CURVE TABLE CURVE LENGTH RADIUS DELTA CHORD BEARING CHORD DISTANCE 263.38 S 82°57'07" W 44.37 9°39'10" LINE LENGTH BEARING L1 31.71 S02°27'18"E CALLED 1.94 ACRES L2 17.61 N87°46'42"E CALLED 0.5092 ACRES CALLED 2.0351 ACRESL H.C.C.F. NO. 20080142468 CALLED 2.4702 ACRES H.C.C.F. NO. V638213 H.C.C.F. NO. 20090150217 H.C.C.F. NO. 20110505719 WEST PARKER ROAD H.C.C.F. NO. V638213 R=480.87' (80' PUBLIC R.O.W.) L=101.71' D=12°07'07" FND 3/4" I.R. CB=N 82°09'09" E SET 5/8" CIR "STS" 368.38 CD=101.52' N 88°12'42" E SET "X" SET "X"-25' B.L. PER CITY ORDINANCE N 24°44'42" 32.03 SET 5/8" CIR "STS"_ REMAINDER BLOCK P.O.C. UNRESTRICTED RESERVE "A" CALLED 2.110 ACRES TRACT I (TRACT TWO) 2.2267 ACRES LEGEND: H.C.C.F. NO. H798415 AE - AERIAL EASEMENT R=5601.58' TRACT 3 (96,996 SQ. FT.) BL - BUILDING LINE TRACT 2 L=199.32' BLDG - BUILDING ESMT - EASEMENT D=2°02<u>'20"</u> FND - FOUND CB=N 27°22'29" W HL&P - HOUSTON LIGHTING & POWER IP - IRON PIPE CD = 199.31IR - IRON ROD CIR - CAPPED IRON ROD "STS" — STAMPED SOUTH TEXAS SURVEYING P.O.B. HCCF - HARRIS COUNTY CLERKS FILE HCDR - HARRIS COUNTY DEED RECORDS SANITARY MH RIM ELEV.=75.28 SET 5/8" CIR "STS" - HARRIS COUNTY MAP RECORDS SANITARY MH RIM ELEV.=74.83 -12" PVC (E.) FL=70.86 POB - POINT OF BEGINNING _10" PVC (W.) FL=69.93 12" PVC (W.) FL=70.88 288.6 N87°32'38"E 152.44 POC - POINT OF COMMENCING 10" PVC (E.) FL=69.89 PS - PARKING SPACES ROW - RIGHT OF WAY SQ. FT. - SQUARE FEET SET 5/8" CIR "STS" FND 5/8" I.R. N 34°25' W UE - UTILITY EASEMENT 431.22' PROPOSED SHARED ACCESS SET 5/8" CIR/ S 87°46'42" —o— CHAIN LINK FENCE FND FENCE POST N 37°49' W LOT 8 & UTILITY ESMT CONCRETE COVERED CONCRETE RIM ELEV.=75.30 LOT 4 6" PVC (N.) FL=72.63 —E— OVERHEAD ELECTRIC LINES —//— WOOD FENCE 12" PVC (S.) FL=71.77 12" PVC (E.) FL=71.47 LOT 3 -/- WROUGHT IRON FENCE ← GUY WIRE AIRWAY VILLAGE SUBDIVISION - CATCH BASIN VOL. 52, PG., 20, H.C.M.R. 40,000 SQ. FT. - CABLE BOX ELECTRIC BOX) - ELECTRIC MH 1.0294 ACRES - FIRE HYDRANT LOT 2 (44,839 SQ. FT.) FIBER OPTIC MARKER TRACT 4 - FLAG POLE GAS METER - GAS VALVE 10' X 43.5' H.L. & P. ESMT W/5' X 20' A.E. (BOTH SIDE) 📥 – CURB INLET H.C.C.F. NO. C442185 - LIGHT POLE) - MANHOLE (60' PUBLIC R.O.W.) MONITORING WELL - PIPELINE MARKER O - POWER POLE 10' X 20' WATERLINE - SERVICE POLE --- & METER ESMT H.C.C.F. NO. D785301 - SANITARY MANHOLE RIM ELEV.=75.51 STORM MANHOLE 12" PVC (N.) FL=72.95 SURVEYOR'S CERTIFICATION - TELEPHONE PEDESTAL TRANSFORMER I, HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN THE GROUND AND COMPLETED ON - TRAFFIC SIGNAL BOX THIS 12TH DAY OF OCTOBER, 2017, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS - TRAFFIC SIGNAL POLE LOT 1 FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS. THERE ARE NO ENCROACH-- UNDERGROUND CABLE MARKER MENTS APPARENT ON THE GROUND. EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY WATER WELL COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND - WATER METER SPECIFICATIONS FOR CATEGORY 1A, CONDITION II SURVEY. THIS SURVEY IS CERTIFIED FOR - WATER VALVE BOUNDARY ONLY AND FOR THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. BENCHMARK EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY: S87°46'42"W 126.21' FND 3/4" I.R. L=93.23'15' X 15' R = 263.38VISIBILITY TRIANGLE D=20°16'54' VOL. 52, PG. 20, H.C.M.R. FRED W. LAWTON CH=S67°59'05"W (60' PUBLIC R.O.W.) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 FND 3/4" I.R. N 09'13' W 1.04' 2321 7/0/Ession **NOTES:** CH D=92.751. BEARING BASIS IS THE SOUTH R.O.W. LINE OF WEST PARKER ROAD BEING NORTH 88 DEGREES 12 MINUTES 42 SECONDS EAST. 2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS PROVIDED BY CLIENT. LEGAL DESCRIPTION Fred W. Lawton, Registered Professional Land Surveyor No. 2321 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE A 1.0294 ACRE (44,839 SQUARE FOOT) TRACT OUT OF RESERVE A, BLOCK ONE OF PARKER PLAZA AT FORTY-FIVE, AN ADDITION IN HARRIS COUNTY ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 679849 OF 4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE **SURVEY OF** SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. COMMENCING AT A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET AT THE SOUTH END OF A CUT-BACK LINE AT THE INTERSECTION OF THE SOUTH LINE OF WEST PARKER ROAD (BASED ON A 5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. RIGHT-OF-WAY OF 80.00 FEET) WITH THE CURVED EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 45 (U.S. HIGHWAY NO. 75, 256 FOOT RIGHT-OF-WAY): 6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON A 1.0294 ACRE (44,839 SQUARE FOOT) TRACT OUT OF RESERVE A, BLOCK ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR THENCE NORTH 24 DEGREES 44 MINUTES 42 SECONDS EAST, A DISTANCE OF 32.03 FEET TO AN "X" CUT IN CONCRETE SET IN THE NORTHERLY CUT-BACK CORNER OF THE SAID INTERSECTION, SAID POINT; BEING IN THE ONE OF PARKER PLAZA AT FORTY-FIVE, AN ADDITION IN HARRIS COUNTY BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 480.87 FEET; WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 12 DEGREES 07 MINUTES 07 SECONDS AND A RADIUS OF 480.87 FEET, A DISTANCE OF 101.71 FEET (CHORD BEARING AND DISTANCE NORTH 82 DEGREES 679849 OF THE HARRIS COUNTY MAP RECORDS. 09 MINUTES 09 SECONDS EAST, 101.52 FEET) TO A SET "X" IN CONCRETE, BEING THE POINT OF TANGENCY, IN THE SOUTHERLY LINE OF SAID WEST PARKER ROAD; 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 THENCE NORTH 88 DEGREES 12 MINUTES 42 SECONDS EAST, FOR A DISTANCE OF 368.38 FEET WITH THE SOUTHERLY LINE OF WEST PARKER ROAD TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET; DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. ADDRESS: 233 WEST PARKER ROAD REVISION: 12-26-17 THENCE SOUTH 02 DEGREES 27 MINUTES 18 SECONDS EAST, ACROSS SAID RESERVE A, A DISTANCE OF 214.49 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE POINT OF BEGINNING COPYRIGHT 2017. ALL RIGHTS RESERVED. AND NORTHERLY NORTHEAST CORNER; HOUSTON, TEXAS 77076 ADD SAN. MH. 7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS SCALE: 1" = 40' DATE: 10-12-17THENCE CONTINUING SOUTH 02 DEGREES 27 MINUTES 18 SECONDS EAST ACROSS SAID RESERVE "A" A DISTANCE OF 31.71 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR AN ANGLE CORNER; JOB NO.: 462-16 AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS

THENCE NORTH 87 DEGREES 46 MINUTES 42 SECONDS EAST, ACROSS SAID RESERVE "A" A DISTANCE OF 17.61 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE EASTERLY NORTHEAST

THENCE SOUTH 01 DEGREES 54 MINUTES 18 SECONDS EAST ALONG THE SOUTHERLY EAST LINE OF SAID RESERVE "A" OF PARKER PLAZA, A DISTANCE OF 234.77 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS

THENCE SOUTH 87 DEGREES 46 MINUTES 42 MINUTES WEST ALONG THE SOUTH LINE OF SAID RESERVE "A" AND THE NORTH RIGHT-OF-WAY LINE OF WEST BRENDA STREET A DISTANCE OF 126.21 FEET TO A 5/8 INCH CAPPED

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID RESERVE "A" AND NORTH RIGHT-OF-WAY LINE OF WEST BRENDA STREET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 263.38 FEET A CENTRAL ANGLE OF 9 DEGREES

THENCE ACROSS SAID PARKER PLAZA NORTH 01 DEGREES 54 MINUTES 18 SECONDS EAST A DISTANCE OF 269.59 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE NORTHWEST CORNER;

SURVEYING SET FOR THE SOUTHWEST CORNER BEING THE SOUTHERLY SOUTHEAST CORNER OF SAID RESERVE "A" OF PARKER PLAZA;

39 MINUTES 10 SECONDS AN ARC LENGTH OF 44.32 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTHWEST CORNER;

THENCE ACROSS SAID RESERVE "A" NORTH 87 DEGREES 32 MINUTES 38 SECONDS EAST A DISTANCE OF 134.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0294 ACRES.

IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR CORNER;

SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE

SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE

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 PLAIN AND

__, DATE $\frac{6-9-2014}{}$. BY GRAPHING PLOTTING ONLY, WE

____, ACCORDING TO F.I.R.M. MAP NO.

COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

PROPERTY LIES WITHIN FLOOD ZONE _

K:\COMRES 2016\462-16.DWG (KT/JM)

SOUTH TEXAS SURVEYING ASSOCIATES, INC.

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Firm Number: 10045400

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