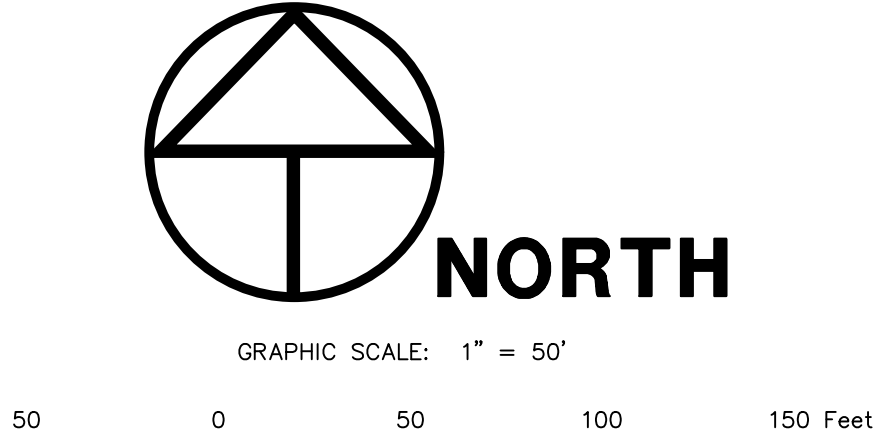
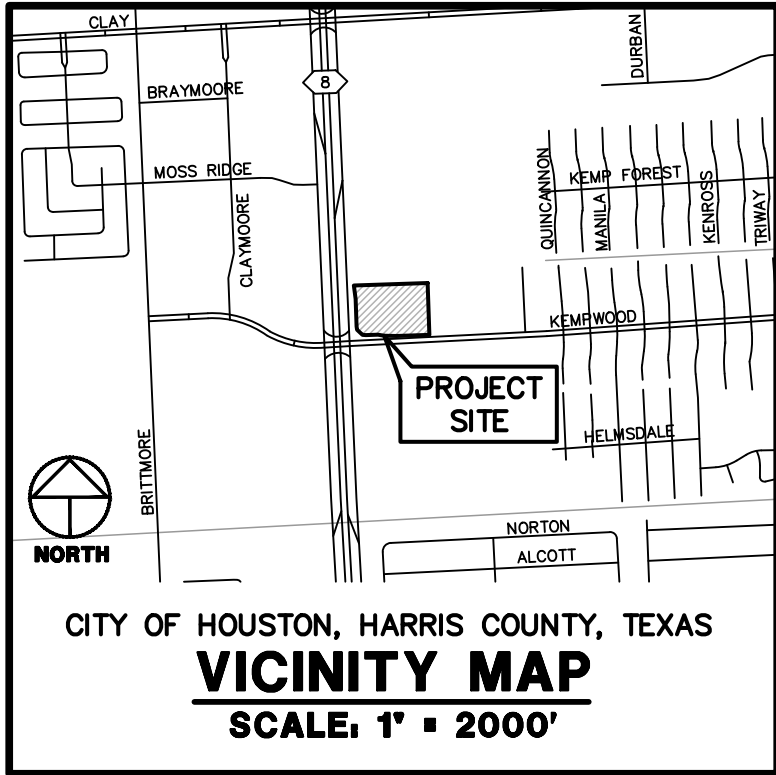




LEGEND

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

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

DESCRIPTION

A TRACT OR PARCEL CONTAINING 9.208 ACRES OR 401,085 SQUARE FEET OF LAND SITUATED IN THE W.C. R.R. CO. SURVEY, ABSTRACT NO. 891, HARRIS COUNTY, TEXAS, BEING ALL OF A CALLED 9.2192 ACRE TRACT OF LAND DESCRIBED IN DEED TO CAROLYN C. TAUB INTERESTS II, LLC AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2021-207086, WITH SAID 9.208 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):

BEGINNING AT A "TXDOT" DISK IN CONCRETE FOUND MARKING THE NORTHWESTERLY CUT-BACK CORNER AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF KEMPWOOD DRIVE (WIDTH VARIES, H.C.C.F. NOS. R752490 AND U335162) AND THE EASTERLY R.O.W. LINE OF SAM HOUSTON PARKWAY-BELTWAY 8 (WIDTH VARIES, H.C.C.F. NO. L400383), FOR THE NORTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH SAID EASTERLY R.O.W. LINE OF SAM HOUSTON PARKWAY-BELTWAY 8, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

NORTH 07 DEG. 48 MIN. 48 SEC. WEST, A DISTANCE OF 34.69 FEET TO A "TXDOT" DISK IN CONCRETE FOUND MARKING AN ANGLE POINT;

NORTH 01 DEG. 57 MIN. 24 SEC. WEST, A DISTANCE OF 286.53 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING AN ANGLE POINT, FROM WHICH A 5/8 INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 70 DEG. 50 MIN. EAST, 1.34 FEET;

NORTH 07 DEG. 40 MIN. 02 SEC. WEST, A DISTANCE OF 140.93 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE COMMON WESTERLY CORNER OF SAID 9.2192 ACRE TRACT AND A CALLED 40.6758 ACRE TRACT OF LAND DESCRIBED IN DEEDS TO KITCHCO REALTY, LTD., METCO REALTY, LTD. AND TEXAN LAND AND CATTLE II, LTD AS RECORDED UNDER H.C.C.F. NOS. S262009, T265727, U371700, X657302 AND RP-2023-488351, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 87 DEG. 23 MIN. EAST, 0.83 FEET;

THENCE, NORTH 88 DEG. 02 MIN. 56 SEC. EAST WITH A COMMON LINE OF SAID 9.2192 ACRE TRACT AND SAID 40.6758 ACRE TRACT, A DISTANCE OF 769.10 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE COMMON NORTHEASTERLY CORNER OF SAID 9.2192 ACRE TRACT AND SAID 40.6758 ACRE TRACT, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "ATKISON RPLS 5897" FOUND FOR REFERENCE BEARS SOUTH 45 DEG. 47 MIN. EAST, 0.54 FEET;

THENCE, SOUTH 01 DEG. 57 MIN. 00 SEC. EAST WITH A COMMON LINE OF SAID 9.2192 ACRE TRACT AND SAID 40.6758 ACRE TRACT, A DISTANCE OF 540.23 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE COMMON NORTHERLY R.O.W. LINE OF KEMPWOOD DRIVE MARKING THE COMMON SOUTHERLY CORNER OF SAID 9.2192 ACRE TRACT AND SAID 40.6758 ACRE TRACT, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "ATKISON RPLS 5897" FOUND FOR REFERENCE BEARS NORTH 88 DEG. 03 MIN. 00 SEC. EAST, 271.31 FEET;

THENCE, WITH SAID NORTHERLY R.O.W. LINE OF KEMPWOOD DRIVE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

SOUTH 88 DEG. 03 MIN. 00 SEC. WEST, A DISTANCE OF 342.25 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING AN ANGLE POINT, FROM WHICH A 5/8 INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 82 DEG. 53 MIN. EAST, 0.85 FEET;

NORTH 88 DEG. 48 MIN. 23 SEC. WEST, A DISTANCE OF 127.97 FEET TO AN "X" IN CONCRETE SET MARKING AN ANGLE POINT;

NORTH 80 DEG. 38 MIN. 34 SEC. WEST, A DISTANCE OF 66.27 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING AN ANGLE POINT;

SOUTH 88 DEG. 02 MIN. 36 SEC. WEST, A DISTANCE OF 126.53 FEET TO AN "X" IN CONCRETE SET MARKING AN ANGLE POINT;

NORTH 86 DEG. 05 MIN. 59 SEC. WEST, A DISTANCE OF 34.69 FEET TO AN "X" IN CONCRETE SET MARKING THE SOUTHEASTERLY CORNER OF SAID CUT-BACK;

THENCE, NORTH 46 DEG. 57 MIN. 24 SEC. WEST WITH SAID CUT-BACK, A DISTANCE OF 78.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.208 ACRES OR 401,085 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 60136, PREPARED BY WINDROSE.

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT NO. 1035052300023 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF OCTOBER 29, 2024, ISSUED DATE OF NOVEMBER 6, 2024, 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: 0.999894780.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0630M REVISED/DATED NOVEMBER 15, 2019 AND MAP NO. 48201C0630M REVISED/DATED JUNE 9, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". 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 SURVEYING AND 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 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 SURVEYING AND LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CURVES 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.
- WITH REGARD TO ITEM 2 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ACCORDING TO THE HARRIS CENTRAL APPRAISAL DISTRICT, THE ADDRESS OF THE SUBJECT TRACT (TAX ID NO. 045195000010) IS 0 W W SAM HOUSTON PARKWAY N, HOUSTON, TX 77043.
- WITH REGARD TO ITEM 6 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THE SUBJECT TRACT LIES WITHIN THE CITY OF HOUSTON LIMITS. THERE IS NO ZONING ORDINANCE IN THE CITY OF HOUSTON AT THIS TIME. NO ZONING REPORT WAS PROVIDED AT THE TIME OF SURVEY.
- WITH REGARD TO ITEM 9 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WERE NO OBSERVED CLEARLY IDENTIFIABLE PARKING SPACES, PARKING LOTS OR STRUCTURES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- WITH REGARD TO ITEM 16 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- WITH REGARD TO ITEM 17 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

SCHEDULE 'B' NOTES

- ONE-FOOT WIDE RESERVE STRIP ALONG BELTWAY 8 FKA WEST BELT DRIVE AS SET FORTH IN PARTITION RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO(S). K145262 AND K504570. (DOES NOT LIE WITHIN SUBJECT TRACT)
- BUILDING SETBACKS ESTABLISHED BY ORDER OF THE COMMISSIONERS COURT RECORDED IN VOLUME 3764, PAGE 300 AND UNDER HARRIS COUNTY CLERK'S FILE NO. B327118 IN VOLUME 4352, PAGE 245, BOTH OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (SETBACKS LIE WITHIN THE CURRENT R.O.W. OF SAM HOUSTON PARKWAY-BELTWAY 8)
- TERMS, CONDITIONS, STIPULATIONS, RESERVATIONS AND EASEMENTS SET FORTH IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. K145262 AND K504570. (SANITARY SEWER AND WATER LINE EASEMENTS SHOWN HEREON)

SURVEYOR'S CERTIFICATION

TO: RTDJ PROPERTIES OR ASSIGNS
FIDELITY NATIONAL TITLE INSURANCE COMPANY
CAROLYN C. TAUB INTERESTS II, LLC

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 AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2024.

ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6486

12-16-2024
DATE

WINDROSE
LAND SURVEYING | PLATTING

5353 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

ALTA/NSPS LAND TITLE SURVEY OF
9.208 AC. / 401,085 SQ. FT.
SITUATED IN THE
W.C. R.R. CO. SURVEY
ABSTRACT NO. 891
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 WHETHER IN HARD COPY OR ELECTRONIC FORMAT OTHER THAN FOR THE SPECIFIC PURPOSE INTENDED, WITHOUT WRITTEN PERMISSION FROM WINDROSE LAND SERVICES IS A VIOLATION OF FEDERAL COPYRIGHT LAW.

FIELD BY: RM CHECKED BY: RK JOB NO. 60136
DRAWN BY: TW DATE: DECEMBER, 2024 SHEET NO. 1 OF 1

REVISIONS

DATE	REASON	BY