

4115 & 4131 Farm to Market 2920

TRACT 1:

Being a 1.28 acre (55,893 square feet) tract of land called "Tract 1", being the same tract of land conveyed to Stacy S. Peck, by deed recorded in Document No. 20150155885 of Official Public Records of Harris County, Texas, situated in the Allen Reaves Survey, Abstract No. 656 in Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being along the South line of Farm to Market Road 2920 (120 foot R.O.W.), and being the Northeast corner of that tract of land called "Reserve A" and conveyed to Commercial Center at Bridgestone Subdivision, by plat recorded in File Code No. 677678, Map Records of Harris County, Texas; being the beginning of a non-tangent curve turning to the left, with a radius of 5789.65 feet, a delta angle of 02 degrees 23 minutes 35 seconds, a chord bearing of South 85 degrees 50 minutes 10 seconds East, and a chord length of 241.79 feet, from which a 1/2 inch rod found for witness Southeast corner of the intersection of said Farm to Market Road 2920 and Bridgestone Lane (60 feet R.O.W.), bears North 79 degrees 36 minutes 47 seconds West, a distance of 1,023.23 feet;

THENCE along said curve to the left, along the South line of said Farm to Market 2920, an arc length of 241.81 feet to a 5/8 inch iron rod found for corner, said corner being along the South line of said Farm to Market 2920, and being the Northwest corner of that tract of land called "Tract 2" and conveyed to Stacy S. Peck, by said Deed;

THENCE South 03 degrees 16 minutes 52 seconds West, along the West line of said "Tract 2", a distance of 228.80 feet to a mag nail found for corner, said corner being the Southwest corner of said "Tract 2", and being along the North line of Kreinhop Road;

THENCE South 87 degrees 06 minutes 58 seconds West, along the North line of said Kreinhop Road, a distance of 221.19 feet to a point for corner, said corner being along the North line of said Kreinhop Road, and being along the East line of said Reserve A, from which a post found for witness bears North 70 degrees 35 minutes 31 seconds East, a distance of 0.77 feet;

THENCE North 01 degrees 35 minutes 30 seconds West, along the East line of said Reserve A, a distance of 257.21 feet to the POINT OF BEGINNING and containing 55,893 square feet or 1.28 acres of land.

TRACT 2:

Being a 0.13 acre (5,689 square feet) tract of land called "Tract 2", being the same tract of land conveyed to Stacy S. Peck, by deed recorded in Document No. 20150155885 of Official Public Records of Harris County, Texas, situated in the Allen Reaves Survey, Abstract No. 656 in Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being along the South line of Farm to Market Road 2920 (120 foot R.O.W.), said corner being the Northeast corner of that tract of land called "Tract 1" and conveyed to Stacy S. Peck, by said Deed; being the beginning of a non-tangent curve turning to the left, with a radius of 5789.65 feet, a delta angle of 00 degrees 14 minutes 51 seconds, a chord bearing of South 87 degrees 09 minutes 23 seconds East, and a chord length of 25.01 feet;

THENCE along said curve to the left, along the South line of said Farm to Market 2920, an arc length of 25.01 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of that tract of land called "Tract 3" and conveyed to Stacy S. Peck, by said Deed;

THENCE South 03 degrees 16 minutes 52 seconds West, along the West line of said "Tract 3", a distance of 226.29 feet to a post found for corner, said corner being the Southwest corner of said "Tract 3", and being along the North line of Kreinhop Road (60 foot R.O.W.);

THENCE South 87 degrees 06 minutes 58 seconds West, along the North line of said Kreinhop Road, a distance of 25.15 feet to a mag nail found for corner, said corner being along the North line of said Kreinhop Road, and being the Southeast corner of said "Tract 1";

THENCE North 03 degrees 16 minutes 52 seconds East, along the East line of said "Tract 1", a distance of 228.80 feet to the POINT OF BEGINNING and containing 5,689 square feet or 0.13 acres of land.

TRACT 3:

Being a 0.13 acre (5,689 square feet) tract of land called "Tract 3", being the same tract of land conveyed to Stacy S. Peck, by deed recorded in Document No. 20150155885 of Official Public Records of Harris County, Texas, situated in the Allen Reaves Survey, Abstract No. 656 in Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being along the South line of Farm to Market Road 2920 (120 foot R.O.W.), said corner being the Northwest corner of that tract of land conveyed to Stacy E. Stryker, by deed recorded in Document No. 20070026212, Deed Records of Harris County, Texas;

THENCE South 02 degrees 44 minutes 48 seconds West, along the West line of said Stryker Tract, a distance of 223.90 feet to a point for corner, said corner being the Southwest corner of said Stryker Tract, and being along the North line of Kreinhop Road (60 foot R.O.W.), from which a mag nail found for witness bears North 26 degrees 22 minutes 12 seconds East, a distance of 0.58 feet;

THENCE South 87 degrees 06 minutes 58 seconds West, along the North line of said Kreinhop Road, a distance of 24.83 feet to a post for corner, said corner being along the North line of said Kreinhop Road, and being the Southeast corner of that tract of land called "Tract 2" and conveyed to Stacy S. Peck by said Deed;

THENCE North 03 degrees 16 minutes 52 seconds East, along the West line of said "Tract 2", a distance of 226.29 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of said "Tract 2", and being along the South line of said Farm to Market 2920; being the beginning of a non-tangent curve turning to the left, with a radius of 5792.67 feet, a delta angle of 00 degrees 13 minutes 25 seconds, a chord bearing of South 87 degrees 23 minutes 31 seconds East, and a chord length of 22.60 feet;

THENCE along said curve to the left, along the South line of said Farm to Market 2920, an arc length of 22.60 feet to the POINT OF BEGINNING and containing 5,323 square feet or 0.12 acres of land.

TRACT 4:

Being a 2.37 acre (103,292 square feet) tract of land called, being the same tract of land conveyed to Stacy E. Stryker, by deed recorded in Document No. 20070026212 of Official Public Records of Harris County, Texas, situated in the Allen Reaves Survey, Abstract No. 656 in Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being along the North line of Kreinhop Road (60 foot R.O.W.), said corner being the Southeast corner of that tract of land called "Tract 2" and conveyed to Zaid Properties Allen Genoa, LLC, a Texas Limited Liability Company, by deed recorded in County Clerk's File No. RP-2021-140437, Deed Records of Harris County, Texas, from which a 5/8 inch iron rod found for witness at the Southeast corner of that tract of land called "Unrestricted Reserve A" of Harris County ESD No. 7, Station No. 7, by plat recorded in County Clerk's File No. RP-2016-437286, Map Records of Harris County, Texas;

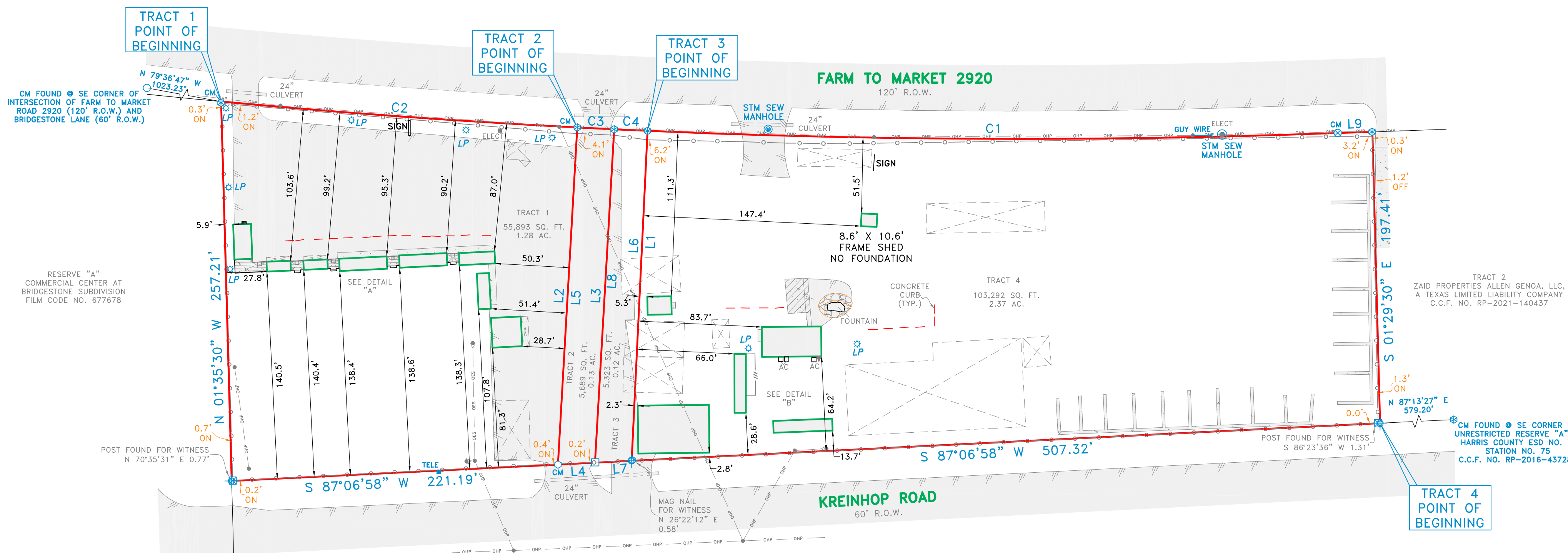
THENCE South 87 degrees 06 minutes 58 seconds West, along the South line of said Kreinhop Road, a distance of 507.32 feet to a point for corner, said corner being along the South line of said Kreinhop Road, and being the Southeast corner of that tract of land called "Tract 3" and conveyed to Stacy S. Peck, by deed recorded in Document No. 20150155885 of Official Public Records of Harris County, Texas, from which a mag nail found for witness bears North 26 degrees 22 minutes 12 seconds East, a distance of 0.58 feet;

THENCE North 02 degrees 44 minutes 48 seconds East, along the East line of said "Tract 3", a distance of 223.90 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of said "Tract 3", and being along the North line of Farm to Market 2920 (120 foot R.O.W.); being the beginning of a non-tangent curve turning to the left, with a radius of 5789.65 feet, a delta angle of 04 degrees 37 minutes 32 seconds, a chord bearing of South 89 degrees 49 minutes 00 seconds East, and a chord length of 467.29 feet;

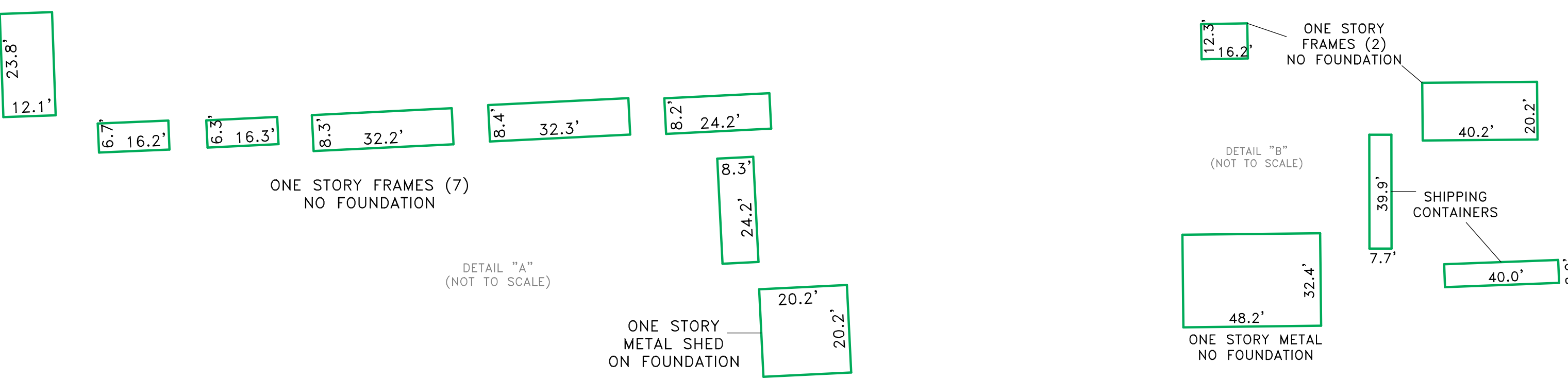
THENCE along said curve to the left, along the South line of said Farm to Market 2920, an arc length of 467.41 feet to a TXDOT aluminum disc found for corner, said corner being along the South line of said Farm to Market 2920;

THENCE North 88 degrees 14 minutes 13 seconds East, along the South line of said Farm to Market 2920, a distance of 23.54 feet to a 5/8 inch iron rod found for corner, said corner being along the South line of said Farm to Market 2920, and being the Northwest corner of said "Tract 2";

THENCE South 01 degrees 29 minutes 30 seconds East, along the West line of said "Tract 2", a distance of 197.41 feet to the POINT OF BEGINNING and containing 103,292 square feet or 2.37 acres of land.



LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	N 02°44'48" E	223.90'	C1	467.41'	5789.65'	04°37'32"	S 89°49'00" E	467.29'
L2	S 03°16'52" W	228.80'	C2	241.81'	5789.65'	02°23'35"	S 85°50'10" E	241.79'
L3	S 03°16'52" W	226.29'	C3	25.01'	5789.65'	00°14'51"	S 87°09'23" E	25.01'
L4	S 87°06'58" W	25.15'	C4	22.60'	5789.65'	00°13'25"	S 87°23'31" E	22.60'
L5	N 03°16'52" E	228.80'						
L6	S 02°44'48" W	223.90'						
L7	S 87°06'58" W	24.83'						
L8	N 03°16'52" E	226.29'						
L9	N 88°14'13" E	23.54'						



SURVEYOR'S CERTIFICATE

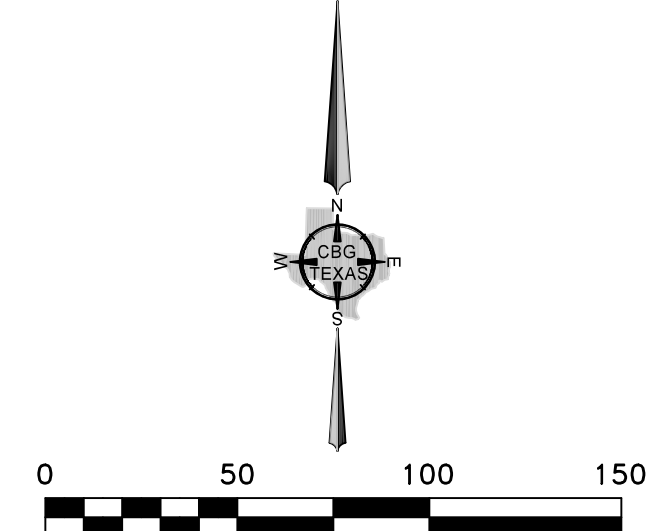
The undersigned Registered Professional Land Surveyor hereby certifies to Al Ross, and Fidelity National Title, in connection with G.F. No. FTH-12-FAH26002918XR that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 4115 and 4131 Farm to Market 2920 described in Document No. 20150155885 and 20070026212, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Federal Emergency Rate Map Community Panel No. 48201C0255L) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Texas Land and Title.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 13th day of April, 2026.

Chris J. Broussard
Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48201C0255L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE DATE SIGNATURE DATE

NOTES:
Bearings, easements and building lines are by recorded plat unless otherwise noted.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN COUNTY CLERK'S FILE NO(S). 20140315176, 3460917

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM CONTROLLING MONUMENT	PE - POOL EQUIPMENT
1/2" IRON ROD FOUND	COLU - COLUMN
FOOT ALUM. DISC FOUND	AC - AIR CONDITIONING
MAG NAIL FOUND	AT - AIR TREATMENT
5/8" ROD FOUND	DES - DES
FENCE POST CORNER	CHP - CHP
FENCE POST WITNESS	CONC - CONCRETE PAVING
UNDERGROUND ELECTRIC	OV - OVERHEAD ELECTRIC SERVICE
OVERHEAD ELECTRIC	OV - OVERHEAD POWER LINE
POWER POLE	PT - POINT FOR CORNER
GRAVEL/ROCK ROAD OR DRIVE	CS - DOUBLE SIDED WOOD FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	04/08/2026	13323	SEE CERT.	KAD

TEXAS LAND AND TITLE SURVEY

ALLAN REAVES SURVEY, ABS. NO. 656

CITY OF SPRING, HARRIS COUNTY, TEXAS

4115 & 4131 FARM TO MARKET 2920