

N03° 08' 43"W

S86° 51' 17"W

NO3° 08' 43"W

130.00

50.00

3.00'

S03' 08' 43"E

N86° 51' 17"E

|1,161.50'| N03° 08' 43"W

311.00

440.00

L10

P.V.C.

R.C.P.

R.O.W.

= TONE MARK

 \emptyset = VALVE

= WATER METER

= TRAFFIC CONTROL BOX

= TRAFFIC SIGNAL POLE

= TRANSFORMER POLE

= POLYVINYL CHLORIDE PIPE

= RIGHT-OF-WAY

= TYPICAL

VOL., PG. = VOLUME, PAGE

= SQUARE FOOT/FEET

= REINFORCED CONCRETE PIPE

GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHI

AP No. 48201C0735M, WHICH BEARS AN EFFECTIVE

'AS PERFORMED TO DETERMINE THIS ZONE AND AN

ERAL EMERGENCY MANAGEMENT AGENCY.

ATE OF JANUARY 06, 2017, AND DOES NOT LIE WITHIN

SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING

EVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS

TERMINATION OR APPLY FOR A VARIANCE FROM THE

"X" OF THE FLOOD INSURANCE RATE MAP, FIRM

2. ALL CORNERS MARKED "SET" ARE SET

3. THIS SURVEY WAS PERFORMED WITHOUT

WITH A 5/8" I.R. W/CAP STAMPED

THE BENEFIT OF A CURRENT TITLE

COMMITMENT. ALL ENCUMBRANCES MAY

"WEISSER ENG HOUSTON, TX".

DESCRIPTION OF A 1.760-ACRE (76,655 SQ. FT.) TRACT OF LAND SITUATED IN THE GEORGE WHITE SURVEY, A-82, HARRIS COUNTY, TEXAS

Being a description of a 1.760—acre (76,655 square foot) tract of land situated in the George White Survey, A—82, Harris County, Texas. Said 1.760-acre tract being out of the residue of a called 4.32-acre tract of land conveyed to Goose Creek Independent School District, by deed recorded in Volume 1061, Page 164 of the Harris County Deed Records, being out of Lot 13 of Elena Harris Co. Tex., by plat recorded in Volume 7, Page 20 o the Harris County Map Records, and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, NAD 83 (2011) epoch 2010.00, all coordinates shown hereon are grid coordinates and may be converted to surface by multiplying by the combined scale factor of

1 INCH = 30 FEET

COMMENCING (N=13,866,417.20, E=3,219,196.86) at a 5/8-inch iron rod found in the north right-of-way line of Wallisville Road (60-Foot Wide Right-Of-Way), by said plat of Elena Harris Co. Tex., for the southwest corner of a called 20.0-acre tract of land conveyed to Goose Creek Independent School District, by deed recorded in Volume 1355, Page 402 of the Harris County Deed Records, for the southwest corner of Lot 8 of said plat of Elena Harris Co. Tex., for the southeast corner of said Lot 13 and for a southeast corner of said residue of the 4.32—acre tract;

THENCE South 86 deg. 51 min. 17 sec. West, with the north right-of-way line of said Wallisville Road, with the south line of said Lot 13 and with a south line of said residue of the 4.32-acre tract, a distance of 347.09 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southeast corner and POINT OF BEGINNING (N=13,866,398.16, E=3,218,850.33) of said tract herein described;

right-of-way line of said Wallisville Road, with the south line of said Lot 13, with a south line of said residue of the 4.32-acre tract and with a south line of said tract herein described, a distance of 102.91 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southeast corner of a called 50—foot by 130—foot tract of land (Part of Lot 13), conveyed to Sweetwoods Properties LLC, by deed recorded under Harris County Clerk's File No. RP-2019-2373 of the Official Public Records of Real Property, Harris County, Texas, for the most southerly southwest corner of said residue of the 4.32—acre tract and for the most southerly southwest corner of said tract herein described;

THENCE North 03 deg. 08 min. 43 sec. West, over and across said Lot 13, with the east line of said 50-foot by 130-foot tract, with a west line of said residue of the 4.32-acre tract and with a west line of said tract herein described, a distance of 130.00 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northeast corner of said O-foot by 130-foot tract, for an interior corner of said residue of the 4.32—acre tract and for an interior corner of said tract herein described;

THENCE South 86 deg. 51 min. 17 sec. West, over and across said Lot , with the north line of said 50—foot by 130—foot tract, with a south lin of said residue of the 4.32-acre tract and with a south line of said tract herein described, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the east line of a called 0.149-acre tract of land conveyed to Sweetwoods Properties LLC, by deed recorded under Harris County Clerk's File No. RP-2019-2377 of the Official Public Records of Real Property, Harris County, Texas, for the northwest corner of said 50-foot by 130-foot tract, for a southwest corner of said residue of the 4.32-acre tract and for a southwest corner of said tract

THENCE North 03 deg. 08 min. 43 sec. West, over and across said Lot 13, with the east line of said 0.149-acre tract, with a west line of said residue of the 4.32-acre tract and with a west line of said tract herein described, a distance of 3.00 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON. TX" set for the northeast corner of said 0.149-acre tract, for an interior corner of said residue of the 4.32-acre tract and for

13, with the north line of said 0.149-acre tract, with the north line of a called 0.4500-acre tract of land conveyed to Sweetwoods Properties LLC, by deed recorded under Harris County Clerk's File No. RP-2019-2375 of the Official Public Records of Real Property, Harris County, Texas, with a south line of said residue of the 4.32-acre tract and with a south line of said tract herein described, a distance of 200.00 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the east right-of-way line of Crosby Lynchburg Road (60-Foot Wide Right-Of-Way), by said plat of Elena Harris Co. Tex., in the west line of said Lot 13, for the northwest corner of said 0.4500—acre tract, for the most westerly southwest corner of said residue of the 4.32—acre tract and for the most westerly southwest corner of said tract herein described;

THENCE North 03 deg. 08 min. 43 sec. West, with the east right-of-way line of said Crosby Lynchburg Road, with the west line of said Lot 13, with west line of said residue of the 4.32—acre tract and with a west line of said tract herein described, a distance of 178.00 feet to a point for the intersection of the east right-of-way line of said Crosby Lynchburg Road and the south right-of-way line of College Street (60-Foot Wide Right-Of-Way) by plat recorded in Volume 23, Page 53 of the Harris County Map Records for the northwest corner of said Lot 13, for the northwest corner of said residue of the 4.32-acre tract and for the northwest corner of said tract herein described, from which a found 5/8—inch iron rod with cap stamped "ALLY" bears South 35 deg. 38 min. 16 sec. East, a distance of 3.22 feet;

THENCE North 86 deg. 51 min. 17 sec. East, with the south right-of-way line of said College Street, with the north line of said Lot 13, with the north line of said residue of the 4.32-acre tract and with the north line of said tract herein described, a distance of 352.91 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northeast corner of said tract herein described;

THENCE South 03 deg. 08 min. 43 sec. East, over and across said Lot 13, over and across said residue of the 4.32—acre tract and with the east line of said tract herein described, a distance of 311.00 feet to the POINT OF

BEGINNING and containing 1.760 acres (76,655 square feet) of land;

UPON AS A FINAL SURVEY DOCUMENT.

DATE OF LATEST ISSUE: 04/16/2025

REGISTERED PROFESSIONAL LAND SURVEYOR

JOHN W. HARVILL

STATE OF TEXAS, No. 6880

REVISED 04/16/2025, CERTIFICATION DATE REMAINS 12/23/2025.

REVISED ACREAGE

DESCRIPTION

WEISSER Engineering &

T.B.P.E.L.S. Reg. No. F-68 | 10194324 www.weissereng.com | 281.579.7300

BOUNDARY SURVEY OF A 1.760-ACRE (76,655 SQ. FT.) TRACT SITUATED IN THE GEORGE WHITE SURVEY, A-82, HARRIS COUNTY, TEXAS

URVEYOR								
			© Copyright 2025 Weisser Engineering & Surveying					
			DRAWN BY:	S.P.	CALCULATED BY:	K.J.	SCALE:	1" = 30
5/2025. S.P.		04/16/25	F.B. No.:	4078	CHECKED BY:	J.H.	SHEET O	1 OF 01
	BY	DATE	CREW CHIEF:	D.J.	DATE: 12/23	3/2024	JOB No.: (GS1004