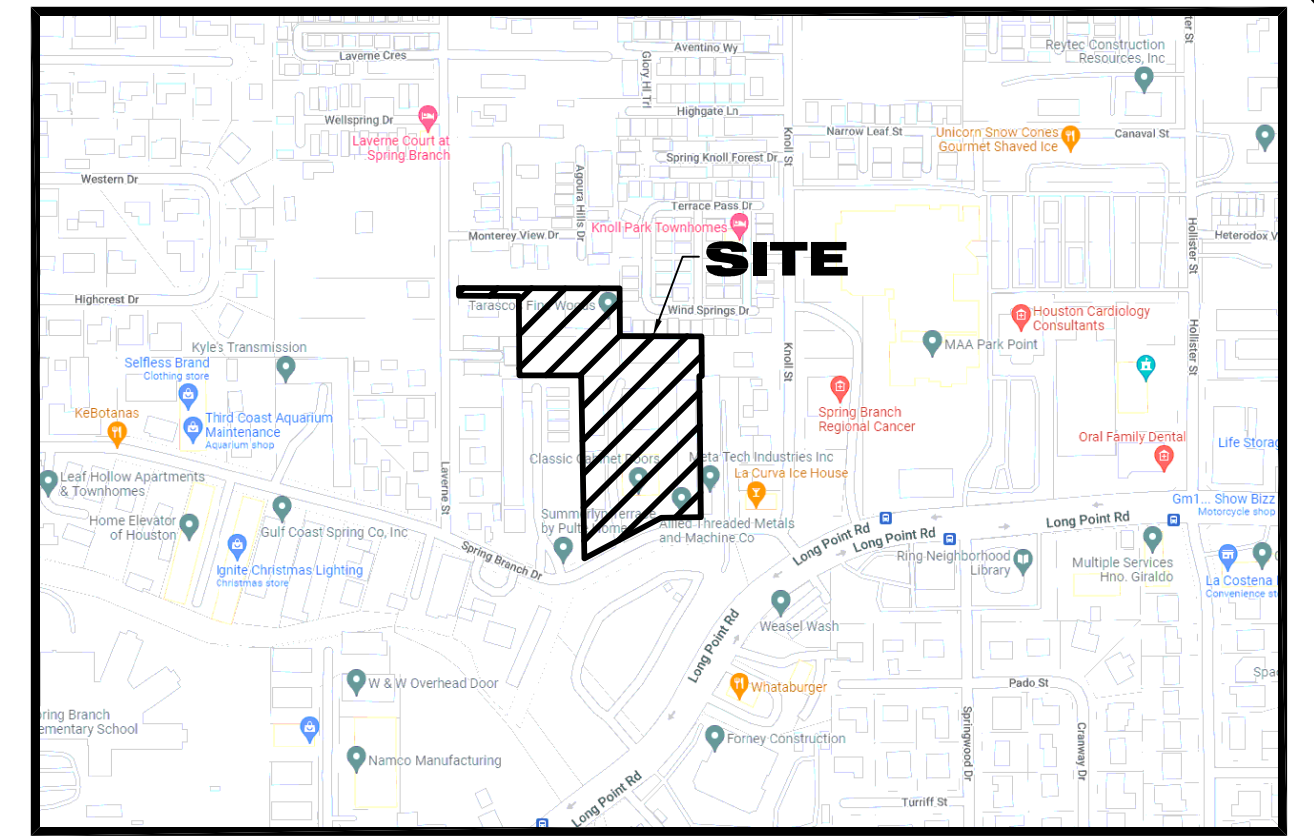
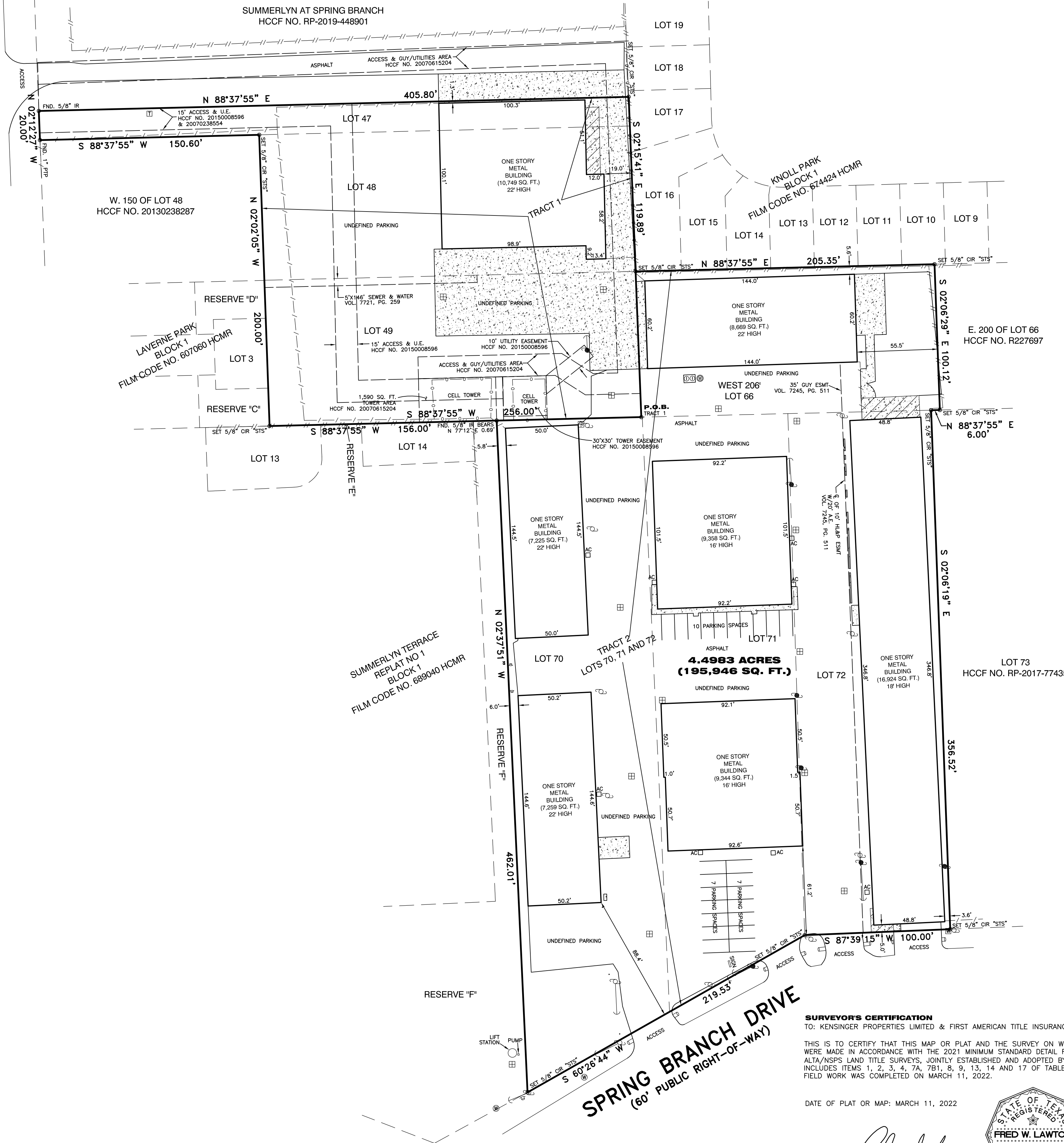


GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LAVERNE STREET
(60' PUBLIC RIGHT-OF-WAY)



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

TRACT 1:
A CERTAIN EASTERLY 256 FEET BY 200 FEET TRACT OF LAND OUT OF LOTS 48, AND 49, AND THE SOUTHERLY 20 FEET OF LOT 47, OUT OF SPRING BRANCH GARDENS, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 28, MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS BASED ON THE EAST RIGHT-OF-WAY LINE OF LAVERNE STREET BEING NORTH 02 DEGREES 12 MINUTES 27 SECONDS WEST) BEGINNING AT A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 49, SAME BEING THE SOUTHWEST CORNER OF LOT 66, THE NORTHEAST CORNER OF LOT 70 AND THE NORTHWEST CORNER OF LOT 71;
THENCE SOUTH 88 DEGREES 37 MINUTES 55 SECONDS WEST, ALONG THE COMMON LINE OF LOT 49 AND 69 AND 70 AND A PORTION OF LOT 68, SAME BEING THE NORTH LINE OF SUMMERLYN TERRACE, REPLAT NO. 1, ACCORDING TO THE PLAT RECORDED IN FILM CODE NO. 689040 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, A DISTANCE OF 206.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT;
THENCE NORTH 02 DEGREES 02 MINUTES 05 SECONDS WEST, ACROSS LOTS 48 AND 49 AND ALONG THE EAST LINE OF LAVERNE PARK, ACCORDING TO THE PLAT RECORDED IN FILM CODE NO. 607060 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND THE EAST LINE OF A CALLED 0.344 ACRES TRACT DESCRIBED IN DEED RECORDED IN CLERKS FILE NO. 20130238287 OF THE OFFICIAL REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, A DISTANCE OF 200.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE COMMON LINE OF SAID LOTS 47 AND 48 FOR THE NORTHEAST CORNER OF SAID 0.344 ACRE TRACT;
THENCE SOUTH 88 DEGREES 37 MINUTES 55 SECONDS WEST, ALONG THE COMMON LINE OF SAID LOTS 47 AND 48, SAME BEING THE NORTH LINE OF SAID 0.344 ACRE TRACT, A DISTANCE OF 150.60 FEET TO A 1/2 INCH IRON PIPE FOUND IN THE EAST RIGHT-OF-WAY LINE OF LAVERNE STREET (60 FEET WIDE) FOR THE NORTHWEST CORNER OF SAID 0.344 ACRE TRACT AND UPPER SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT;
THENCE NORTH 02 DEGREES 12 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF LOT 47, SAME BEING THE EAST RIGHT-OF-WAY LINE OF LAVERNE STREET, A DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREN DESCRIBED TRACT;
THENCE NORTH 88 DEGREES 37 MINUTES 55 SECONDS EAST, ALONG A LINE 20.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 47, A DISTANCE OF 405.80 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE EAST LINE OF LOT 47, SAME BEING THE WEST LINE OF KNOLL PARK, ACCORDING TO THE PLAT RECORDED IN FILM CODE NO. 674424 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND THE NORTHEAST CORNER OF THE HEREN DESCRIBED TRACT;
THENCE SOUTH 02 DEGREES 15 MINUTES 41 SECONDS EAST, ALONG THE EAST LINE OF LOTS 47, 48 AND 49, SAME BEING THE WEST LINE OF LOTS 64, 65 AND 66, SAME BEING THE WEST LINE OF SAID KNOLL PARK, PASSING AT A DISTANCE OF 19.80 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE COMMON CORNER OF LOTS 48, 49, 65 AND 66, AND CONTINUING FOR A TOTAL DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING.

TRACT 2:
LOTS 70, 71 AND 72 AND THE WEST 206 FEET OF LOT 66, OF SPRING BRANCH GARDENS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 28 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS, PROVIDED THERE IS RESERVED HEREFROM A NONEXCLUSIVE, UNOBSTRUCTED VEHICULAR AND PEDESTRIAN RIGHT-OF-WAY AND EASEMENT OVER AND ACROSS THE EAST 20 FEET OF SAID LOT 70, SOLELY FOR VEHICULAR AND PEDESTRIAN TRAVEL BETWEEN, AND TO AND FROM SPRING BRANCH DRIVE AND LOT 49 AND SOUTH 20 FEET OF LOT 48, ALL OF THE SAID SPRING BRANCH GARDENS.

SCHEDULE 'B' ITEMS

- 1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN UNDER VOLUME 13, PAGE 28, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS, BLANKET NOT PLOTTABLE:
10C. EASEMENT: RECORDED: JUNE 06, 2007 IN COUNTY CLERK'S FILE NO. 200705191992, OF THE OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS; BLANKET NOT PLOTTABLE.
10D. EASEMENT: RECORDED: OCTOBER 10, 2007 IN COUNTY CLERK'S FILE NO. 20070615204, OF THE OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS; AS SHOWN HERON.
10E. TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT: RECORDED: APRIL 20, 2007 IN COUNTY CLERK'S FILE NO. 20070238554, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS; TYPE: AGREEMENT CONCERNING CREATION OF NEW EASEMENT, EXTINGUISHMENT OF OLD EASEMENT, AND TEMPORARY LICENSE FOR ACCESS AS SHOWN HERON.
10F. TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT: RECORDED: OCTOBER 10, 2007 IN COUNTY CLERK'S FILE NO. 20070615205, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS; TYPE: ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT, AS SHOWN HERON.
10G. TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT: RECORDED: NOVEMBER 17, 2010 IN COUNTY CLERK'S FILE NO. 20100492687, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS; TYPE: MEMORANDUM OF GROUND LEASE EXTENSION AGREEMENT, BLANKET NOT PLOTTABLE.
10H. TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT: RECORDED: DECEMBER 16, 2014 IN COUNTY CLERK'S FILE NO. 20140559720, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS; TYPE: MEMORANDUM OF MASTER PREPAID LEASE AND MANAGEMENT AGREEMENT, BLANKET NOT PLOTTABLE.

ALTA/NSPS LAND TITLE SURVEY OF

TRACT 1:
A CERTAIN EASTERLY 256 FEET BY 200 FEET TRACT OF LAND OUT OF LOTS 48, AND 49, AND THE SOUTHERLY 20 FEET OF LOT 47, OUT OF SPRING BRANCH GARDENS, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 28, MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

TRACT 2:
LOTS 70, 71 AND 72 AND THE WEST 206 FEET OF LOT 66, OF SPRING BRANCH GARDENS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 28 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS; PROVIDED THERE IS RESERVED HEREFROM A NONEXCLUSIVE, UNOBSTRUCTED VEHICULAR AND PEDESTRIAN RIGHT-OF-WAY AND EASEMENT OVER AND ACROSS THE EAST 20 FEET OF SAID LOT 70, SOLELY FOR VEHICULAR AND PEDESTRIAN TRAVEL BETWEEN, AND TO AND FROM SPRING BRANCH DRIVE AND LOT 49 AND SOUTH 20 FEET OF LOT 48, ALL OF THE SAID SPRING BRANCH GARDENS.

SURVEYOR'S CERTIFICATION

TO: KENSINGER PROPERTIES LIMITED & FIRST AMERICAN TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B1, 8, 9, 13, 14 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 11, 2022.

DATE OF PLAT OR MAP: MARCH 11, 2022



Fred W. Lawton Registered Professional Land Surveyor No. 2321
Surveyor's Email Address: flawton@stsurvey.com

ADDRESS: 8918 & 8928 SPRING BRANCH DRIVE HOUSTON, TEXAS 77080	REVISIONS:
JOB NO: 461-22 DATE: 03-14-22	NO. DATE DESCRIPTION 1. 05-16-22 COMMENTS 2. 07-09-22 UPDATE
SCALE: 1" = 40' SHEET 1 OF 1	

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

- LEGEND:**
AE - AERIAL EASEMENT
BL - BUILDING LINE
BLDC - BUILDING
ESMT - EASEMENT
FND - FOUND
HL&P - HOUSTON LIGHTING & POWER
IP - IRON PIPE
IR - IRON ROD
CIR - CAPPED IRON ROD
STS - STAMPED SOUTH TEXAS SURVEYING
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
BWF - BARBED WIRE FENCE
CLF - CHAIN LINK FENCE
C - CONCRETE
CC - COVERED CONCRETE
E - OVERHEAD ELECTRIC LINES
WF - WOOD FENCE
WIF - WROUGHT IRON FENCE
GW - GUY WIRE
CB - CATCH BASIN
CBX - CABLE BOX
EB - ELECTRIC BOX
INT - INTERCEPTOR
FH - FIRE HYDRANT
FOM - FIBER OPTIC MARKER
FP - FLAG POLE
GM - GAS METER
GV - GAS VALVE
CI - CURB INLET
LP - LIGHT POLE
MH - MANHOLE
MW - MONITORING WELL
PW - PIPELINE MARKER
PP - POWER POLE
SP - SERVICE POLE
SM - SANITARY MANHOLE
STM - STORM MANHOLE
TP - TELEPHONE PEDESTAL
TR - TRANSFORMER
TSB - TRAFFIC SIGNAL BOX
TSP - TRAFFIC SIGNAL POLE
UCM - UNDERGROUND CABLE MARKER
SW - SAMPLE WELL
WM - WATER METER
WV - WATER VALVE
B - BENCHMARK

ENCROACHMENTS
NONE TO NOTE

EXISTING PARKING SPACES
REGULAR 24 SPACES
HANDICAP 0 SPACES
TOTAL 24 SPACES

NOTES:
1. BASIS OF BEARING IS THE EAST R.O.W LINE OF LAVERNE STREET BEING N 02°12'27" W.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. NCS-1135962-H01 OF FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 23, 2022.
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 TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HERON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN 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 DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED.
7. (TABLE A ITEM 17) THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

FLOOD NOTE:
PROPERTY LIES WITHIN FLOOD ZONE X & X-SHADED, ACCORDING TO F.I.R.M. MAP NO. 48201C.0645L, DATE 06-18-2007, 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 PLAN AND FLOODING AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.