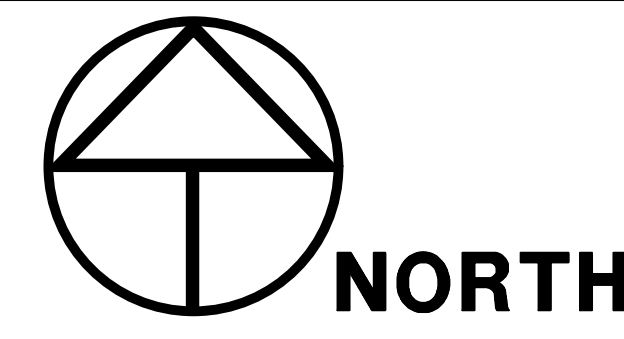


CITY OF HOUSTON, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'



DESCRIPTION

BEING A TRACT OR PARCEL OF LAND CONTAINING 3.214 ACRES OR 140,000 SQUARE FEET, BEING ALL OF LOTS 1 THRU 12, BLOCK 16 OF THE RYON ADDITION AS RECORDED UNDER VOLUME (VOL.) 2, PAGE (PG) 601, HARRIS COUNTY MAP RECORDS (H.C.M.R.), ALL OF LOTS 1 THRU 12, BLOCK 235 OF HAMLIN'S EXTENSION TO RYON ADDITION AS RECORDED UNDER VOL. 9A, PG. 110, H.C.M.R., ALL OF A CALLED 0.344 OF AN ACRE TRACT BEING ALL DESCRIBED IN DEED TO THE VICTORIA HARTER & PHYLLIS SPISAK FAMILY EDUCATIONAL TRUST AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. Y394235 AND 20090324393, SITUATED IN THE JOHN AUSTIN TWO LEAGUE GRANT, ABSTRACT NO. 1, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF ORR STREET (50' R.O.W.) AS RECORDED UNDER VOL. 9A, PG. 110, H.C.M.R. AND THE EAST R.O.W. LINE OF CHAPMAN STREET (50' R.O.W.) AS RECORDED UNDER VOL. 9A, PG. 110, H.C.M.R., BEING THE SOUTHWEST CORNER OF BLOCK 235 OF SAID HAMLIN'S EXTENSION TO RYON ADDITION FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS FOR REFERENCE NORTH 75 DEG. 18 MIN. 21 SEC. WEST, A DISTANCE OF 1.38 FEET;

THENCE, NORTH 02 DEG. 59 MIN. 08 SEC. WEST, ALONG THE EAST R.O.W. LINE OF SAID CHAPMAN STREET, A DISTANCE OF 250.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE INTERSECTION OF THE SOUTH R.O.W. LINE OF HAYS STREET (60' R.O.W.) AS RECORDED UNDER VOL. 9A, PG. 110, H.C.M.R. AND THE EAST R.O.W. LINE OF SAID CHAPMAN STREET, MARKING THE NORTHWEST CORNER OF BLOCK 235 OF SAID HAMLIN'S EXTENSION TO RYON ADDITION AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 00 MIN. 52 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID HAYS STREET, A DISTANCE OF 560.00 FEET TO THE INTERSECTION OF THE WEST R.O.W. LINE OF HARDY STREET (60' R.O.W.) AS RECORDED UNDER VOL. 9A, PG. 110, H.C.M.R. AND THE SOUTH R.O.W. LINE OF SAID HAYS STREET BEING THE NORTHEAST CORNER OF BLOCK 16 OF SAID RYON ADDITION AND OF THE HEREIN DESCRIBED TRACT FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS FOR REFERENCE NORTH 08 DEG. 28 MIN. 11 SEC. WEST, A DISTANCE OF 4.67 FEET;

THENCE, SOUTH 02 DEG. 59 MIN. 08 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID HARDY STREET, A DISTANCE OF 250.00 FEET TO THE INTERSECTION OF THE NORTH R.O.W. LINE OF SAID ORR STREET AND THE WEST R.O.W. LINE OF SAID HARDY STREET, BEING THE SOUTHWEST CORNER OF BLOCK 16 OF SAID RYON ADDITION AND OF THE HEREIN DESCRIBED TRACT FROM WHICH A FOUND "X" CUT ON CONCRETE BEARS FOR REFERENCE SOUTH 63 DEG. 57 MIN. 09 SEC. EAST, A DISTANCE OF 2.99 FEET;

THENCE, SOUTH 87 DEG. 00 MIN. 52 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID ORR STREET, A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.214 ACRES OR 140,000 SQUARE FEET OF LAND.

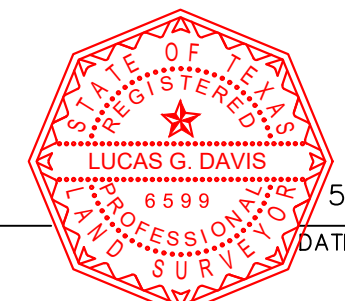
GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. CTH-KT-CIT24778106 OF CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE OF APRIL 28, 2024, ISSUED DATE OF MAY 6, 2024, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999894536.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0690N REVISED JANUARY 6, 2017, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADOWED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATTING AND SETBACK 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.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

SURVEYOR'S CERTIFICATION

TO: CH2M HILL HAYS LANDOWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY
THE VICTORIA HARTER PHYLLIS SPISAK FAMILY EDUCATIONAL TRUST AND RLMS PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP

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 AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7a, 7b, 7c, 8, 9, 11b, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 14, 2023.



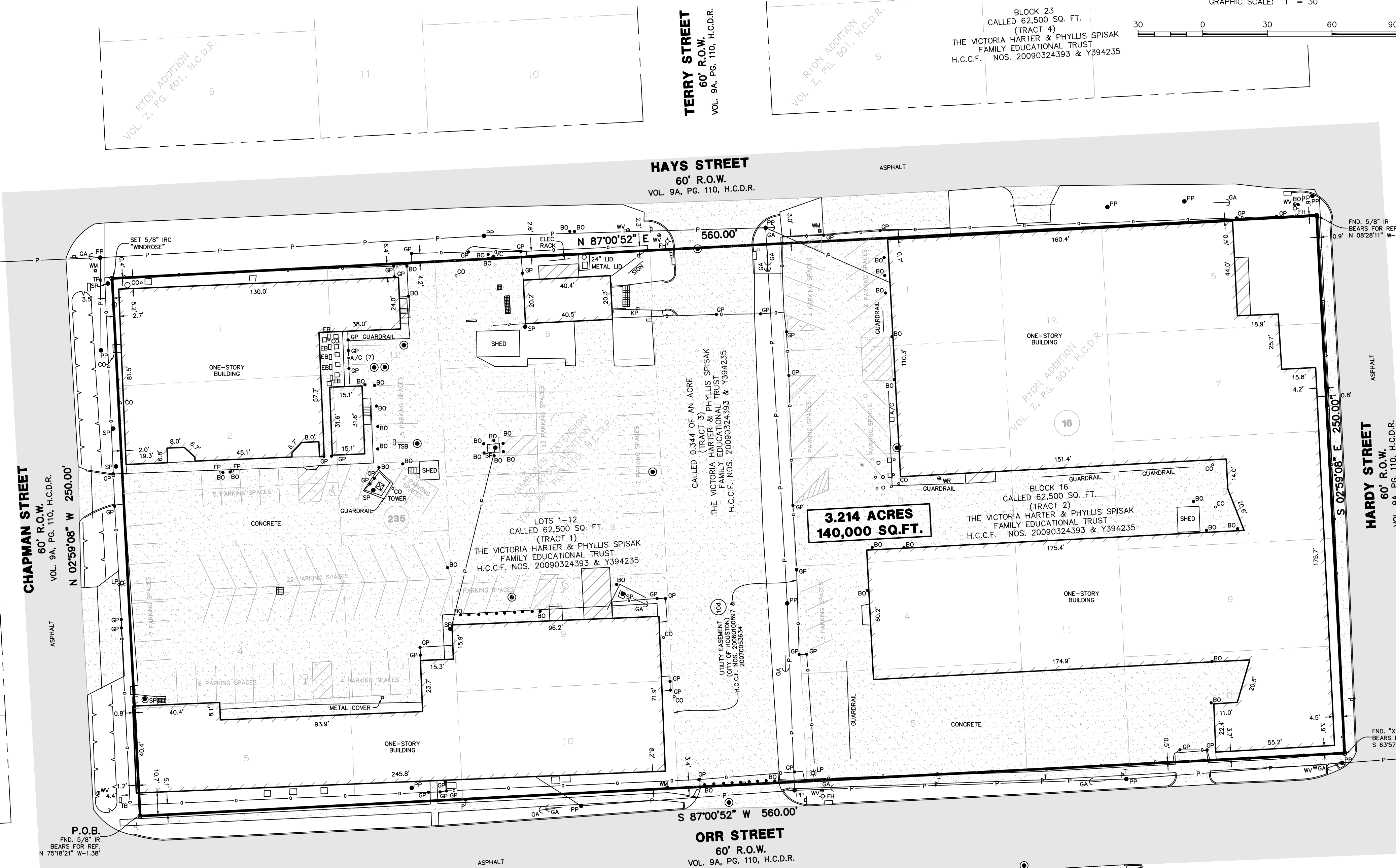
WINDROSE
LAND SURVEYING & PLATTING
5353 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

ALTA/NSPS LAND TITLE SURVEY OF
3.214 ACRES / 140,000 SQ. FT.
OUT OF BLOCK 235, AND A PORTION OF TERRY STREET,
HAMLIN'S EXTENSION OF RYON ADDITION, VOL. 9A, PG. 110, H.C.D.R.
AND OUT OF BLOCK 16, RYON ADDITION, VOL. 2, PG. 601, H.C.D.R.,
SITUATED IN THE JOHN AUSTIN TWO LEAGUE GRANT, ABSTRACT NO. 1
HARRIS COUNTY, TEXAS

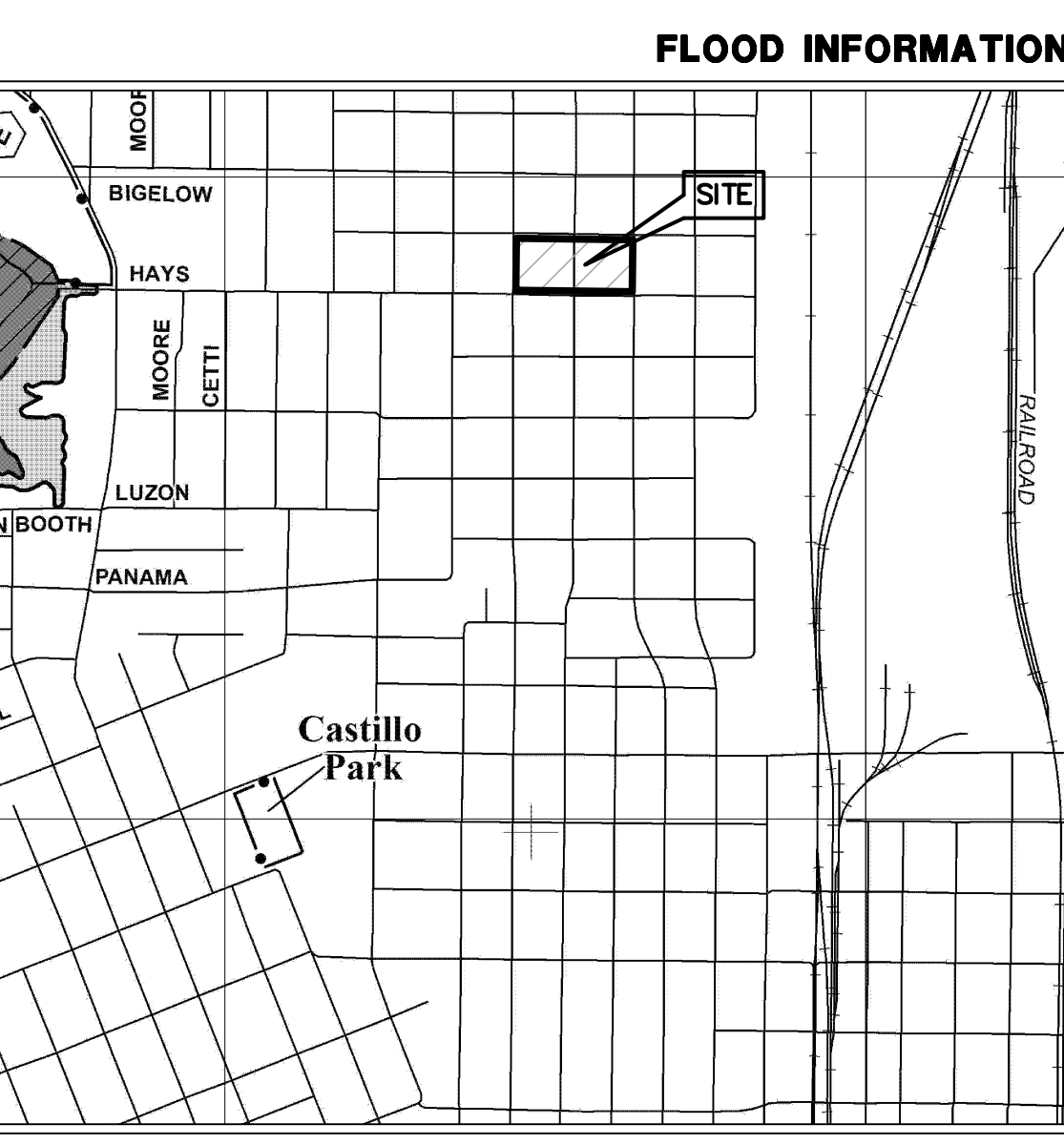
FIELD BY: AM CHECKED BY: CL JOB NO. 55541-ALTA
DRAWN BY: JW DATE: SEPTEMBER 2023 SHEET NO. 1 OF 1

REVISIONS

DATE	REASON	BY



- LEGEND**
- SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- BO - BOLLARD
 - HC - HANDICAP
 - GM - GAS METER
 - GV - GAS VALVE
 - CH - FIRE HYDRANT
 - WM - WATER METER
 - WV - WATER VALVE
 - ICV - IRRIGATION CONTROL VALVE
 - GI - GRATE INLET
 - MI - MANHOLE
 - CS - CLEANOUT
 - TP - TELEPHONE PEDESTAL
 - EB - ELECTRIC BOX
 - TSB - TRAFFIC SIGNAL BOX
 - LP - LIGHT POLE
 - TLP - TRAFFIC LIGHT POLE
 - GL - GROUND/SPOT LIGHT
 - PP - POWER POLE
 - PP/T - POWER POLE W/TRANSFORMER
 - PP/LT - POWER POLE W/LIGHT
 - PP/CT - POWER POLE W/CONDUIT
 - MP - METER POLE
 - SP - SERVICE POLE
 - GAC - GUY ANCHOR
 - OP - OVERHEAD POWER LINE
 - BWF - BARBED WIRE FENCE
 - WIF - WROUGHT IRON FENCE
 - WF - WOOD FENCE
 - CF - CHAINLINK FENCE
 - GP - GATE POST
 - P - PER PLANS
 - AP - APPROXIMATE
 - H - HIGHBANK
 - S - SIGN
 - PLM - PIPELINE MARKER
 - UCS - UNDERGROUND CABLE SIGN
 - CTL - CATHODIC TEST LEAD
 - MW - MONITORING WELL
 - P - PIN FLAG/PAINT MARK
 - TC - TOP OF CURB
 - G - GUTTER
 - TG - TOP OF GRATE
 - FL - FLOW LINE
 - HB - HIGHBANK
 - SAN - SANITARY SEWER
 - SSM - STORM SEWER
 - CMP - CORRUGATED METAL PIPE
 - CPP - CORRUGATED PLASTIC PIPE
 - RCPP - REINFORCED CONCRETE PIPE
 - TEL - TELEPHONE
 - SWBT - SOUTHWESTERN BELL TELEPHONE CO.
 - WTR - WATER
 - UG - UNDERGROUND
 - FND - FOUND
 - H.C.C.F. - HARRIS COUNTY CLERK FILE
 - H.C.D.R. - HARRIS COUNTY DEED RECORDS
 - H.C.M.R. - HARRIS COUNTY MAP RECORDS
 - IP - IRON PIPE
 - IR - IRON ROD
 - ND - NUMBER
 - PG - PAGE
 - R.O.W. - RIGHT-OF-WAY
 - SG. FT. - SQUARE FEET
 - VP - VOLUME
 - F.C. - FILM CODE
 - BL - BUILDING LINE
 - UE - UTILITY EASEMENT
 - T - TREE/SHRUB



PANEL 0690N

FIRM
FLOOD INSURANCE RATE MAP

HARRIS COUNTY,
TEXAS
AND INCORPORATED AREAS

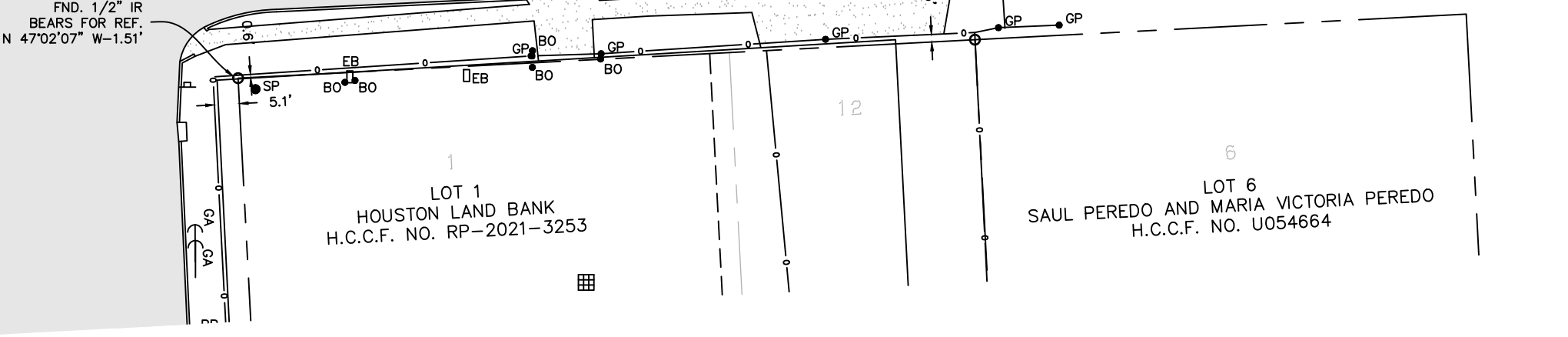
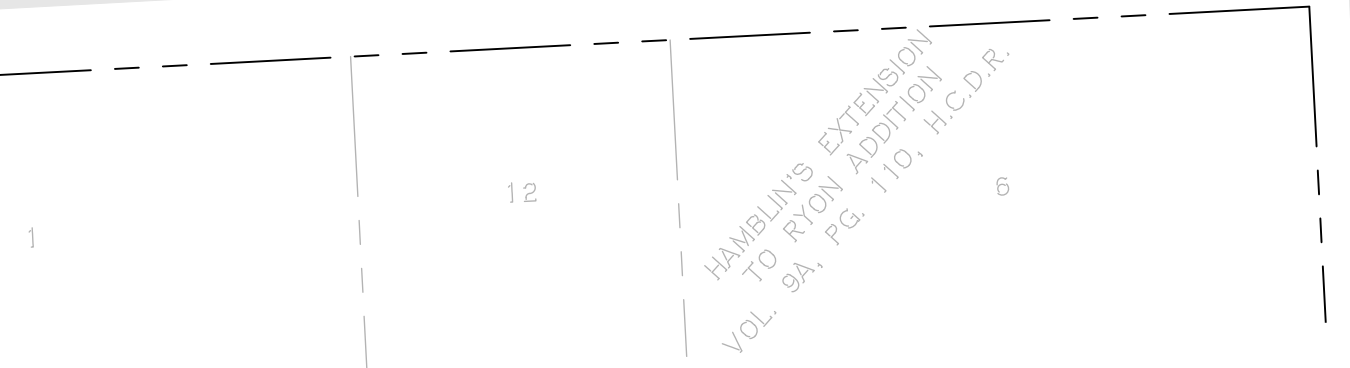
PANEL 680 OF 1150
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
HOUSTON, CITY OF 48079 0690 N

MAP NUMBER
48201C0690N

MAP REVISED
JANUARY 6, 2017

Federal Emergency Management Agency



SCHEDULE 'B' NOTES

- 10d. UTILITY EASEMENT GRANTED TO THE CITY OF HOUSTON AS SET FORTH AND DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NO(S). 20060100897 AND 20070053634, (SHOWN HEREON)
- 10e. TERMS, CONDITIONS, AND PROVISIONS OF THAT DEED NOTICE RECORDED UNDER CLERK'S FILE NO. RP-2024-17978 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, NOT A SURVEY RELATED ITEM)