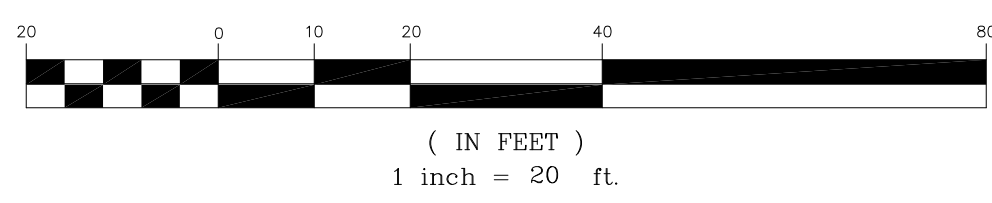


GRAPHIC SCALE



- LEGEND:
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
HOMR - 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
WB - Barbed Wire Fence
CL - Chain Link Fence
CONC - Concrete
CC - Covered Concrete
OE - Overhead Electric Lines
WF - Wood Fence
WIF - Wrought Iron Fence
GUY - Guy Wire
CB - Catch Basin
CBX - Cable Box
EB - Electric Box
EMH - Electric Meter
FH - Fire Hydrant
FOM - Fiber Optic Marker
FP - Flag Pole
GM - Gas Meter
GV - Gas Valve
CI - Curb Inlet
LP - Light Pole
MH - Manhole
MW - Monitoring Well
PM - Pipeline Marker
PP - Power Pole
SP - Service Pole
SMH - Sanitary Manhole
SM - Storm Manhole
TP - Telephone Pedestal
TR - Transformer
TSB - Traffic Signal Box
TSP - Traffic Signal Pole
UCM - Underground Cable Marker
W - Water Well
WM - Water Meter
WV - Water Valve
B - Benchmark
CIR - Capped Iron Rod
STS - Stamped South Texas Surveying

KIRKGARD DRIVE
(60' PUBLIC R.O.W.)
VOL. 179, PG. 46, H.C.M.R.

UNRESTRICTED RESERVE "A"
CALLED 1.047 ACRES
NOORAAN MANOR SUBDIVISION
FILM CODE NO. 643122, H.C.M.R.

CALLED 0.3442 ACRES
H.C.C.F. NO. RP-2021-134889

UNRESTRICTED RESERVE "A"
CALLED 1.047 ACRES
NOORAAN MANOR SUBDIVISION
FILM CODE NO. 643122, H.C.M.R.

PORTION OF UNRESTRICTED RESERVE "B"
(38,382 SQ. FT.)

PORTION OF RESERVE "B"
CALLED 1.2786 ACRES
H.C.C.F. NO. RP-2016-220508

CALLED 0.611 ACRES
H.C.C.F. NO. J512765

ALMEDA ROAD
(100' PUBLIC R.O.W.)
VOL. 179, PG. 46, H.C.M.R.

TIDEWATER STREET
(60' PUBLIC R.O.W.)
VOL. 179, PG. 46, H.C.M.R.

LEGAL DESCRIPTION

0.8811 ACRE TRACT OF LAND IN HARRIS COUNTY, TEXAS, BEING OUT OF UNRESTRICTED RESERVE "B", BLOCK 2 OF ALMEDA SQUARE ADDITION, THE PLAT OF WHICH IS RECORDED IN VOLUME 179, PAGE 46 OF THE HARRIS COUNTY MAP RECORDS, AND BEING A PART OF THAT CERTAIN 1.837 TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN FILM CODE NO. 159-36-1080, CLERK'S FILE NO. DB45642 OF THE HARRIS COUNTY REAL PROPERTY RECORDS, SAID 0.8811 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE TIDEWATER STREET (60 FEET WIDE) WITH THE WESTERLY RIGHT-OF-WAY LINE OF ALMEDA ROAD (100 FEET WIDE) SAME BEING THE SOUTHEASTERLY CORNER OF SAID ALMEDA SQUARE ADDITION;

THENCE NORTH 17 DEGREES 13 MINUTES 57 SECONDS EAST, WITH THE WESTERLY RIGHT-OF-WAY LINE OF ALMEDA ROAD A DISTANCE OF 238.00 FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER AND PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS SOUTH 54 DEGREES 35 MINUTES EAST, 0.81 FEET;

THENCE OVER AND ACROSS SAID UNRESTRICTED RESERVE "B", THE FOLLOWING 2 CALLS:

NORTH 72 DEGREES 46 MINUTES 03 SECONDS WEST, A DISTANCE OF 111.90 FEET TO A SET "X" IN THE EASTERLY LINE OF A CALLED 1.2786 ACRE TRACT AS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. RP-2016-220508, SAME BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 17 DEGREES 13 MINUTES 57 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 1.2786 ACRE TRACT AND THE EAST LINE OF UNRESTRICTED RESERVE "A" OF NOORAAN MANOR SUBDIVISION AS RECORDED IN FILM CODE NO. 643122 OF HARRIS COUNTY MAP RECORDS, A DISTANCE OF 343.00 FEET TO A SET "X" MARKING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 72 DEGREES 46 MINUTES 03 SECONDS EAST, A DISTANCE OF 111.90 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF ALMEDA ROAD, MARKING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 2 INCH IRON PIPE BEARS NORTH 72 DEGREES 46 MINUTES EAST, 0.54 FEET;

THENCE SOUTH 17 DEGREES 13 MINUTES 57 SECONDS WEST, WITH THE WESTERLY RIGHT-OF-WAY LINE OF ALMEDA ROAD, A DISTANCE OF 343.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.8811 ACRES (38,382 SQUARE FEET) OF LAND, MORE OR LESS.

- NOTES:
1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF S 17°13'57" W, ALONG THE WEST R.O.W. LINE OF ALMEDA ROAD.
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 OF NO. 24003853 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
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.

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 plot 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:
GP 24003853 of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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



SURVEY OF

0.8811 ACRE OF LAND IN HARRIS COUNTY, TEXAS, BEING OUT OF ALMEDA SQUARE ADDITION, THE PLAT OF WHICH IS RECORDED IN VOLUME 179, PAGE 46 OF THE HARRIS COUNTY MAP RECORDS, AND BEING A PART OF THAT CERTAIN 1.837 TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN FILM CODE NO. 159-36-1080, CLERK'S FILE NO. DB45642 OF THE HARRIS COUNTY REAL PROPERTY RECORDS.

ADDRESS: 12232 ALMEDA ROAD
HOUSTON, TEXAS 77045

SITE:

JOB NO: 1455-24
DATE: 9-9-24

SCALE: 1" = 20'
SHEET 1 OF 1

REVISIONS:

Table with columns: NO., DATE, DESCRIPTION, COMMENTS. Row 1: 1, 10-15-24, ,

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X & X-SHADED, ACCORDING TO F.I.R.M. MAP NO. 4820C.0870M, DATE 5-2-2019, 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.



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