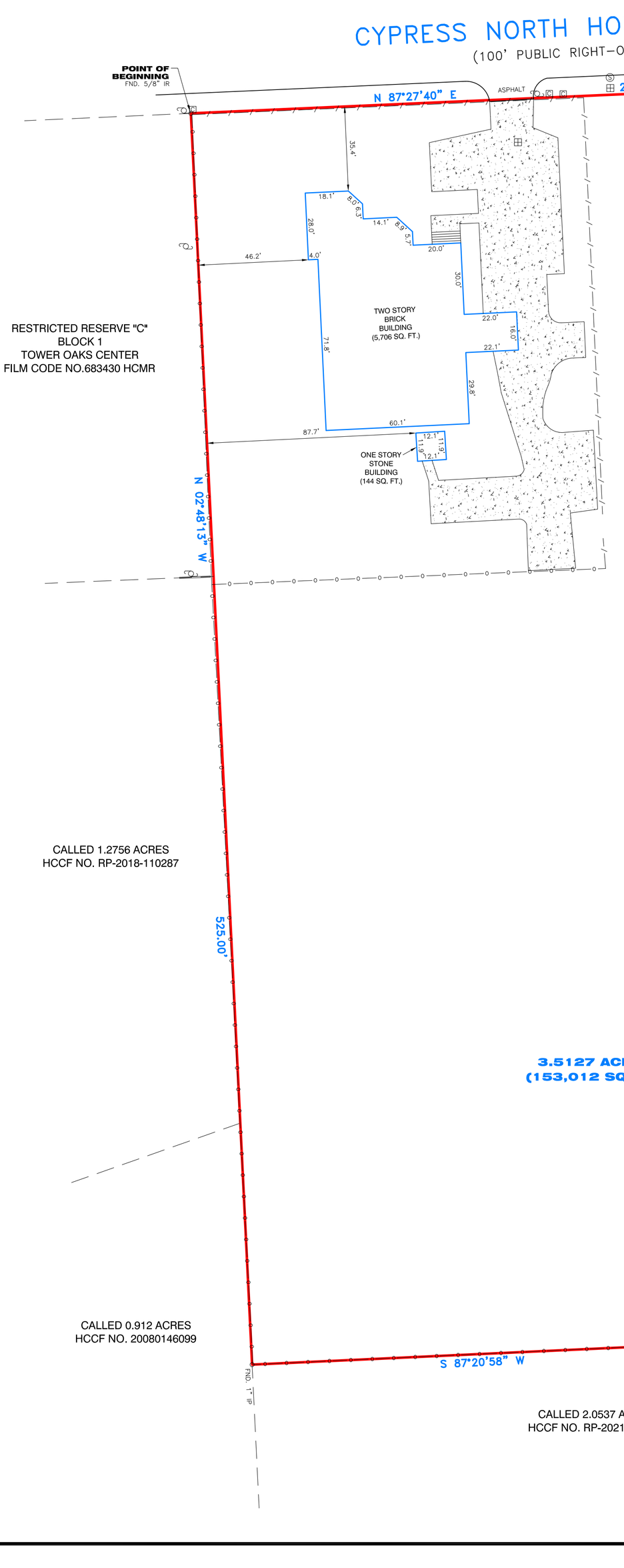
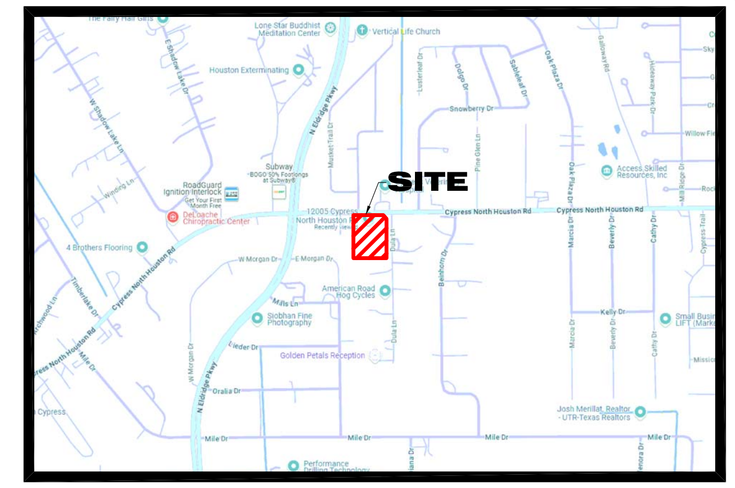
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NORTH





VICINITY MAP
NOT TO SCALE

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

SITE PHOTOGRAPH

ENCROACHMENTS
NONE TO NOTE

EXISTING PARKING SPACES
NO STRIPED PARKING AT TIME OF SURVEY

NOTES:
1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF N 87°27'40" E ALONG THE R.O.W. LINE OF CYPRESS NORTH HOUSTON 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 OF NO. CTH-SEWL-CTT2578510JG OF CHICAGO TITLE INSURANCE COMPANY. EFFECTIVE DATE: JUNE 10, 2025, ISSUED: JULY 31, 2025.
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 2025. ALL RIGHTS RESERVED.
7. (TABLE A ITEM 17) THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48201C 0430M, DATE 10-16-2013, 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.

LEGAL DESCRIPTION

BEING A 3.5127 ACRE (153,012 SQ. FT.) TRACT OF LAND SITUATED IN THE JAMES MORGAN SURVEY, ABSTRACT NO. 788, HARRIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED CALLED A 3.5077 ACRE TRACT, RECORDED IN HARRIS COUNTY CLERKS FILE NO. M538130, AND BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARINGS BASED ON GPS OBSERVATION, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL, GEOID18, NAD83);

BEGINNING, AT A FOUND 5/8 INCH IRON ROD, BEING IN THE SOUTH RIGHT-OF-WAY LINE OF CYPRESS NORTH HOUSTON ROAD (100 FEET WIDE), AND BEING THE NORTHEAST CORNER OF A CALLED RESTRICTED RESERVE "C", BLOCK 1, TOWER OAKS CENTER, A SUBDIVISION RECORDED IN FILM CODE NO. 683430 OF THE HARRIS COUNTY MAP RECORDS, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEGREES 27 MINUTES 40 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF CYPRESS NORTH HOUSTON ROAD, FOR A DISTANCE OF 283.00 FEET, TO A FOUND 1 INCH IRON PIPE, BEING THE NORTHWEST CORNER OF A CUTBACK LINE, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF DULA LANE (60 FEET WIDE), AND ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 47 DEGREES 06 MINUTES 02 SECONDS EAST, ALONG SAID CUTBACK LINE, FOR A DISTANCE OF 14.13 FEET, TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING, BEING THE SOUTHEAST CORNER OFA CUTBACK LINE, AND BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEGREES 32 MINUTES 24 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF DULA LANE, FOR A DISTANCE OF 514.36 FEET, TO A FOUND 1 INCH IRON PIPE, BEING THE NORTHEAST CORNER OF A CALLED 2.0537 ACRE TRACT, RECORDED IN HARRIS COUNTY CLERKS FILE NO. RP-2021-684233, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEGREES 20 MINUTES 58 SECONDS WEST, ALONG THE COMMON LINE OF A SAID 2.0537 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 290.50 FEET, TO A FOUND 1 INCH IRON PIPE, BEING THE NORTHWEST CORNER OF A SAID 2.0537 ACRE TRACT, AND BEING IN THE EAST LINE OF A CALLED 0.912 ACRE TRACT, RECORDED IN HARRIS COUNTY CLERKS FILE NO. 20080146099, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEGREES 48 MINUTES 13 SECONDS WEST, ALONG THE COMMON LINE OF A SAID 0.912 ACRE TRACT, A CALLED 1.2756 ACRE TRACT RECORDED IN HARRIS COUNTY CLERKS FILE NO. RP-2018-110287, AND A SAID RESTRICTED RESERVE "C", AND THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 525.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 3.5127 ACRES (153,012 SQ. FT.) OF LAND, MORE OR LESS.

SCHEDULE "B" ITEMS

10D. ROADWAY EASEMENT THIRTY (30) FEET IN WIDTH ALONG THE EAST PROPERTY LINE, AS SET OUT AND DEFINED BY INSTRUMENT EXECUTED BY ALBERT SCHMIDT, ET AL., DATED JUNE 23, 1961, RECORDED IN VOLUME 4442, PAGE 40 OF THE DEED RECORDS (CLERK'S B-368486) OF HARRIS COUNTY, TEXAS. AS SHOWN HEREON.

10E. PIPELINE EASEMENT GRANTED TO TEXAS ILLINOIS NATURAL GAS PIPELINE COMPANY, BY INSTRUMENT DATED MAY 11, 1953, RECORDED IN VOLUME 2618, PAGE 144 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; AS MODIFIED AND DEFINED TO HAVING A WIDTH OF FIFTY (50) FEET BY THE PARTIAL RELEASE OF PIPELINE EASEMENT DATED MAY 29, 1961, RECORDED IN VOLUME 4441, PAGE 345 OF THE DEED RECORDS (CLERK'S B-368192) OF HARRIS COUNTY, TEXAS. BLANKET NOT PLOTTABLE.

10F. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED NOVEMBER 11, 1954, RECORDED ON DECEMBER 13,1954, IN VOLUME 2855, PAGE 45 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. NOT A SURVEY ITEM.

SURVEYOR'S CERTIFICATION
TO: G.J. LA FAVERS & COMPANY, A TEXAS CORPORATION
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B1, 8, 9, 13, 14 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 2, 2025.

DATE OF PLAT OR MAP: JUNE 2, 2025

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

Fred W. Lawton Registered Professional Land Surveyor No. 2321
Surveyor's Email Address: fwlawton@stsurvey.com

ALTA/NSPS LAND TITLE SURVEY OF

A 3.5127 ACRE (153,012 SQ. FT.) TRACT OF LAND SITUATED IN THE JAMES MORGAN SURVEY, ABSTRACT NO. 788, HARRIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED CALLED A 3.5077 ACRE TRACT, RECORDED IN HARRIS COUNTY CLERKS FILE NO. M538130.

ADDRESS: 12005 CYPRESS NORTH HOUSTON ROAD HOUSTON, TEXAS 77429

REVISIONS:

NO.	DATE	DESCRIPTION
1.	08-01-25	ADD T.C.

JOB NO: 1117-25 *SCALE: 1" = 30'*
DATE: 06-02-25 *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: 10045400

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JOB NO: 1117-25