GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NORTH

LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
HCCF – 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
CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING
–x– BARBED WIRE FENCE
–o– CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
–E– 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
ELECTRIC BOX METER POLE
BENCHMARK

CARTER ROAD
(50' PUBLIC ROW)
(UNIMPROVED)

SOUTH WAYSIDE DRIVE
(50' PUBLIC ROW)

POINT OF BEGINNING
SET 5/8" CIR STS

SAN SEW MH
RIM=47.82'
(W)12"PVC-35.40
(E)12"PVC-35.40

SAN SEW MH
RIM=47.91'
(W)12"PVC-34.58
(E)12"PVC-34.48

SAN SEW MH
RIM=48.92'
(W)12"PVC-33.62
(E)12"PVC-33.49

SAN SEW MH
RIM=49.33'
(W)12"PVC-32.62
(E)12"PVC-32.44

FND 5/8" IR

N 88°24'12" E 1457.13'

N 01°32'43" W 566.69'

S 01°08'49" E 772.92'

25' STORM SEW. & WATER ESMT. PER C.F. NO. 20160105052

10' SAN. SEW. & WATER ESMT. PER C.F. NO. 20160007393

ACCESS EASEMENT C.F. NO. 20160007392

DRAINAGE EASEMENT C.F. NO. 20160007391

24.4665 ACRES
(1,065,761 SQ. FT.)

RESTRICTED RESERVE "A"
J & JM INDUSTRIAL PARK
AMENDING PLAT NO. 1
VOLUME 571, PAGE 006 H.C.M.R.

TBM SET 5/8 CAPPED "LTE STAMPED "SOUTH TEXAS SURVEYING" EL=47.09

SET 5/8" CIR STS

N 88°27'25" E 472.02'

S 88°27'25" W 472.02'

CALLED 2.5590 ACRES
H.C.C.F. NO. 20160007394

N 01°32'35" W 267.94'

ACCESS EASEMENT C.F. NO. 20160007392

INLET
RIM=45.63'
(E)36"RCP-36.51

CATCH BASIN
RIM=41.62'
(W)36"RCP-37.12

INLET
RIM=45.59'
(W)36"RCP-36.80
(E)36"RCP-36.92

INLET
RIM=45.49'
(N)36"RCP-36.88
(S)36"RCP-36.96

INLET
RIM=45.85'
(S)36"RCP-38.58
(E)36"RCP-38.73

SET 5/8" CIR STS

S 88°27'25" W 188.14'

S 84°48'26" W 392.73'

FND. MON. BEARS S 84°54' E, 1.00'

25' WATER LINE ESMT. PER C.F. NO. Y33753

25' BUILDING LINE PER VOLUME 3487, PAGE 488, VOLUME 4352, PAGE 261

S 83°00'48" W 401.48'

FND 5/8" IR

ACCESS EASEMENT C.F. NO. 20140475464

CONCRETE

BELTWAY 8 (SAM HOUSTON PARKWAY)
(RIGHT OF WAY WIDTH VARIES)

BENCHMARK

RM NO. 010165 A HCFCD BRASS DISK STAMPED L365 AT SCHURMIER AND S. WAYSIDE FROM BELTWAY 8 AT S. WAYSIDE; TRAVEL MORTH +/-.05 MILE ON S. WAYSIDE TO INTERSECTION WITH SCHURMIER, MONUMENT IS AT THE NE CORNER OF THE INTERSECTION IN KEYMAP 574U IN THE CLEAR CREEK WATERSHED NEAR STREAM A-100-00-00 ELEV. = 47.94 FEET NAVD 88, 2001 ADJUSTMENT ELEVATIONS SHOWN ARE 2001 ADJUSTMENT.

LEGAL DESCRIPTION

BEING A 24.4665 ACRE TRACT OF LAND OUT OF A CALLED 27.00 ACRE TRACT OF LAND DESCRIBED IN PARTITION DEED RECORDED IN CLERKS FILE NO. 20130475464 OF THE OFFICIAL REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, BEING OUT OF A CALLED 99.97 ACRE TRACT OF LAND, MORE OR LESS SITUATED IN THE J.C. MEGGINSON SURVEY, ABSTRACT NO. 563, THE WILLIAM J. LOVETT SURVEY, ABSTRACT NO. 526, AND THE WILLIAM B. WALKER SURVEY, ABSTRACT NO. 857 ALL IN HARRIS COUNTY, TEXAS, AND BEING ALSO PARTLY OUT OF LOTS 295, AND 296 OF MINNETEX PLACE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 57 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON THE EAST RIGHT–OF–WAY LINE OF SOUTH WAYSIDE DRIVE BEING NORTH 01 DEGREES 32 MINUTES 43 SECONDS WEST);

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET AT THE INTERSECTION OF THE SOUTH RIGHT–OF–WAY LINE OF CARTER STREET (50 FOOT RIGHT–OF–WAY) AND THE EAST RIGHT–OF–WAY LINE OF SOUTH WAYSIDE DRIVE (A.K.A HOWE STREET) (50 FOOT RIGHT–OF–WAY), SAID POINT BEING LOCATED NORTH 88 DEGREES 24 MINUTES 12 SECONDS EAST, A DISTANCE OF 25.00 FEET AND SOUTH 01 DEGREES 32 MINUTES 43 SECONDS EAST, A DISTANCE OF 25.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 296 OF MINNETEX PLACE AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 24 MINUTES 12 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT–OF WAY LINE OF CARTER STREET, SAME BEING THE NORTH LINE OF SAID 27.00 ACRE TRACT, A DISTANCE OF 1457.13 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF RESERVE "A", BLOCK 1, J & JM INDUSTRIAL PARK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 571007 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF SAID 27.00 ACRE TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01 DEGREES 08 MINUTES 49 SECONDS EAST, ALONG THE WEST LINE OF SAID RESERVE "A", SAME BEING THE EAST LINE OF SAID 27.00 ACRE TRACT, A DISTANCE OF 772.92 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTH RIGHT–OF–WAY LINE OF SOUTH SAM HOUSTON PARKWAY EAST (AKA BELTWAY 8) (VARYING WIDTH) FOR THE SOUTHWEST CORNER OF SAID RESERVE "A", SAME BEING THE SOUTHEAST CORNER OF SAID 27.00 ACRE TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 83 DEGREES 00 MINUTES 48 SECONDS WEST, ALONG THE NORTH RIGHT–OF–WAY LINE OF SAID SOUTH SAM HOUSTON PARKWAY EAST, SAME BEING THE SOUTH LINE OF SAID 27.00 ACRE TRACT, A DISTANCE OF 401.48 FEET TO A POINT FOR CORNER, FROM WHICH A CONCRETE MONUMENT FOUND BEARS SOUTH 84 DEGREES 54 MINUTES EAST, 1.00 FEET, SAID POINT BEING AN ANGLE POINT IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 84 DEGREES 48 MINUTES 26 SECONDS WEST, CONTINUING ALONG THE NORTH RIGHT–OF–WAY LINE OF SAID SOUTH SAM HOUSTON PARKWAY EAST, SAME BEING THE SOUTH LINE OF SAID 27.00 ACRE TRACT, A DISTANCE OF 392.73 FEET TO A CONCRETE MONUMENT FOUND FOR AN ANGLE POINT IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 27 MINUTES 25 SECONDS WEST, CONTINUING ALONG THE NORTH RIGHT–OF–WAY LINE OF SAID SOUTH SAM HOUSTON PARKWAY EAST, SAME BEING THE SOUTH LINE OF SAID 27.00 ACRE TRACT, A DISTANCE OF 188.14 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET AT THE SOUTHEAST CORNER OF A CALLED 2.5590 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 20160007394 OF THE OFFICIAL REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 32 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF SAID 2.5590 ACRE TRACT, A DISTANCE OF 267.94 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 2.5590 ACRE TRACT AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 27 MINUTES 25 SECONDS WEST, ALONG THE NORTH LINE OF SAID 2.5590 ACRE TRACT, A DISTANCE OF 472.02 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE EAST RIGHT–OF–WAY LINE OF SAID SOUTH WAYSIDE DRIVE, SAME BEING THE WEST LINE OF SAID 27.00 ACRE TRACT AND BEING THE NORTHWEST CORNER OF SAID 2.5590 ACRE TRACT AND THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 32 MINUTES 43 SECONDS WEST, ALONG THE EAST RIGHT–OF–WAY LINE OF SAID SOUTH WAYSIDE DRIVE, SAME BEING THE WEST LINE OF SAID 27.00 ACRE TRACT, A DISTANCE OF 566.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.4665 ACRES (1,065,761 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, hereby certify that this survey was made on the ground and completed on this 7th day of September 2017 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 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 17201052242 of STEWART TITLE GUARANTY COMPANY

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

STATE OF TEXAS REGISTERED FRED W. LAWTON 2321 PROFESSIONAL LAND SURVEYOR

NOTES:

1. ALL BEARINGS ARE BASED ON THE RECORDED DEED WITH A BEARING OF N 01°32'43" W, ALONG THE R.O.W. LINE OF SOUTH WAYSIDE DRIVE
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN AS IDENTIFIED BY GF NO. 17201052242 OF STEWART TITLE GUARANTY COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. 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.
5. SURVEY IS CERTIFIED FOR THIS REAL ESTATE TRANSACTION ONLY AND NOT FOR FUTURE PURCHASES (OTHER THAN TO ASSIGNEES OR TRANSFEREES WITH RESPECT TO ANY TRANSFER OF THE RELATED NOTE AS TO SUCCESSORS OR ASSIGNS THEREOF WHETHER BY PURCHASE OR OPERATION OF LAW) OR REAL ESTATE TRANSACTIONS.
6. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THEIR SUCCESSORS AND/OR ASSIGNS; NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH (I) THE ORIGINAL TRANSACTION, (II) DISCLOSURES REQUIRED TO SECURITIZE ANY RELATED LOAN, (III) WITH RESPECT TO ANY SUBSEQUENT SALE OR TRANSFER OF THE LOAN, OR (IV) IN CONJUNCTION WITH ANY FUTURE EXERCISE OF REMEDIES BY OR ON BEHALF OF THE THEN OWNER OF THE NOTE INCLUDING ANY NOTE SALE OR REO SALE DUE DILIGENCE PACKAGE.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X/AE/X-SHADED, BFE 47.0(FIRM), ACCORDING TO F.I.R.M. MAP NO. 48201C 1030L, DATE 6-18-2007, 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 PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

TOPOGRAPHIC AND BOUNDARY SURVEY OF

24.4665 ACRE TRACT OF LAND OUT OF A CALLED 27.00 ACRE TRACT OF LAND DESCRIBED IN PARTITION DEED RECORDED IN CLERKS FILE NO. 20130475464 OF THE OFFICIAL REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, BEING OUT OF A CALLED 99.97 ACRE TRACT OF LAND MORE OR LESS SITUATED IN THE J.C. MEGGINSON SURVEY ABSTRACT NO. 563, THE WILLIAM J. LOVETT SURVEY, ABSTRACT NO. 526, AND THE WILLIAM B. WALKER SURVEY, ABSTRACT NO. 857 ALL IN HARRIS COUNTY,TEXAS, AND BEING ALSO PARTLY OUT OF LOTS 295, AND 296 OF MINNETEX PLACE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 57 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

ADDRESS: 0 SAM HOUSTON PARKWAY, EAST HOUSTON HOUSTON, TEXAS 77048

SITE:

JOB NO: 1306–17 *SCALE: 1" = 60'*
DATE: 9–07–17 *SHEET 1 OF 1*

REVISIONS:

NO.	DATE	DESCRIPTION
1	10–16–17	ADD EASEMENTS
2	11–09–17	COMMENTS

South Texas Surveying Associates
SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281–556–6918 FAX 281–556–9331
Firm Number: 10045400

Copyright 2017 South Texas Surveying Associates, Inc.

K:\COMRES 2017\1306–17.DWG (B.C)