BENCHMARK:

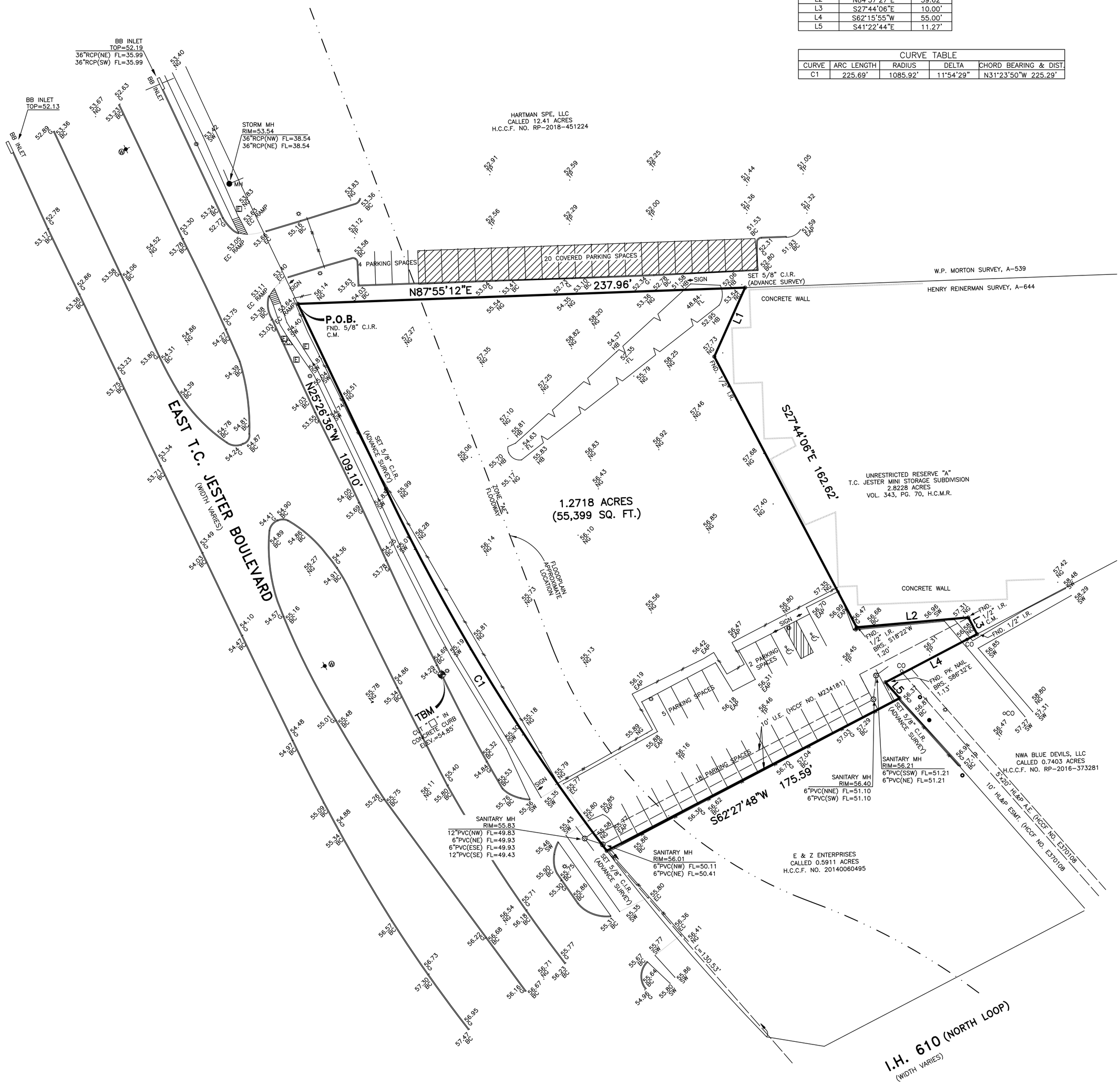
FLOODPLAIN REFERENCE MARK NUMBER 050055R IS A ALUM DISC STAMPED 050055R FROM THE INTERSECTION OF THE N. 610 LOOP FEEDER GOING EAST AND T.C. JESTER BLVD. GO EAST ON 610 FEEDER 250 FEET TO BRIDGE. KEYMAP 452S IN THE WHITE OAK BAYOU WATERSHED NEAR STREAM E100-00-00 ELEV. 61.57 FEET NAVD 1988, 2001 ADJUSTED.

SCALE: 1" = 30'

LEGEND:
AC. – ACRES
A/C – AIR CONDITION
A.E. – AERIAL EASEMENT
B.L. – BUILDING LINE
BLDG. – BUILDING
BO. – BOLLARD
CB – CATCH BASIN
CONC. – CONCRETE
COV'D. – COVERED
CP – CRIMPED PIPE
DA – DUMPSTER AREA
ELEC. – ELECTRIC
ESMT. – EASEMENT
FC – FILM CODE
FH – FIRE HYDRANT
FND. – FOUND
GM – GAS METER
HCCF – HARRIS COUNTY CLERKS FILE
HCDR – HARRIS COUNTY DEED RECORDS
HCMR – HARRIS COUNTY MAP RECORDS
HCPS – HANDICAP PARKING SPACE
HL&P – HOUSTON LIGHTING & POWER
I.P. – IRON PIPE
I.R. – IRON ROD
LP – LIGHT POST
MH – MANHOLE
MW – MONITORING WELL
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCING
PP – POWER POLE
PS – PARKING SPACES
PTP – PINCHED TOP PIPE
R.O.W. – RIGHT OF WAY
RR – RAILROAD
SAN. – SANITARY
SP – SERVICE POLE
SQ. FT. – SQUARE FEET
S.S.E. – SANITARY SEWER EASEMENT
STM. – STORM
STM.S.E. – STORM SEWER EASEMENT
SWBT – SOUTHWESTERN BELL TELEPHONE
TEL. – TELEPHONE
TLP – TRAFFIC LIGHT POLE
TSB – TRAFFIC SIGNAL BOX
U.E. – UTILITY EASEMENT
WM – WATER METER
WV – WATER VALVE
–x– BARBED WIRE FENCE
–o– CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
ASPHALT
–OHPL– OVERHEAD POWER LINES
WOOD FENCE
WROUGHT IRON FENCE
CO CLEANOUT
E ELECTRIC BOX
FIRE HYDRANT
LIGHT POLE
MH MANHOLE
POWER POLE
S SANITARY SEWER MANHOLE
SERVICE POLE
UNDERGROUND CABLE MARKER
W WATER VALVE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S24°02'35"W	40.16'
L2	N84°57'27"E	59.62'
L3	S27°44'06"E	10.00'
L4	S62°15'55"W	55.00'
L5	S41°22'44"E	11.27'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING & DIST.
C1	225.69'	1085.92'	11°54'29"	N31°23'50"W 225.29'



LEGAL DESCRIPTION

1.2718 ACRES (55,399 SQUARE FEET)

BEING 1.2718 ACRES (55,399 SQUARE FEET) OF LAND, SITUATED IN THE HENRY REINERMAN SURVEY, ABSTRACT NUMBER 644, HARRIS COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF A CERTAIN TRACT OF LAND CONVEYED TO ABRAHAM STUDENT AID FOUNDATION, INCORPORATED AS RECORDED IN VOLUME 5768, PAGE 571, VOLUME 6180, PAGE 613, VOLUME 6615, PAGE 120, AND VOLUME 7735, PAGE 11 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (H.C.D.R.), AND SAID 1.2718 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83):

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID HENRY REINERMAN SURVEY, THE SOUTH LINE OF THE W.P. MORTON SURVEY, A-539, AND THE EASTERLY RIGHT-OF-WAY LINE OF EAST T.C. JESTER BOULEVARD (WIDTH VARIES PER VOL. 6422, PG. 195 H.C.D.R.), MARKING THE SOUTHWEST CORNER OF A CALLED 12.41 ACRE TRACT CONVEYED TO HARTMAN SPE, LLC BY DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) RP-2018-451224, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEGREES 55 MINUTES 12 SECONDS EAST, A DISTANCE OF 237.96 FEET, ALONG THE COMMON LINE BETWEEN SAID CALLED 12.41 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, AND COMMON LINE BETWEEN THE NORTH LINE OF SAID HENRY REINERMAN SURVEY AND SOUTH LINE OF SAID W.P. MORTON SURVEY, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET, MARKING THE NORTHERLY NORTHWEST CORNER OF A 2.8228 ACRE UNRESTRICTED RESERVE "A", T.C. JESTER MINI STORAGE SUBDIVISION, AS RECORDED IN VOL. 343, PG. 70 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 24 DEGREES 02 MINUTES 35 SECONDS WEST, A DISTANCE OF 40.16 FEET, ALONG THE COMMON LINE BETWEEN SAID UNRESTRICTED RESERVE "A" AND THE HEREIN DESCRIBED TRACT, TO A 1/2 INCH IRON ROD FOUND, MARKING THE SOUTHERLY NORTHWEST CORNER OF SAID UNRESTRICTED RESERVE "A" AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 27 DEGREES 44 MINUTES 06 SECONDS EAST, A DISTANCE OF 162.62 FEET, ALONG SAID COMMON LINE, TO A POINT FOR CORNER WHERE A 1/2 INCH IRON ROD FOUND BEARS SOUTH 18 DEGREES 22 MINUTES WEST, 1.20 FEET, SAID POINT MARKING THE NORTHERLY SOUTHWEST CORNER OF SAID UNRESTRICTED RESERVE "A" AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 84 DEGREES 57 MINUTES 27 SECONDS EAST, A DISTANCE OF 59.62 FEET, ALONG SAID COMMON LINE, TO A 1/2 INCH IRON ROD FOUND, MARKING AN INTERIOR CORNER OF SAID UNRESTRICTED RESERVE "A" AND THE NORTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 27 DEGREES 44 MINUTES 06 SECONDS EAST, A DISTANCE OF 10.00 FEET, ALONG SAID COMMON LINE, TO A 1/2 INCH IRON ROD FOUND IN THE NORTHERLY LINE OF A CALLED 0.7403 ACRE TRACT CONVEYED TO NWA BLUE DEVILS, LLC BY DEED RECORDED UNDER H.C.C.F. NO. RP-2016-373281, MARKING THE SOUTHERLY SOUTHWEST CORNER OF SAID UNRESTRICTED RESERVE "A" AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 62 DEGREES 15 MINUTES 55 SECONDS WEST, A DISTANCE OF 55.00 FEET, ALONG THE COMMON LINE BETWEEN SAID CALLED 0.7403 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, TO A POINT FOR CORNER WHERE A PK NAIL FOUND IN ASPHALT BEARS SOUTH 86 DEGREES 32 MINUTES EAST, 1.13 FEET, SAID POINT MARKING THE NORTHWEST CORNER OF SAID CALLED 0.7403 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 41 DEGREES 22 MINUTES 44 SECONDS EAST, A DISTANCE OF 11.27 FEET, ALONG SAID COMMON LINE, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET IN THE WESTERLY LINE OF SAID CALLED 0.7403 ACRE TRACT, MARKING THE NORTHERNMOST CORNER OF A CALLED 0.5911 ACRE TRACT CONVEYED TO E & Z ENTERPRISES BY DEED RECORDED UNDER H.C.C.F. NO. 20140060495 AND THE SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 62 DEGREES 27 MINUTES 48 SECONDS WEST, A DISTANCE OF 175.59 FEET, ALONG THE COMMON LINE BETWEEN THE NORTHWESTERLY LINE OF SAID CALLED 0.5911 ACRE TRACT AND THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET IN THE EASTERLY LINE OF SAID EAST T.C. JESTER BOULEVARD, MARKING THE WESTERNMOST CORNER OF SAID 0.5911 ACRE TRACT, THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND A POINT OF CURVATURE TO THE RIGHT;

THENCE, CONTINUING NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,085.92 FEET, AN ARC LENGTH OF 225.69 FEET, AN INCLUDED ANGLE OF 11 DEGREES 54 MINUTES 29 SECONDS, A CHORD BEARING OF NORTH 31 DEGREES 23 MINUTES 50 SECONDS WEST, AND A DISTANCE OF 225.29 FEET, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID EAST T.C. JESTER BOULEVARD, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET, FOR A POINT OF TANGENCY;

THENCE, NORTH 25 DEGREES 26 MINUTES 36 SECONDS WEST, A DISTANCE OF 109.10 FEET, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID EAST T.C. JESTER BOULEVARD, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 1.2718 ACRES OR 55,399 SQUARE FEET OF LAND AS SHOWN ON THE SURVEY DATED SEPTEMBER 30, 2022 AND FILED IN THE OFFICES OF ADVANCE SURVEYING, INC. UNDER JOB NUMBER 0912622-22-01.

NOTES:
1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
2. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
3. BUILDER IS RESPONSIBLE FOR CHECKING DEED RESTRICTIONS.
4. FENCES AS SHOWN.

FLOOD NOTE:

SUBJECT PROPERTY ____IS____ LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE "AE" AND FLOODWAY, MAP # 48201C, PANEL 0665M, DATED 06-09-14. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

BFE = 61.0
BFE WITH FLOODWAY=61.4
DFE = 63.0

I, hereby certify that this survey was made on the ground and completed on this 30th day of September, 2022 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 complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GF _____ – _____ of _____ –

Henry M. Santos

HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450

STATE OF TEXAS REGISTERED HENRY M. SANTOS 5450 PROFESSIONAL LAND SURVEYOR

BOUNDARY AND TOPOGRAPHIC SURVEY OF
A 1.2718 ACRES (55,399 SQUARE FEET) OF LAND, SITUATED IN THE HENRY REINERMAN SURVEY, ABSTRACT NUMBER 644, HARRIS COUNTY, TEXAS.

•ABSTRACTING BY TITLE COMPANY.
• COPYRIGHT 2022, Advance Surveying, Inc.(Email: advance_survey@asi23.com)

PURCHASER: –	SCALE: 1" = 30'
ADDRESS: 0 ETC JESTER BLVD HOUSTON, TX 77018	FIELD WORK: 09-28-22/DB
	DRAFTING: 09-30-22/FT
LENDER: –	FINAL CHECK: 09-30-22/HS
TITLE CO.: –	REVISIONS:
JOB NO.: 0912622-22-01	
G.F. NO.: –	
KEY MAP: 452S	

PHONE: 281 530-2939
FAX: 281 530-5464

ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 • HOUSTON, TEXAS 77099 • TBPLS FIRM NO. 10099200