

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

C#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	70.00'	14°48'00"	18.08'	S 49°06'00" E	18.03'
C2	130.00'	14°53'05"	33.77'	S 40°52'14" E	33.68'
C3	1041.74'	8°32'30"	155.31'	N 58°16'57" W	155.16'

LINE TABLE	BEARING	LENGTH
L1	N 06°48'00" E	30.30'

- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLDG - BUILDING
 - ESMT - EASEMENT
 - FND - FOUND
 - HL&P - HOUSTON LIGHTING & POWER
 - IP - IRON PIPE
 - IR - IRON ROD
 - CIR - CAPPED IRON ROD
 - SST - STAMPED SOUTH TEXAS SURVEYING
 - HCOF - 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
 - BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - CONCRETE
 - COVERED CONCRETE
 - OVERHEAD ELECTRIC LINES
 - WOOD FENCE
 - 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
 - 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

- NOTES:**
- BEARING BASIS IS THE SOUTH R.O.W. LINE OF GARROW STREET BEING SOUTH 56 DEGREES 30 MINUTES 00 SECONDS EAST.
 - 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 GF NO. 1603583 OF COMMONWEALTH LAND TITLE INSURANCE COMPANY.
 - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 - 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.
 - SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 - 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 2017. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE _____, ACCORDING TO F.I.R.M. MAP NO. _____, DATE _____, 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 PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



LEGAL DESCRIPTION

BEING A 2.5392 ACRE (110,610 SQUARE FEET) TRACT OF LAND SITUATED IN THE S. WILLIAMS SURVEY, ABSTRACT NO. 87, HARRIS COUNTY, TEXAS, BEING A PORTION OF LOT 49 IN THE S. M. WILLIAMS SURVEY, A PORTION OF A CALLED 2.54 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 9-B, PAGE 109 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING PART OF LOTS 2 AND 6, AND ALL OF LOTS 3, 4 AND 5 OF SETTEGASTS THIRD SUBDIVISION, RECORDED IN VOLUME 3, PAGE 8 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON THE NORTHWEST RIGHT-OF-WAY LINE OF NAGLE STREET BEING SOUTH 34 DEGREES 17 MINUTES 47 SECONDS WEST);

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE NORTHWEST RIGHT-OF-WAY LINE OF NAGLE STREET (50 FEET WIDE) (FORMERLY RICE STREET), THE SOUTHWEST RIGHT-OF-WAY LINE OF GARROW STREET (60 FEET WIDE) (FORMERLY CONGRESS AVENUE), SAME BEING THE SOUTHEAST LINE OF LOT 6, SETTEGASTS THIRD ADDITION AND BEING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 34 DEGREES 17 MINUTES 47 SECONDS WEST, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID NAGLE STREET, SAME BEING THE SOUTHWEST LINE OF LOTS 2, 3, 4, 5 AND 6 OF SETTEGASTS THIRD SUBDIVISION, A DISTANCE OF 236.71 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE NORTHEAST RIGHT-OF-WAY LINE OF HARRISBURG BOULEVARD (VARYING WIDTH) AS SHOWN ON CITY OF HOUSTON RIGHT-OF-WAY MAP 14368 AND BEING THE NORTHEAST CORNER OF CITY OF HOUSTON PARCEL 7806 AND BEING THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT BEING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID HARRISBURG BOULEVARD AS SHOWN ON SAID MAP AND BEING THE NORTH LINE OF SAID PARCEL NO. 7806, HAVING A RADIUS OF 1041.74 FEET, A CENTRAL ANGLE OF 08 DEGREES 32 MINUTES 30 SECONDS, A CHORD BEARING NORTH 58 DEGREES 16 MINUTES 57 SECONDS WEST, A CHORD DISTANCE OF 155.16 FEET AND AN ARC LENGTH OF 155.31 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN ANGLE POINT IN THE NORTHEAST RIGHT-OF-WAY LINE OF HARRISBURG BOULEVARD AND THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 78 DEGREES 23 MINUTES 58 SECONDS WEST, CONTINUING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID HARRISBURG BOULEVARD AS SHOWN ON SAID MAP AND BEING THE NORTH LINE OF SAID PARCEL NO. 7806, A DISTANCE OF 124.79 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE NORTHEAST RIGHT-OF-WAY LINE OF PRESTON AVENUE (VARYING WIDTH) (FORMERLY HARRISBURG STREET) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 06 DEGREES 48 MINUTES 00 SECONDS EAST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PRESTON AVENUE, A DISTANCE OF 30.30 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN ANGLE POINT IN THE NORTHEAST RIGHT-OF-WAY LINE OF PRESTON AVENUE, SAME BEING THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 20 DEGREES 00 MINUTES 26 SECONDS WEST, CONTINUING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PRESTON AVENUE, A DISTANCE OF 162.60 FEET TO A 1 INCH IRON PIPE FOUND FOR THE MOST SOUTHERLY CORNER OF LEON J. SETTEGAST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 346 PAGE 118 OF THE HARRIS COUNTY MAP RECORDS AND BEING THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 34 DEGREES 00 MINUTES 58 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID LEON J. SETTEGAST SUBDIVISION, A DISTANCE OF 157.02 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN ANGLE POINT IN THE SOUTHWEST LINE OF SAID LEON J. SETTEGAST SUBDIVISION AND ANGLE POINT IN THE NORTHWEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 34 DEGREES 58 MINUTES 58 SECONDS EAST, CONTINUING ALONG THE SOUTHWEST LINE OF SAID LEON J. SETTEGAST SUBDIVISION, A DISTANCE OF 60.00 FEET TO A 1 INCH IRON PIPE FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID GARROW STREET, BEING THE MOST EASTERLY CORNER OF SAID LEON J. SETTEGAST SUBDIVISION AND BEING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 56 DEGREES 30 MINUTES 00 SECONDS EAST, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID GARROW STREET, A DISTANCE OF 109.80 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET AT THE BEGINNING OF A CURVE TO THE RIGHT AND AN ANGLE POINT IN THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT BEING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID GARROW STREET, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 48 MINUTES 00 SECONDS, A CHORD BEARING SOUTH 40 DEGREES 06 MINUTES 00 SECONDS EAST, A CHORD DISTANCE OF 18.03 FEET AND AN ARC LENGTH OF 18.08 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET AT THE END OF SAID CURVE FOR AN ANGLE POINT IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID GARROW STREET AND ANGLE POINT IN THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 40 DEGREES 49 MINUTES 25 SECONDS EAST, CONTINUING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID GARROW STREET, A DISTANCE OF 144.83 FEET TO AN "X" IN CONCRETE SET AT THE BEGINNING OF A CURVE TO THE LEFT AND AN ANGLE POINT IN THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT BEING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID GARROW STREET, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 53 MINUTES 05 SECONDS, A CHORD BEARING SOUTH 40 DEGREES 52 MINUTES 14 SECONDS EAST, A CHORD DISTANCE OF 33.68 FEET AND AN ARC LENGTH OF 33.77 FEET TO AN "X" IN CONCRETE SET AT THE END OF SAID CURVE FOR AN ANGLE POINT IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID GARROW STREET AND ANGLE POINT IN THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 55 DEGREES 25 MINUTES 23 SECONDS EAST, CONTINUING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID GARROW STREET, A DISTANCE OF 116.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.5392 ACRES (110,610 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

TO: AGOZ INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY AND COMMONWEALTH LAND TITLE INSURANCE COMPANY

I, hereby certify that this survey was made on the ground and completed on this 24TH day of APRIL, 2017 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 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 1603583 of COMMONWEALTH LAND TITLE INSURANCE COMPANY

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



SURVEY OF

BEING A 2.5392 ACRE (110,610 SQUARE FEET) TRACT OF LAND SITUATED IN THE S. WILLIAMS SURVEY, ABSTRACT NO. 87, HARRIS COUNTY, TEXAS, BEING A PORTION OF LOT 49 IN THE S. M. WILLIAMS SURVEY, A PORTION OF A CALLED 2.54 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 9-B, PAGE 109 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING PART OF LOTS 2 AND 6, AND ALL OF LOTS 3, 4 AND 5 OF SETTEGASTS THIRD SUBDIVISION, RECORDED IN VOLUME 3, PAGE 8 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

ADDRESS: 2530 GARROW ROAD HOUSTON, TEXAS 77003	REVISIONS:
SITE:	NO. DATE DESCRIPTION
JOB NO: 554-17	
DATE: 4-24-17	
SCALE: 1" = 30'	
SHEET 1 OF 1	

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77062
281-556-6918 FAX 281-556-9331
Firm Number: 10045400