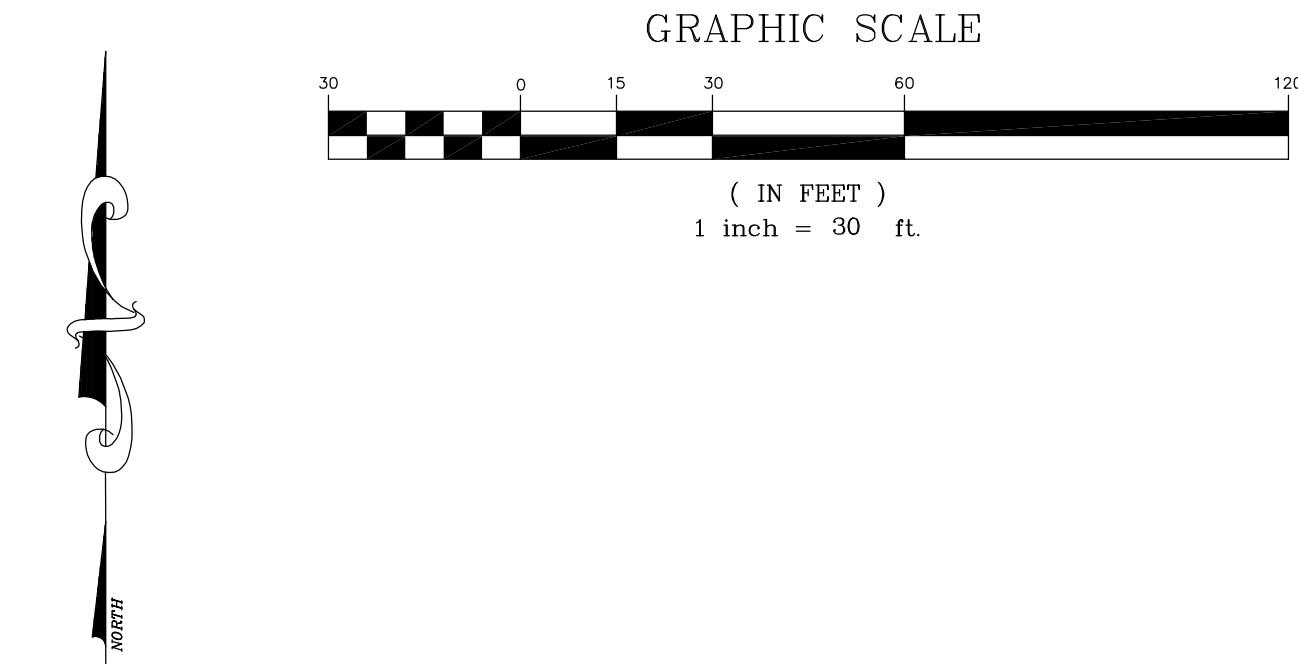




- LEGEND:**
- AC — ACRES
 - A/C — AIR CONDITION
 - AE — AERIAL EASEMENT
 - BL — BUILDING LINE
 - BLDG — BUILDING
 - CB — CATCH BASIN
 - CONC — CONCRETE
 - CABLE — CABLE BOX
 - ELEC — ELECTRIC
 - ESMT — EASEMENT
 - FC — FILM CODE
 - FH — FIRE HYDRANT
 - FND — FOUND
 - GM — GAS METER
 - HL&P — HOUSTON LIGHTING & POWER
 - IP — IRON PIPE
 - IR — IRON ROD
 - LP — LIGHT POST
 - HCCF — HARRIS COUNTY CLERKS FILE
 - HCDR — HARRIS COUNTY DEED RECORDS
 - HCMR — HARRIS COUNTY MAP RECORDS
 - MANH — MANHOLE
 - POB — POINT OF BEGINNING
 - POC — POINT OF COMMENCING
 - PP — POWER POLE
 - PS — PARKING SPACES
 - ROW — RIGHT OF WAY
 - SO. FT. — SQUARE FEET
 - TEL — TELEPHONE
 - UE — UTILITY EASEMENT
 - WM — WATER METER
 - WV — WATER VALVE
 - BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - CONCRETE
 - COVERED CONCRETE
 - OVERHEAD ELECTRIC LINES
 - WOOD FENCE
 - WROUGHT IRON FENCE
 - GUY WIRE
 - (R) — RECORDED DATA
 - (M) — MEASURED DATA
 - MONITORING WELL

NOTES:

- BEARING BASIS IS THE SOUTHERLY PROPERTY LINE OF SUBJECT PROPERTY BEING S 88°00'30" W
- SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN AS IDENTIFIED BY GP NO. 17005229 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- 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.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- 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 AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS 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 2016. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE _____, ACCORDING TO F.I.R.M. MAP NO. 48201C 0420N, DATE 06-09-2014, 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.

WEST ROAD
(100' RIGHT-OF-WAY)

POINT OF
COMMENCING

POINT OF
BEGINNING

QUEENSTON BOULEVARD
(100' RIGHT-OF-WAY)

LEGAL DESCRIPTION

1.5000 ACRES (65,343 SQUARE FEET) OF LAND SITUATED IN THE CHARLES BOWMAN SURVEY, ABSTRACT NO. 142, HARRIS COUNTY, TEXAS AND BEING A PORTION OF RESTRICTED RESERVE "A" OF QUEENSTON PARK, RECORDED IN FILM CODE NO. 566114 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 1.5000 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEARING BASIS IS THE SOUTHERLY PROPERTY LINE FO SUBJECT PROPERTY BEING SOUTH 88 DEGREES 00 MINUTES 30 SECONDS WEST

COMMENCING AT A 3/4 INCH IRON ROD FOUND AT THE SOUTHERLY CUTBACK CORNER OF THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WEST ROAD (100 FEET WIDE) AND THE WEST RIGHT OF WAY LINE OF QUEENSTON BOULEVARD (100 FEET WIDE) AND BEING THE EASTERLY NORTHEAST CORNER OF THAT CERTAIN CALLED 2.6802 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. Y901241;

THENCE IN A SOUTHERLY DIRECTION WITH SAID WEST RIGHT OF WAY LINE OF QUEENSTON BOULEVARD, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2100.00 FEET, CENTRAL ANGLE OF 05 DEGREES 28 MINUTES 48 SECONDS (CHORD BEARS SOUTH 07 DEGREES 28 MINUTES 04 SECONDS WEST, 200.78 FEET) AND AN ARC LENGTH OF 200.78 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 2.6802 ACRE TRACT AND BEING THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING IN THE SOUTHERLY DIRECTION WITH SAID WESTERLY LINE OF QUEENSTON BOULEVARD, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 2100.00 FEET, CENTRAL ANGLE OF 04 DEGREES 25 MINUTES 26 SECONDS (CHORD BEARS SOUTH 02 DEGREES 30 MINUTES 57 SECONDS WEST, 162.10 FEET) AND AN ARC LENGTH OF 162.14 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER O THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 00 MINUTES 30 SECONDS WEST, A DISTANCE OF 400.87 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER;

THENCE NORTH 01 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 156.63 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER BEING THE SOUTHWEST CORNER OF SAID 2.6802 ACRE TRACT;

THENCE ALONG THE SOUTH LINE OF SAID 2.6802 ACRE TRACT WITH THE FOLLOWING THREE COURSES AND DISTANCES:

NORTH 88 DEGREES 00 MINUTES 30 SECONDS EAST, 60.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

NORTH 01 DEGREES 59 MINUTES 30 SECONDS WEST 4.97 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

NORTH 88 DEGREES 00 MINUTES 30 SECONDS EAST, 353.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.5000 ACRES (65,343 SQUARE FEET) OF LAND.

SURVEY OF

1.5000 ACRES (65,343 SQUARE FEET) OF LAND SITUATED IN THE CHARLES BOWMAN SURVEY, ABSTRACT NO. 142, HARRIS COUNTY, TEXAS AND BEING A PORTION OF RESTRICTED RESERVE "A" OF QUEENSTON PARK, RECORDED IN FILM CODE NO. 566114 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND PREMAL SHAH, AND HIS ASSIGNS

I, hereby certify that this survey was made on the ground and completed on this 29th day of March 2017 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:

GP 17005229 of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



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

ADDRESS: QUEENSTON BOULEVARD & WEST ROAD

REVISIONS:

NO.	DATE	DESCRIPTION

JOB NO: 452-17
DATE: 03-29-17

SCALE: 1" = 30'
SHEET 1 OF 1



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10049400

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