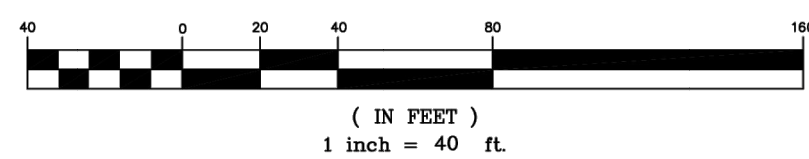


GRAPHIC SCALE



**W.E. SANDER, SURVEY A- 1137
 HARRIS COUNTY, TEXAS**

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND CONTAINING 1.23 ACRES OUT OF 2,500 ACRES OF LAND SITUATED IN THE W. E. SANDER SURVEY, ABSTRACT NO. 1137, HARRIS COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF A CALLED 7,2207 ACRE TRACT CONVEYED TO CONTINENTAL SUPERIOR MANAGEMENT GROUPS, L.P., AS RECORDED UNDER H.C.C.F. NO. Y796368, ALSO BEING OUT OF RESTRICTED RESERVE "A", BLOCK 1, LAKHANY PLAZA SUBDIVISION, AS RECORDED UNDER FILM CODE NO. 599026 HARRIS COUNTY MAP RECORDS (H.C.M.R.) 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):

COMMENCING AT A CAPPED 5/8" INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF BISSONNET STREET (CALLED 100 FEET R.O.W.) MARKED THE SOUTHWEST CORNER OF A CALLED RESTRICTED RESERVE "A" OF ROLLO'S AS RECORDED UNDER FILM CODE NO. 517045 (H.C.M.R.) AND THE SOUTHEAST CORNER OF 2,500 ACRE TRACT;

THENCE, ALONG THE NORTH R.O.W. LINE OF SAID BISSONNET STREET, SOUTH 83 DEGREES 52 MINUTES 49 SECONDS WEST (CALLED SOUTH 83 DEGREES 55 MINUTES 43 SECONDS WEST), A DISTANCE OF 79.60 FEET TO A CAPPED 5/8" INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, CONTINUING ALONG THE NORTH R.O.W. LINE OF SAID BISSONNET STREET, SOUTH 83 DEGREES 52 MINUTES 49 SECONDS WEST (CALLED SOUTH 83 DEGREES 55 MINUTES 43 SECONDS WEST), A DISTANCE OF 173.95 FEET TO A 5/8" INCH IRON ROD WITH ADVANCE SURVEY CAP SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF HEREN DESCRIBED TRACT;

THENCE, DEPARTING THE NORTH R.O.W. LINE OF SAID BISSONNET STREET, THROUGH AND ACROSS SAID LAKHANY PLAZA SUBDIVISION AS FOLLOWS:

- NORTH 06 DEGREES 04 MINUTES 52 SECONDS WEST (CALLED NORTH 06 DEGREES 07 MINUTES 17 SECONDS WEST), A DISTANCE OF 95.31 FEET TO AN "X" FOUND IN CONCRETE MARKING AN INTERIOR CORNER OF THE HEREN DESCRIBED TRACT;
- SOUTH 84 DEGREES 04 MINUTES 04 SECONDS WEST (CALLED SOUTH 83 DEGREES 55 MINUTES 43 SECONDS WEST), A DISTANCE OF 24.12 FEET (CALLED 34.13 FEET) TO A "X" FOUND IN CONCRETE MARKING AN ANGLE POINT OF THE HEREN DESCRIBED TRACT;
- NORTH 06 DEGREES 01 MINUTES 52 SECONDS WEST (CALLED NORTH 06 DEGREES 04 MINUTES 17 SECONDS WEST), A DISTANCE OF 203.71 FEET TO A 5/8" INCH IRON ROD WITH ADVANCE SURVEY CAP SET MARKING AN INTERIOR CORNER OF THE HEREN DESCRIBED TRACT;
- SOUTH 83 DEGREES 59 MINUTES 27 SECONDS WEST (CALLED SOUTH 83 DEGREES 58 MINUTES 50 SECONDS WEST), A DISTANCE OF 295.73 FEET (CALLED 295.77 FEET) TO A CAPPED 5/8" INCH IRON ROD FOUND ON THE EAST LINE OF A CALLED 6,355 ACRE TRACT CONVEYED TO CAR ASSOCIATES, L.L.C. AS RECORDED UNDER H.C.C.F. NO. 2007053429, MARKING A WEST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, ALONG THE COMMON LINE OF SAID CALLED 6,355 ACRE TRACT AND SAID LAKHANY PLAZA SUBDIVISION, NORTH 08 DEGREES 00 MINUTES 48 SECONDS WEST (CALLED NORTH 08 DEGREES 04 MINUTES 17 SECONDS WEST), A DISTANCE OF 45.11 FEET (CALLED 45.00 FEET) TO A 5/8" INCH IRON ROD WITH ADVANCE SURVEY CAP SET MARKING THE SOUTHWEST CORNER OF A CALLED 2,240 ACRE TRACT CONVEYED TO SHIV GANESH CORP. AS RECORDED UNDER H.C.C.F. NO. 20150219232 AND THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, ALONG THE COMMON LINE OF SAID CALLED 2,240 ACRE TRACT, NORTH 84 DEGREES 01 MINUTES 15 SECONDS EAST (CALLED NORTH 83 DEGREES 58 MINUTES 50 SECONDS EAST), A DISTANCE OF 173.75 FEET TO A 5/8" INCH IRON ROD WITH ADVANCE SURVEY CAP SET FOR THE NORTHEAST CORNER OF HEREN DESCRIBED TRACT;

THENCE, SOUTH 05 DEGREES 58 MINUTES 45 SECONDS EAST, A DISTANCE OF 70.92 FEET TO A 5/8" INCH IRON ROD WITH ADVANCE SURVEY CAP SET FOR CORNER;

THENCE, NORTH 84 DEGREES 01 MINUTES 15 SECONDS EAST, A DISTANCE OF 99.29 FEET TO A 5/8" INCH IRON ROD WITH ADVANCE SURVEY CAP SET FOR CORNER;

THENCE, SOUTH 22 DEGREES 06 MINUTES 57 SECONDS WEST, A DISTANCE OF 56.06 FEET TO A 5/8" INCH IRON ROD WITH ADVANCE SURVEY CAP SET FOR CORNER;

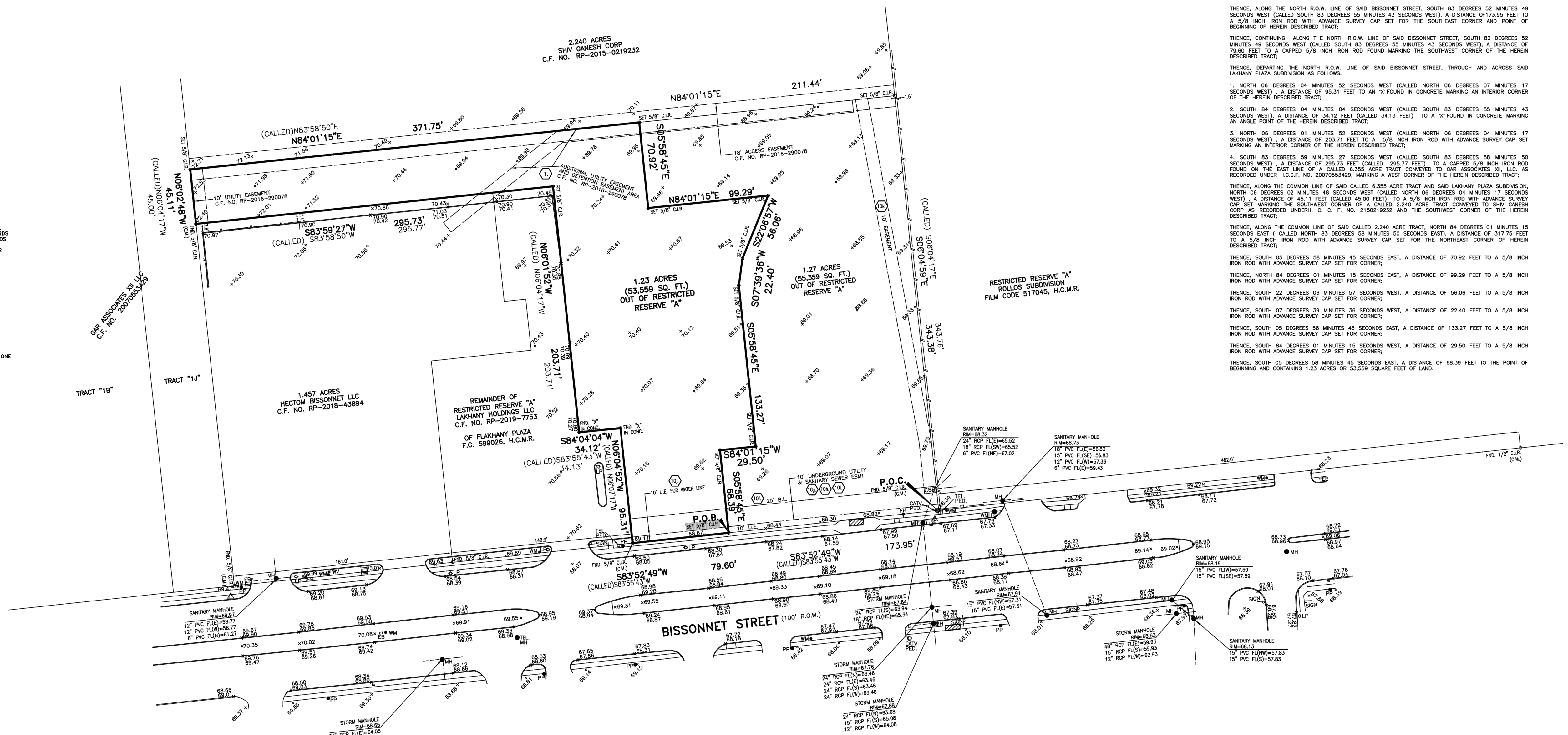
THENCE, SOUTH 07 DEGREES 39 MINUTES 36 SECONDS WEST, A DISTANCE OF 22.40 FEET TO A 5/8" INCH IRON ROD WITH ADVANCE SURVEY CAP SET FOR CORNER;

THENCE, SOUTH 05 DEGREES 58 MINUTES 45 SECONDS EAST, A DISTANCE OF 133.27 FEET TO A 5/8" INCH IRON ROD WITH ADVANCE SURVEY CAP SET FOR CORNER;

THENCE, SOUTH 84 DEGREES 01 MINUTES 15 SECONDS WEST, A DISTANCE OF 29.50 FEET TO A 5/8" INCH IRON ROD WITH ADVANCE SURVEY CAP SET FOR CORNER;

THENCE, SOUTH 05 DEGREES 58 MINUTES 45 SECONDS EAST, A DISTANCE OF 68.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.23 ACRES OR 53,559 SQUARE FEET OF LAND.

- LEGEND:**
- AC. = ACRES
 - A.C. = AIR CONDITION
 - A.E. = AERIAL EASEMENT
 - B.L. = BUILDING LINE
 - B.L.D. = BUILDING
 - BL. = BELLAIR
 - CB = CATCH BASIN
 - CONC. = CONCRETE
 - COVD. = COVERED
 - CP = CRIMPED PIPE
 - DA = DUMPSTER AREA
 - EMT. = EASEMENT
 - FL. = FILL CODE
 - FI = FIRE HYDRANT
 - FO. = FOUNDATION
 - GM = GAS METER
 - HCCF = HARRIS COUNTY CLERK'S FILE
 - HCDR = HARRIS COUNTY DEED RECORDS
 - HCMR = HARRIS COUNTY MAP RECORDS
 - HGPS = HANDICAP PARKING SPACE
 - HLP = HOUSTON LIGHTING & POWER
 - I.P. = IRON PIPE
 - IR. = IRON ROD
 - LP = LIGHT POST
 - MAN. = MANHOLE
 - MW = MONITORING WELL
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCING
 - PIP = FINCHED TOP PIPE
 - PS = PARKING SPACES
 - PP = PARKING SPACE
 - R.O.W. = RIGHT OF WAY
 - RP = RAILROAD
 - SAN. = SANITARY
 - S.E. = SERVICE POLE
 - SO. FT. = SQUARE FEET
 - S.S.E. = SANITARY SEWER EASEMENT
 - STM. = STORM
 - STW. = STORM
 - SWBT = SOUTHWESTERN BELL TELEPHONE
 - TEL. = TELEPHONE
 - TLP = TRAFFIC LIGHT POLE
 - T.S.B. = TRAFFIC SIGNAL BOX
 - U.E. = UTILITY EASEMENT
 - WM = WATER METER
 - WV = WATER VALVE
 - W.F. = WOOD FENCE
 - W.L.F. = WROUGHT IRON FENCE
 - CONC. = CONCRETE
 - COVERED CONCRETE
 - ASPHALT
 - OVERHEAD POWER LINES
 - WOOD FENCE
 - WROUGHT IRON FENCE



SCHEDULE B

- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
 FILM CODE NO. 599026, MAP RECORDS, HARRIS COUNTY, TEXAS, COUNTY CLERK'S FILE NO. 0793295, DEED RECORDS OF HARRIS COUNTY, TEXAS; HARRIS COUNTY CLERK'S FILE NO. 20150219232, RP-2016-290078, RP-2016-290798, RP-2021-724500.
- BUILDING SET-BACK LINE 20 FEET IN WIDTH ALONG THE SOUTHERLY PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION.
- BUILDING SET-BACK LINE 25 FEET IN WIDTH ALONG THE SOUTHERLY PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION.
- UTILITY EASEMENT 10 FEET IN WIDTH ALONG THE SOUTHERLY PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION.
- UTILITY AND SANITARY SEWER EASEMENT 10 FEET IN WIDTH ALONG THE SOUTHERLY PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION.
- EASEMENT AFFECTING SUBJECT PROPERTY AS GRANTED TO HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 129 AND AS LOCATED IN INSTRUMENT(S) FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO(S): E310197.
- EASEMENT AFFECTING SUBJECT PROPERTY AS GRANTED TO HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 129 AND AS LOCATED IN INSTRUMENT(S) FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO(S): E310198.
- TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN DRAINAGE EASEMENT AGREEMENT DATED AS SET FORTH BY INSTRUMENT FILED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2018-465331.
- TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN NOTICE OF STORM WATER QUALITY REQUIREMENTS DATED AS SET FORTH BY INSTRUMENT FILED UNDER HARRIS COUNTY CLERK'S FILE NO. 2142510.
- RIGHT OF FIRST REFUSAL AND REPURCHASE RIGHTS AS SET FORTH IN INSTRUMENT FILED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2021-724500.

BENCHMARK:
 FLOODPLAIN REFERENCE MARK NUMBER 040490 IS A BRASS DISC STAMPED 0120 BMO1 FROM THE INTERSECTION OF BISSONNET STREET AND CLUB CREEK DRIVE, TRAVEL SOUTH ON CLUB CREEK DRIVE APPROXIMATELY 0.22 MILE TO CONCRETE BRIDGE MONUMENT IS LOCATED ON EAST CONCRETE BRIDGE RAILING, KEYMAP 529R IN THE BRAYS BAYOU WATERSHED NEAR STREAM 0120-00-00 ELEV. 67.47 FEET NAVD 1988, 2001 ADJUSTED.

TBM "A"
 CUT 70" ON TOP OF INLET
 ELEVATION=67.91

FLOOD NOTE:
 SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE UNDESIGNATED. PANEL DESIGNATION: UNDESIGNATED. THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

I, hereby certify that this survey was made on the ground and completed on this 7th day of July, 2022 and that this plot 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 complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:
 GP N/A of N/A

Henry M. Santos
 HENRY M. SANTOS, Registered Professional Land Surveyor No. 5460

ASIS
 HENRY M. SANTOS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 5460

ADVANCE SURVEYING, INC.
 10518 KIPP WAY SUITE A-2 • HOUSTON, TEXAS 77099 • TBP/LS FIRM NO. 10099200

ABSTRACTING BY TITLE COMPANY:
 * ALL BEARINGS ARE BASED ON (GSPS) TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NO. 4204 (NAD 83).
 * COPYRIGHT 2022, Advance Surveying, Inc. (Email: advance_survey@as23.com)

PURCHASER: TAJ MERCHANT
 ADDRESS: 0 BISSONNET STREET, HOUSTON, TEXAS 77036
 LENDER: -
 TITLE CO.: AMERICAN TITLE COMPANY OF HOUSTON
 JOB NO.: 0612490-22-01B
 G.F. NO.: 3055922-01587
 KEY MAP: 495H

SCALE: 1" = 40'
 FIELD WORK: 07-05-22/DB
 DRAFTING: 07-07-22/EG
 FINAL CHECK: 07-07-22/AT
 REVISIONS:

**TOPOGRAPHIC SURVEY OF
 1.23 ACRES OUT OF 2,500 ACRES OF LAND SITUATED
 IN THE W. E. SANDER SURVEY, ABSTRACT NO. 1137,
 HARRIS COUNTY, TEXAS, BEING OUT OF THE RESIDUE
 OF A CALLED 7,2207 ACRE TRACT CONVEYED TO
 CONTINENTAL SUPERIOR MANAGEMENT GROUPS, L.P., AS
 RECORDED UNDER H.C.C.F. NO. Y796368, ALSO BEING
 OUT OF RESTRICTED RESERVE "A", BLOCK 1, LAKHANY
 PLAZA SUBDIVISION, AS RECORDED UNDER FILM CODE
 NO. 599026 HARRIS COUNTY MAP RECORDS.**

PROJECT NAME AND ADDRESS:
SUDS DELUXE BELTWAY

10108 BISSONNET ST
 HOUSTON, TX 77036

Issue	Date	Description
2	03/23/2023	ISSUE FOR PERMIT
3	07/11/2023	COH RESUBMITTAL
4	09/22/2023	COH RESUBMITTAL
5	11/14/2023	COH RESUBMITTAL
6	01/12/2024	COH RESUBMITTAL
7	03/28/2025	COH RESUBMITTAL
8	08/11/2025	DRAINAGE PACKAGE RESUBMITTAL

INTERIM REVIEW
 THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION
 ROBERT A. FARNIE, P.E.
 LICENSED No.: 133672
 9/19/25

**SUDS DELUXE
 BELTWAY**

**SHEET NAME:
 SITE BOUNDARY SURVEY
 (FOR REFERENCE ONLY)**

**SHEET NO.:
 C 2.0**