

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5604.58'	242.44'	242.42'	S 83°23'48" W	02°28'42"

CANIFF ROAD
(80' R.O.W. - PER PLAN)
(VOL. 88, PG. 344 H.C.D.R.)



4.843 Acres (210,973 Square Feet)
William M. Jones Survey, Abstract Number 482
Harris County, Texas

BEING a 4.843 acres (210,973 Sq. Ft.) tract of land situated in the William M. Jones Survey, A-482, being part of West 1/2 of Lot 718, W. M. Jones Tract, a subdivision according to the map or plat thereof recorded in Volume 872, Page 343, Map Records, Harris County, Texas, SAVE & EXCEPT a called 0.11 acre tract conveyed to Harris County by deed of record in Volume 872, Page 343, Deed Records, Harris County, Texas (D.R.H.C.T.), and described in deed of record under Clerk's File No. P045076, D.R.H.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped 'OSC' set in the north right-of-way (R.O.W.) line of Fairmont Parkway (250 feet wide), marking the southeast corner of that tract conveyed to First United Methodist Church by deed of record under Clerk's File No. P045076, D.R.H.C.T., and marking the southwest corner of the herein described tract;

THENCE N 03°05'37" W, 877.95 feet with the east line said First United Methodist Church tract to 1/2-inch iron rod found in the south R.O.W. line of Caniff Road (80 feet wide) marking the northwest corner of the herein described tract;

THENCE N 87°02'24" W, 242.41 feet with the south R.O.W. line of said Caniff Road to a 1/2-inch iron rod found marking the northeast corner of the herein described tract;

THENCE S 03°03'50" W, 862.55 feet in part with the west line of Restricted Reserve A, Smithers La Porte of record under Film Code No. 687534, D.R.H.C.T. to a 12-inch iron rod with cap stamped 'OSC' set in the north R.O.W. line of the aforementioned Fairmont Parkway marking the southeast corner of corner of the herein described tract and the beginning of a curve to the right;

THENCE, 242.44 feet with the arc of said curve having a radius of 5604.58 feet, a central angle of 02° 07'13" and a chord that bears S 83°23'48" W, 242.42 feet to the **POINT OF BEGINNING** and **CONTAINING** 4.843 acres (210,973 Sq. Ft.) of land.

RESTRICTED RESERVE "A"
5.009 ACRES/218,178 SQ. FT.
RESTRICTED TO SKILLED NURSING FACILITY

RESTRICTED RESERVE "B"
1.951 ACRE/84,985 SQ. FT.
RESTRICTED TO DETENTION

4.843 ACRES TRACT
(A.K.A. PART OF W. 1/2 OF LOT 718)
(CF. NO. P045076)
210,973 SQ. FT.

FIRST UNITED METHODIST CHURCH
PART OF LOT 717
(CF. NO. P045076)

LIFE COMMUNITY CHURCH
9.8048 ACRES TRACT
(CF. NO. RP-2021-742056)

SUMMER WINDS LLC
PORTION OF 6.2628 ACRES TRACT
(CF. NO. 20060294847)

KKK PERPETUATION, INC.
C/O 910 W. FAIRMONT PKWY., LA PORTE, TX 77571
(FILM CODE NO. 6202815)
RESTRICTED RESERVE "A"
0.6744 ACRES/28,200 SQ. FT.
RESTRICTED TO COMMERICAL

LEGEND

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - - - EASEMENT LINE
 - - - OVERHEAD ELECTRIC
 - - - PLATTED LOT LINE
 - - - HIGH BANK
 - ⊙ SET 1/2" IRON ROD WITH CAP
 - FOUND IRON ROD
 - POWER POLE
 - ⊠ TELEPHONE PEDESTAL
 - ⊕ FIRE HYDRANT
 - ⊕ SANITARY SEWER MANHOLE
 - ▲ SON
 - CM CONTROL MONUMENT

SURVEYOR'S NOTE(S):
THIS SURVEY SUBSTANTIALLY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS, BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

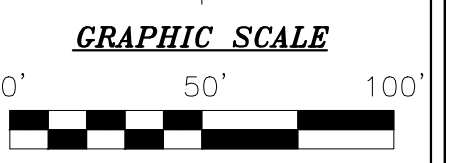
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY OF NO. 2524041-PAH8 ISSUED ON 07/15/25.

BASES OF BEARINGS, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

NO RECORDED BUILDING LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

FLOOD INFORMATION
FIRM: 48201C, PANEL: 0940 M
REV. DATE: 01/06/2017
ZONE: X

FLOOD INFORMATION PROVIDED HEREIN IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE FIRM'S ACCURACY.



<p>I, RODRIC R. REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to: INDEPENDENCE TITLE that the above map is true and correct according to an actual field survey, made by me or under my supervision of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown herein and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.</p> <p>Description: BEING A 4.843 ACRE PARCEL OF LAND recorded in Clerk's File P045076 of the Map/Deed and Plat Records of HARRIS County, Texas, located in the W.M. JONES SURVEY, A-482 T.B.D. Address: 9601 W. FAIRMONT PKWY., LA PORTE, TX 77571 CF No. 2524041-PAH8</p>		<p>"LAND TITLE" SURVEY</p> <table border="1"> <tr> <th>JOB NO.</th> <th>REVISION</th> <th>DATE</th> </tr> <tr> <td>25080491376</td> <td>01</td> <td>08/30/25</td> </tr> </table> <p>DATE: 08/30/25 01:19PT TO TWO THOUS DRAWN BY: RRR APPROVED BY: RRR</p>	JOB NO.	REVISION	DATE	25080491376	01	08/30/25
JOB NO.	REVISION	DATE						
25080491376	01	08/30/25						
<p>SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOLUME 83, PAGE 244, DEED RECORDS, HARRIS COUNTY, TEXAS, CLERK'S FILE NO. 522841, OFFICIAL PUBLIC, HARRIS COUNTY, TEXAS.</p> <p>PROPERTY PHOTOGRAPH: </p>		<p>FIRM REGISTRATION NO. 10190700 THIS SURVEY IS CONTRACTED TO RODRIC R. REESE, R.P.L.S. PHONE NUMBER 713-447-1315 RODRIC R. REESE, R.P.L.S. Registered Professional Land Surveyor Registration No. 5883 COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM, INC.</p>						

Overland Consortium Inc.
Surveyors
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