

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

- LEGEND:**
- AE - AERIAL EASEMENT
  - BL - BUILDING LINE
  - BLDG - BUILDING
  - ESMT - EASEMENT
  - FND - FOUND
  - HL&P - HOUSTON LIGHTING & POWER
  - IP - IRON PIPE
  - IR - IRON ROD
  - 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
  - - CHAIN LINK FENCE
  - - CONCRETE
  - ▨ - COVERED CONCRETE
  - E- OVERHEAD ELECTRIC LINES
  - WOOD FENCE
  - X- 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
  - ⊙ - PARKING SPACE
  - ⊙ - 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

\* - CCF NO. N253886  
REAL PROPERTY RECORDS OF  
HARRIS COUNTY, TEXAS.

- NOTES:**
1. ALL BEARINGS BASED ON THE NORTHWESTERLY RIGHT-OF-WAY OF KNOBLOCK STREET BEING S 20°07'00" 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. 180919TTX EFFECTIVE DECEMBER 11, 2019.
  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 2020. ALL RIGHTS RESERVED.

PROPERTY LIES WITHIN FLOOD ZONE   X  , ACCORDING TO F.I.R.M. MAP NO. 48201C 0880L, DATE 6-18-2007, 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**

I, HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN THE GROUND AND COMPLETED ON THIS 8TH DAY OF JANUARY, 2020 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 180919TTX of FIDELITY NATIONAL TITLE INSURANCE COMPANY



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

**GULF FREEWAY**  
(AKA INTERSTATE HIGHWAY 45 SOUTH)

**GULF TERMINAL DRIVE**  
(30' PRIVATE STREET)

**KNOBLOCK STREET**  
(AKA. DEEMS STREET)

**POINT OF BEGINNING**

FND 1/2" P.T.P.  
N 62°21' W  
0.23'

**LEGAL DESCRIPTION**

BEING A 0.4609 ACRE (20,079 SQUARE FEET) TRACT OF LAND OUT OF LOT EIGHT (8) OF THE SUBDIVISION OF THE EAST ONE-HALF (E 1/2) OF THE LUKE MOORE LEAGUE, ABSTRACT NUMBER 51, IN HOUSTON, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON THE WEST RIGHT-OF-WAY LINE OF KNOBLOCK STREET BEING SOUTH 20 DEGREES 07 MINUTES 00 SECONDS WEST):

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF THE GULF FREEWAY (AKA INTERSTATE HIGHWAY 45 SOUTH) AND THE WEST RIGHT-OF-WAY LINE OF SAID KNOBLOCK STREET (AKA DEEMS STREET), FROM WHICH A 1/2 INCH PINCHED TOP PIPE FOUND BEARS NORTH 62 DEGREES 21 MINUTES WEST, 0.23 FEET; SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 20 DEGREES 07 MINUTES 00 SECONDS WEST, WITH THE WEST RIGHT-OF-WAY LINE OF SAID KNOBLOCK STREET, A DISTANCE OF 205.00 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 69 DEGREES 53 MINUTES 00 SECONDS WEST, PERPENDICULAR TO SAID KNOBLOCK STREET, A DISTANCE OF 94.93 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 20 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 217.08 FEET TO A 1 INCH IRON PIPE FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID GULF FREEWAY FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 62 DEGREES 39 MINUTES 53 SECONDS EAST, (CALLED SOUTH 62 DEGREES 38 MINUTES 00 SECONDS EAST, 95 76 FEET) ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID GULF FREEWAY, A DISTANCE OF 96.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.4609 ACRES (20,079 SQUARE FEET) OF LAND, MORE OR LESS.

**SURVEY OF**

0.4609 ACRE (20,079 SQUARE FEET) TRACT OF LAND OUT OF LOT EIGHT (8) OF THE SUBDIVISION OF THE EAST ONE-HALF (E 1/2) OF THE LUKE MOORE LEAGUE, ABSTRACT NUMBER 51, IN HOUSTON, HARRIS COUNTY, TEXAS

ADDRESS: 5440 GULF FREEWAY, HOUSTON, TEXAS 77023  
PURCHASER: KLN PROPERTIES, INC.



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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K:\COMRES 2020\0029-20.DWG

DRAWN BY: KT/BC

DATE: 01-08-20

CHECKED BY:

SCALE: 1"=30'

JOB NO.: 0029-20

SHEET 1 OF 1

**JOB NO: 0029-20**