GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
H&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
– BARBED WIRE FENCE
– CHAIN LINK FENCE
– CONCRETE
– COVERED CONCRETE
– 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 0.94949 ACRE TRACT OF LAND IN THE DAVID EHRHARDT SURVEY, A-255, HARRIS COUNTY, TEXAS AND BEING PART OF THAT CERTAIN TRACT CONVEYED BY B.A.A.V. CORP., A TEXAS CORPORATION TO B.A.A.V. I LTD., A TEXAS LIMITED PARTNERSHIP, IN DEED DATED JUNE 30, 1999 AND FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS UNDER CLERK'S FILE NO. T136863, SAID 0.94949 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT 1/2 INCH IRON ROD FOUND IN THE SOUTHERLY RIGHT-OF-WAY F.M. 1960 (100 FEET WIDE); THENCE SOUTH 57 DEGREES 57 MINUTES 38 SECONDS WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FM 1960 FOR A DISTANCE, OF 32.00 FEET TO A PUNCH HOLE FOUND FOR THE PLACE OF BEGINNING;

THENCE SOUTH 31 DEGREES 58 MINUTES 36 SECONDS EAST, FOR A DISTANCE OF 220.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER;

THENCE SOUTH 57 DEGREES 53 MINUTES 51 SECONDS WEST, FOR A DISTANCE OF 188.00 FEET TO A FOUND FENCE CORNER BEARS NORTH 20 DEGREES 21 MINUTES EAST, 0.7 FEET;

THENCE NORTH 31 DEGREES 58 MINUTES 36 SECONDS WEST, A DISTANCE OF 220.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF FM 1960;

THENCE NORTH 57 DEGREES 53 MINUTES 51 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FM 1960, FOR A DISTANCE OF 188.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.9494 ACRES OF LAND, MORE OR LESS.

NOTES:
1. BASIS OF BEARING IS N 57°53'51" E ALONG THE R.O.W. LINE OF F.M. 1960 WEST.
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 GF NO. 2866252-12232 OF FIRST AMERICAN TITLE GUARANTY COMPANY. EFFECTIVE DATE: MARCH 27, 2024.
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 2024. ALL RIGHTS RESERVED.

FLOOD NOTE:

SITE PHOTOGRAPH

SURVEYORS CERTIFICATION

TO: HOSRAB AHMADI, BELLAIRE WILCREST ELEVIA INC. A TEXAS CORPORATION
INVESTORS OF GOLDEN JUBILEE GROUP, LLC. A TEXAS LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE GUARANTY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
I, hereby certify that this survey was made on the ground and completed on this 10th day of May, 2024 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:

GF 2866252-12232 of FIRST AMERICAN TITLE GUARANTY COMPANY

SURVEY OF

A 0.94949 ACRE TRACT OF LAND IN THE DAVID EHRHARDT SURVEY, A-255, HARRIS COUNTY, TEXAS AND BEING PART OF THAT CERTAIN TRACT CONVEYED BY B.A.A.V. CORP., A TEXAS CORPORATION TO B.A.A.V. I LTD., A TEXAS LIMITED PARTNERSHIP, IN DEED DATED JUNE 30, 1999 AND FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS UNDER CLERK'S FILE NO. T136863.

ADDRESS: 2427 F.M. 1960 WEST
HOUSTON, TEXAS 77068

JOB NO: 0722-24
DATE: 05-10-24

SCALE: 1" = 20'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION

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

Copyright 2024 South Texas Surveying Associates, Inc.

K:\COMPES 2024\0722-24.DWG (BP)

JOB NO: 0722-24