

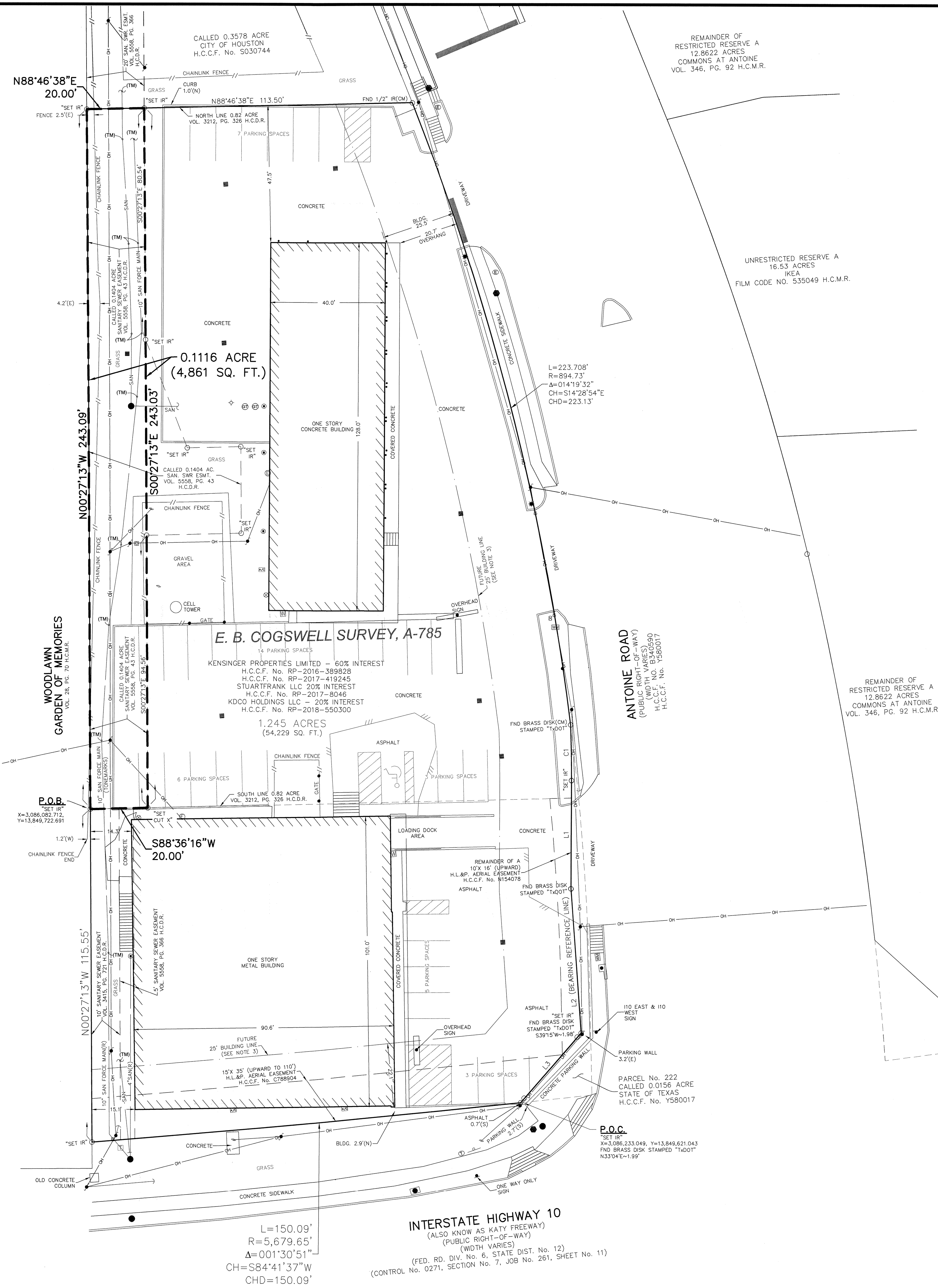
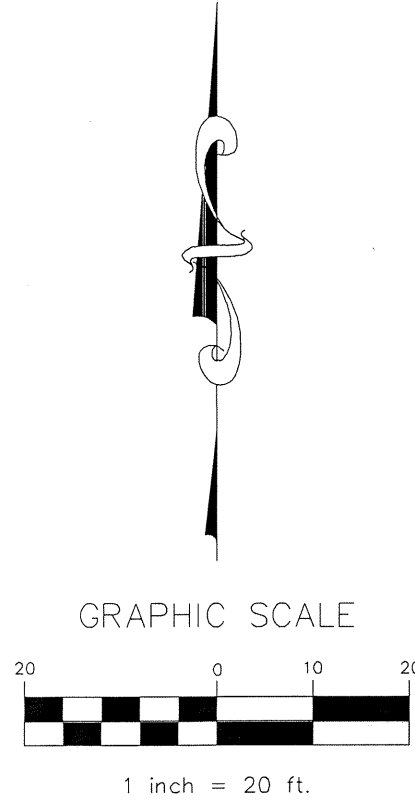
P:\PROJECTS\1611\1601-1015-Antoine\1611-1601\Drawings\1611-1601-SLS-DOH-Esmt.dwg

SYMBOLS LEGEND

- AIR CONDITIONER
 BOLLARD
 CLEANOUT
 ELECTRIC JUNCTION BOX
 ELECTRIC MANHOLE
 ELECTRIC PULLBOX
 ELECTRIC RISER
 FIBER OPTIC CABLE MARKER
 GAS METER
 GRATE INLET
 GREASE TRAP
 GUY ANCHOR
 TYPE BB INLET
 TYPE C-1L INLET
 TYPE C-2 INLET
 IRRIGATION CONTROL VALVE
 IRRIGATION STAND PIPE
 LIGHT STANDARD
 MANHOLE
 METER POLE
 POWER POLE
 SAMPLE WELL
 SIGN
 TELEPHONE PEDESTAL
 TELEPHONE PULLBOX
 TRAFFIC SIGNAL POLE
 WATER METER
 WATER RISER

ABBREVIATIONS LEGEND

- B.L. BUILDING LINE
BLDG. BUILDING
BXC. BOX CULVERT
(CM) CONTROL MONUMENT
CONC. CONCRETE
DOC. DOCUMENT
ESMT. EASEMENT
ELEC. ELECTRIC
EX. EXISTING
FC. FILM CODE
FL. FLOWLINE
FNC. FENCE
FND. FOUND
H.C.A.D. HARRIS COUNTY APPRAISAL DISTRICT
H.C.C.F. HARRIS COUNTY CLERK'S FILE
H.C.D.R. HARRIS COUNTY DEED RECORDS
H.C.M.R. HARRIS COUNTY MAP RECORDS
H.C.P.R. HARRIS COUNTY PLAT RECORDS
H.L.&P. HOUSTON LIGHTING AND POWER
IP. IRON PIPE
IR. IRON ROD
NO. NUMBER
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
PS. PARKING SPACES
(R) RECORD DRAWING
R.O.W. RIGHT OF WAY
SAN. SANITARY SEWER
SQ. FT. SQUARE FEET
STM. STORM SEWER
TDOT. TEXAS DEPARTMENT OF TRANSPORTATION
TYP. TYPICAL
VOL. PG. VOLUME AND PAGE
W/ WITH
W/CAP. WITH PLASTIC CAP STAMPED "TERRA SURVEYING"
WCS. WITH PLASTIC CAP STAMPED
SET IR. SET 5/8" IR WITH PLASTIC CAP STAMPED "TERRA SURVEYING"
(TM) (PER TONEMARK TIES)



Curve Table					
NO.	Length	Radius	Delta	Chord	Chord Length
C1	19.35'	490.00	2°15'44"	S01°06'58"E	19.35'

Line Table		
No.	Bearing	Length
L1	S00°00'55"W	37.72'
L2	S04°10'52"E	50.06'
L3	S41°02'04"W	32.00'

METES AND BOUNDS DESCRIPTION
0.1116 ACRE (4,861 SQUARE FEET)
E. B. COGSWELL SURVEY, ABSTRACT NUMBER 785
HARRIS COUNTY, TEXAS

Being an easement containing 0.1116 acre (4,861 square feet) of land situated in the E.B. Cogswell Survey, Abstract Number 785, Harris County, Texas; being out of and a portion of that certain called 1.245 acre tract conveyed to Kensing Properties Limited (60%-Interest) by deeds recorded under Harris County Clerk's File (H.C.C.F.) Numbers RP-2016-389828 and RP-2017-419245, and to Stuartfrank LLC (20%-Interest) by deed recorded under H.C.C.F. Number RP-2017-8046, and to KDCO Holdings LLC (20%-Interest) by deed recorded under H.C.C.F. Number RP-2018-550300, Harris County, Texas; and being out of and a portion of that certain called 0.1404 acre Sanitary Sewer Easement reserved to the City of Houston by instrument recorded in Volume 5558, Page 43 of the Harris County Deed Records, Harris County, Texas; said 0.1116 acre easement being more particularly described as follows (Bearings described herein are referenced to the Texas Coordinate System, South Central Zone No. 4204 (NAD83). All distances are surface and coordinates are grid and may be converted to surface values by applying the combined scale factor of 0.999870017):

COMMENCING for reference at a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" (X=3,086,233.049, Y=13,849,621.043) set marking the south end of a right-of-way (R.O.W.) cut-back line at the intersection of the west R.O.W. line of Antoine Road (Width Varies) as recorded under H.C.C.F. Number B340590 and Y580017 with the curved north R.O.W. line of Interstate Highway 10 (Also known As Katy Freeway) (Width Varies) and marking the most southerly southeast corner of said called 1.245 acre tract and marking the beginning of a curve to the right, from which a found Brass Disk stamped "Tadot" bears North 33°04' East, 1.99 feet;

THENCE, Westerly, along said north R.O.W. line, an arc distance of 150.09 feet along said curve to the right, having a radius of 5,679.65 feet, a central angle of 0°30'51" and a chord which bears South 84°41'37" West, 150.09 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set in the east line of Woodlawn Garden of Memories, a subdivision plot of record in Volume 28, Page 70 of the Harris County Map Records and marking the southwest corner of said called 1.245 acre tract;

THENCE, North 00°27'13" West, departing said north R.O.W. line and along the east line of said Woodlawn Garden of Memories and along the west line of said called 1.245 acre tract, a distance of 115.55 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" (X=3,086,082.712, Y=13,849,722.691) set marking the southwest corner of said called 0.1404 acre Sanitary Sewer Easement and marking the southwest corner and POINT OF BEGINNING of the herein described easement;

THENCE, North 00°27'13" West, along the east line of said Woodlawn Garden of Memories and along the west line of said called 1.245 acre tract, a distance of 243.09 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set marking the southwest corner of that certain called 0.3578 acre tract conveyed to the City of Houston by deed recorded under H.C.C.F. Number S030744, marking the northwest corner of said called 1.245 acre tract and marking the northwest corner of said called 0.1404 acre Sanitary Sewer Easement and the herein described easement;

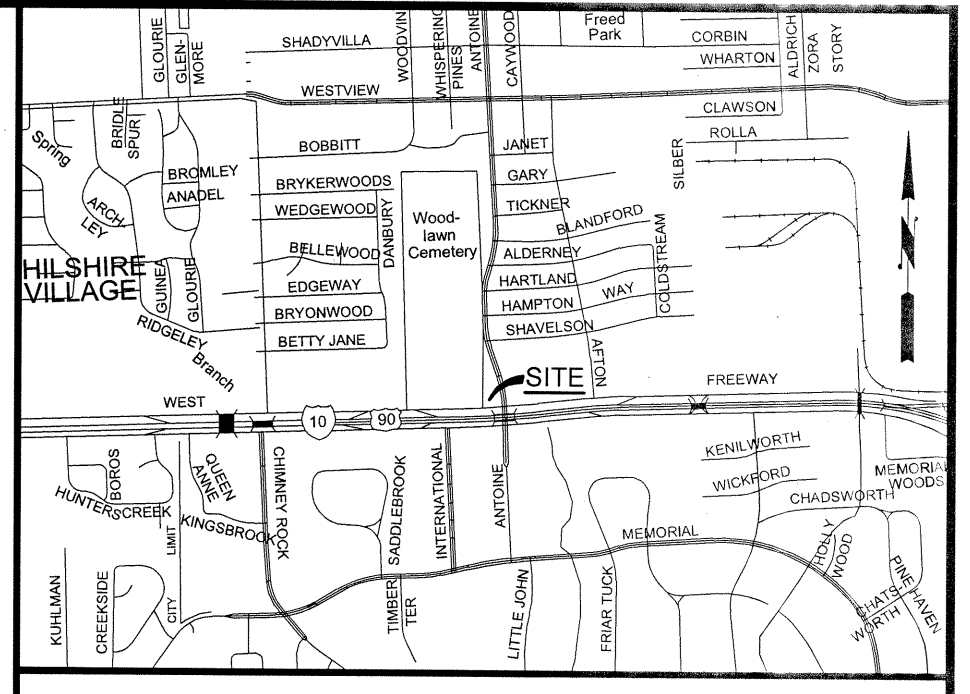
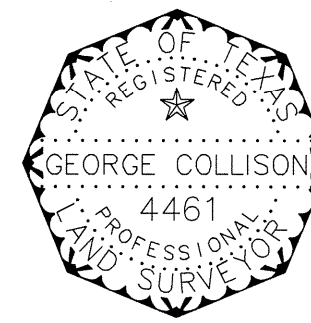
THENCE, North 88°46'38" East, along the south line of said called 0.3578 acre tract and along the north line of said called 1.245 acre tract and along the north line of said called 0.1404 acre Sanitary Sewer Easement, a distance of 20.00 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set marking the northeast corner of said called 0.1404 acre Sanitary Sewer Easement and the herein described easement;

THENCE, South 00°27'13" East, crossing into said called 1.245 acre tract, partially along the east line of said called 0.1404 acre Sanitary Sewer Easement, a distance of 243.03 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set marking the southeast corner of said called 0.1404 acre Sanitary Sewer Easement and the herein described easement;

THENCE, South 88°36'16" West, along the south line of said called 0.1404 acre Sanitary Sewer Easement, a distance of 20.00 feet to the POINT OF BEGINNING and containing 0.1116 acres (4,861 square feet) of land.

I hereby certify that this plot correctly represents a survey made on the ground under my supervision on February 20, 2020, and that said survey substantially complies with the current Texas Society of Professional Surveyors Standards for Land Surveys for a Category 1B, Condition II Survey.

George Collison
Registered Professional
Land Surveyor
Texas Registration No. 4461



NOTES:

- This survey was made without the benefit of a current title report, easements and/or restrictions may exist that are not shown hereon; no additional research regarding the existence of easements or restrictions of record has been performed by Terra Surveying, LLC.
- This tract lies in Zone "X" (unshaded), designated as "Areas determined to be outside the 2% annual chance floodplain", as per the National Flood Insurance Program FIRN Number 48201C0665M, latest available published revision dated June 9, 2014.
- Any future development of this tract is subject to requirements per City of Houston Ordinance Number 99-262, which stipulates plotting and setbacks constraints. Proposed usage of this tract will determine actual building setback line(s) along any adjoining streets. Refer to City of Houston building codes to establish minimum published setback requirements. Ultimately the City of Houston Planning Commission will determine required setbacks upon review of plans or plats submitted to said Commission. This tract may require platting as a condition for receiving building permits.
- There is no zoning in the City of Houston or in Harris County, Texas.
- Mineral Rights and/or Lease Rights are not survey related and therefore not a part of this survey.
- Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
- Fences shown hereon are graphic only, with dimensioned ties shown at specific locations where they were physically measured; the fence lines may meander between said measured locations.
- The Bearings shown hereon are based on the Texas Coordinate System, South Central Zone No. 4204 (NAD83). All distances are surface and coordinates are Grid and may be brought to surface by applying the following combined scale factor of 0.999870017.
- This tract is subject to the terms, conditions and stipulations contained in Consent to Encroachment as recorded under Harris County Clerk's File No. L780782.
- This tract is subject to the terms, conditions and stipulations contained in Permission to Build Over City Easement as recorded under Harris County Clerk's File No. N008535.
- This tract is subject to the terms, conditions and stipulations contained in Memorandum of PCS site agreement as recorded under Harris County Clerk's File No. T692040, supplemented by Y524640 and amended by 20130143893.

A STANDARD LAND SURVEY OF
0.1116 ACRES (4,861 SQ. FT.)
E. B. COGSWELL SURVEY, A-785
HARRIS COUNTY, TEXAS

TERRA
SURVEYING CO., LLC
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231
T.B.P.L.S. FIRM NO. 10043600

REVISION:
JOB NO. 1611-1601
DATE: FEB. 20, 2020
DRAWN BY: RJG
CHECKED BY: RJG
FIELD BOOK: 16-31
SCALE: 1" = 20'

HOUSTON PUBLIC WORKS	
APPROVAL	DATE
SURVEY SECTION	RIGHT OF WAY SECTION
KEY MAP No. 491 B	GIMS MAP No. 5158 A
PARCEL NO.	
JOB NO.	
WBS NO.	
ILMS NO.	