

- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLDG - BUILDING
 - ESMT - EASEMENT
 - FND - FOUND
 - HL&P - HOUSTON LIGHTING & POWER
 - IPS - IRON PIPE SET
 - IRS - IRON ROD SET
 - 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

LEGAL DESCRIPTION

BEING A 0.5851 ACRE TRACT OF LAND OUT OF A 3.5021 ACRE TRACT OR PARCEL OF LAND OUT OF BLOCK 6, OF OLD RIVER TERRACE, A SUBDIVISION OUT OF THE J. T. HARRELL SURVEY, ABSTRACT 330, HARRIS COUNTY, TEXAS, AS RECORDED IN THE HARRIS COUNTY MAP RECORDS IN VOLUME 14, PAGE 19 SAID 3.5021 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

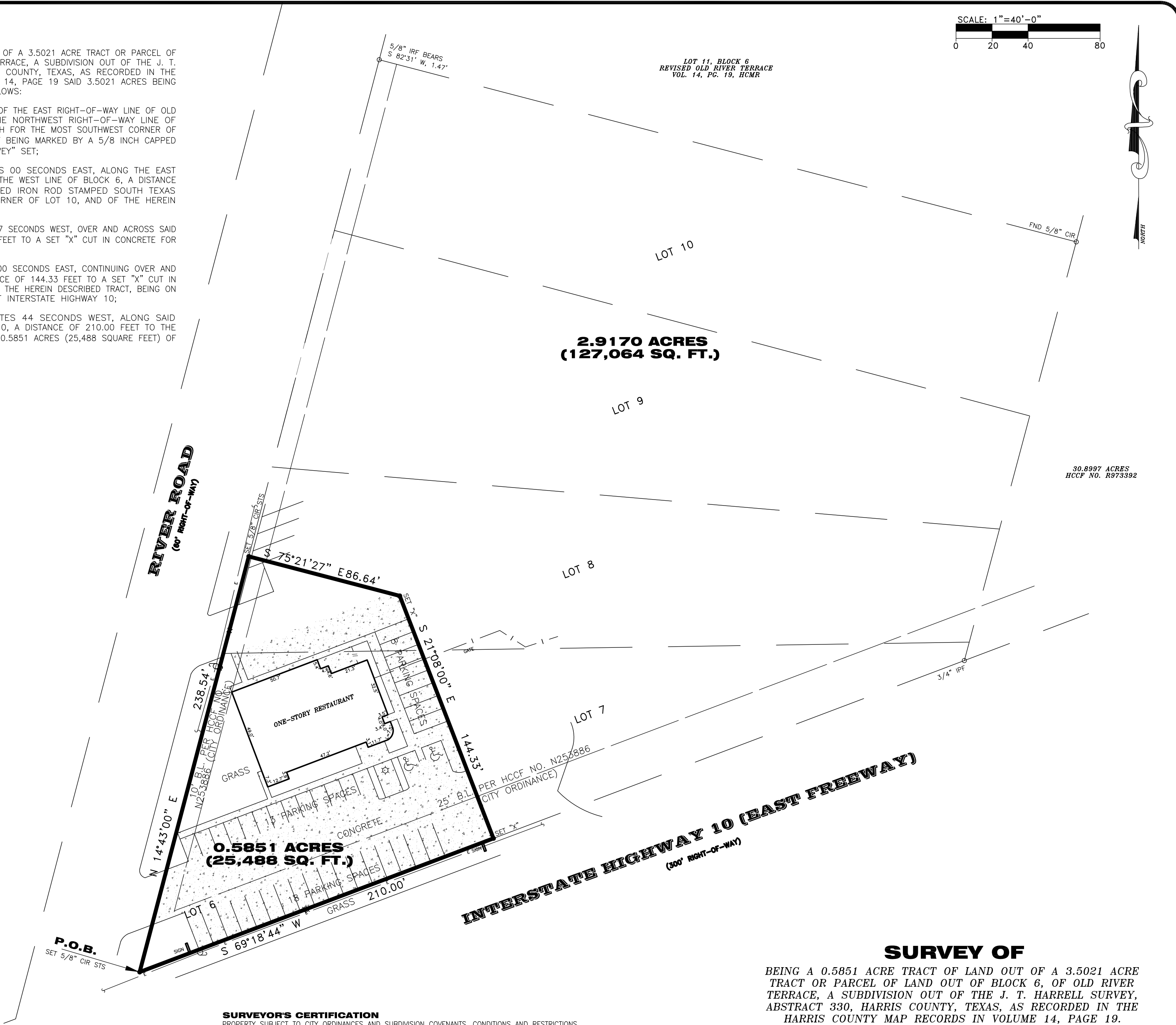
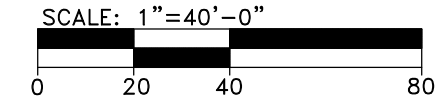
BEGINNING AT THE PRESENT INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF OLD RIVER ROAD, 60 FEET IN WIDTH, AND THE NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10, 300 FEET IN WIDTH FOR THE MOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING MARKED BY A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEY" SET;

THENCE NORTH 14 DEGREES 43 MINUTES 00 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF RIVER ROAD AND THE WEST LINE OF BLOCK 6, A DISTANCE OF 238.54 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE NORTHWEST CORNER OF LOT 10, AND OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 75 DEGREES 21 MINUTES 27 SECONDS WEST, OVER AND ACROSS SAID 3.5021 ACRE TRACT A DISTANCE OF 86.64 FEET TO A SET "X" CUT IN CONCRETE FOR AN INTERIOR CORNER;

THENCE SOUTH 21 DEGREES 08 MINUTES 00 SECONDS EAST, CONTINUING OVER AND ACROSS SAID 3.5021 ACRE TRACT A DISTANCE OF 144.33 FEET TO A SET "X" CUT IN CONCRETE FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10;

THENCE SOUTH 69 DEGREES 18 MINUTES 44 SECONDS WEST, ALONG SAID RIGHT-OF-WAY OF INTERSTATE HIGHWAY 10, A DISTANCE OF 210.00 FEET TO THE POINT OF THE BEGINNING AND CONTAINING 0.5851 ACRES (25,488 SQUARE FEET) OF LAND, MORE OR LESS.



- NOTES:**
1. BEARING BASIS IS THE NORTH R.O.W. LINE OF EAST FREEWAY BEING S 69°18'44" W.
 2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. FT-131-9001312200346.
 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 2022. ALL RIGHTS RESERVED.

PROPERTY LIES WITHIN FLOOD ZONE _____, ACCORDING TO F.I.R.M. MAP NO. 48201C 0740L, DATE 6/18/07, 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.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

OF FT-131-9001312200346 of FIDELITY NATIONAL TITLE INSURANCE COMPANY

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



ADDRESS: 17009 EAST FREEWAY
 CHANNELVIEW, TX 77530

REVISION: 9-21-22 COMMENTS

JOB NO.: 0805-22B SCALE: 1" = 40' DATE: 4-25-22

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
 11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
 TEL. 281-556-6918 FAX 281-556-9331
 Firm Number: 10045400