⊞ AREA INLET
- OHE OVERHEAD ELECTRIC
- TOP OF BANK

**NOTES:**

1. This survey was prepared with the benefit of a Limited Title Certificate prepared by Courthouse Specialists, effective date of November 26, 2024, Job Nos. 2444699A, 2444699A-2, 2444699A-3; no additional research regarding the existence of easements or restrictions of record has been performed by DVJ Land Surveying.
2. Tract lies in Zone "X" (shaded), areas determined to be within the 0.2% annual chance floodplain and in Zone "X" (unshaded), as per the National Flood Insurance Program FIRM Map Panel Number 48201C0290N, effective date: June 9, 2014.
3. Bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83.
4. Mineral Rights and/or Lease Rights are not survey related and therefore not a part of this survey.
5. Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
6. At the time of this survey all visible improvements and utilities were located and shown hereon.
7. 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 above and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.



**LEGAL DESCRIPTION:**  
 METES AND BOUNDS DESCRIPTION  
 2.8200 ACRES (122,840 SQUARE FEET)  
 LOCATED IN THE  
 R.B. WEST SURVEY, ABSTRACT NUMBER 860  
 HARRIS COUNTY, TEXAS

Being a tract or parcel containing 2.8200 acres (122,840 square feet) of land situated in the R.B. West Survey, Abstract Number 860, Harris County, Texas; Said 2.8200 acre being all of a called Tract 1: 1.6714 acre tract and Tract 2: 1.1501 acre tract, both tracts being of record in the name of Northwood Venture, LP in H.C.C.F. Number 20090558691; Said tract being more particularly described as follows (Bearings described herein are referenced to the Texas Coordinate System, South Central Zone No. 4204 (NAD83):

BEGINNING at a 3/4 inch iron rod found for the most northerly northwest corner of the herein described tract, being on the north line of aforesaid 1.1501 acre tract and the south Right-of-Way (R.O.W.) line of F.M. 1960 (Humble-Westfield Road) (180 feet wide);

THENCE, coincident the north line of the herein described tract and the south R.O.W. line of aforesaid F.M. 1960, South 79 Degrees 56 Minutes 37 Seconds East, a distance of 407.97 feet to a 1/2 inch iron rod with 'DVJ 10194609' cap set for the most northerly northeast corner of the herein described tract, being the beginning of a curve to the right and the beginning of a R.O.W. transition from the south R.O.W. line of said F.M. 1960 to the east R.O.W. line of Birnamwood Boulevard (100 feet wide);

THENCE, coincident aforesaid R.O.W. transition and aforesaid curve to the right, on an arc length of 44.51 feet, having a radius of 25.00 feet, a central angle of 102 Degrees 00 Minutes 35 Seconds and a chord bearing of South 28 Degrees 56 Minutes 49 Seconds East, a distance of 38.86 feet to a 1/2 inch iron rod with 'DVJ 10194609' cap set for the most easterly northeast corner of the herein described tract, being on the west R.O.W. line of aforesaid Birnamwood Boulevard and the beginning of a curve to the right;

THENCE, coincident the east line of the herein described tract and the west R.O.W. line of aforesaid Birnamwood Boulevard the following three (3) courses;

1. Coincident aforesaid curve to the right, an arc length of 152.14 feet, having a radius of 1,100.00 feet, a central angle of 07 Degrees 55 Minutes 29 Seconds and a chord bearing of South 26 Degrees 00 Minutes 42 Seconds West, a distance of 152.02 feet to a 3/4 inch iron rod found;
2. South 29 Degrees 58 Minutes 26 Seconds West, a distance of 100.00 feet to a 5/8 inch iron rod found for the beginning of a curve to the left;
3. Coincident aforesaid curve to the left, an arc length of 183.77 feet, having a radius of 2,050.00 feet, a central angle of 05 Degrees 08 Minutes 10 Seconds and a chord bearing of South 27 Degrees 24 Minutes 20 Seconds West, a distance of 183.70 feet to a 5/8 inch iron rod found for the south corner of both the herein described tract and aforesaid 1.1501 acre tract, and the east corner of Unrestricted Reserve "B", Block 1 in Mansions at Turkey Creek Apartments, a subdivision duly of record in Film Code Number 604094, in the Map Records of Harris County (H.C.M.R.), Texas, and being on the west R.O.W. line of aforesaid Birnamwood Boulevard;

THENCE, coincident the west line of the herein described tract and the east line of aforesaid Reserve "B", North 33 Degrees 46 Minutes 51 Seconds West, a distance of 530.51 feet to a 1/2 inch iron rod with 'DVJ 10194609' cap set for the most westerly northwest corner of the herein described tract, being on the east line of said Reserve "B";

THENCE, coincident the northwest line of the herein described tract, North 56 Degrees 12 Minutes 36 Seconds East, a distance of 91.03 feet to the POINT OF BEGINNING and containing 2.8200 acres (122,840 square feet) of land.

NO.	DATE	DESCRIPTION

**BOUNDARY AND IMPROVEMENT SURVEY OF 2.8200 ACRES (122,840 SQ. FT.) BEING ALL OF TRACT 1: 1.6714 ACRE TRACT H.C.C.F. No. 20090558691 AND ALL OF TRACT 2: 1.1501 ACRE TRACT H.C.C.F. No. 20090558691 LOCATED IN THE R.B. WEST SURVEY, A-860 HARRIS COUNTY, TEXAS**

TX ENGINEERING FIRM NO. F-22322  
 TX SURVEYING FIRM NO. 10194609  
 8118 FRY ROAD, SUITE 402  
 CYPRESS, TEXAS 77433  
 281.213.2517

SCALE: 1"=30'	PROJECT No. 24-1077	DRAWN BY: CEG
DATE: 12-06-2024	KEY MAP: 333R	CHECKED BY: DVJ