

SITE INFORMATION

NF: JOHN FAYARD REAL ESTATE LLC
0 OATES RD, HOUSTON, TEXAS 77013
APN: 041015007133
126408 ± SQUARE FEET, OR 2.902 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT #25000133, DATED JANUARY 06, 2025 AT 8:00 AM.

SCHEDULE A DESCRIPTION

BEING A 2.9181 ACRE TRACT OF LAND, MORE OR LESS, OUT OF A 3.1942 ACRE TRACT OF LAND, BEING A PART OF AND OUT OF THAT CERTAIN 8.07 ACRE TRACT OF LAND OF THE E.L. FURR ESTATE, SITUATED IN THE REELS AND TROBROUGH LEAGUE, ABSTRACT NO. 59, HARRIS COUNTY, TEXAS, SAID 8.07 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF CONVEYANCE FROM S.I. AND AVY OATES TO D.H. OATES WHICH IS OF RECORD IN VOLUME 570, PAGE 83, OF THE HARRIS COUNTY DEED RECORDS, SAID 3.1942 ACRE TRACT AS OCCUPIED IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT BEING A 1/2 INCH IRON ROD SET IN THE EAST RIGHT-OF-WAY LINE OF OATES ROAD (60' ROW), SAID POINT BEING NORTH 1,136.60 FEET FROM THE SOUTHWEST CORNER OF THE AFORESAID 8.07 ACRE FURR TRACT, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE NORTH WITH THE EAST RIGHT-OF-WAY LINE OF THE AFORESAID OATES ROAD, A DISTANCE OF 528.85 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THE SAME BEING THE NORTHWEST CORNER OF THE ORIGINAL 8.07 ACRE FURR TRACT;

THENCE EAST, AT A DISTANCE OF 204.00 FEET PASSING A 1/2 INCH IRON ROD FOUND ON LINE, IN ALL A TOTAL DISTANCE OF 205.69 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF THE 8.07 ACRE FURR TRACT AS GENERALLY RECOGNIZED;

THENCE SOUTH, ALONG THE REMNANTS OF AN OLD FENCE LINE, A DISTANCE OF 807.11 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 83 DEG. 58 MIN. 00 SEC. WEST, A DISTANCE OF 206.84 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL OF 2.9181 ACRES OF LAND MORE OR LESS.

NOTES CORRESPONDING TO SCHEDULE B

- 10E — TERMS AND PROVISIONS CONTAINED IN AFFIDAVIT TO THE PUBLIC FOR ON-SITE WASTEWATER TREATMENT SYSTEM AS SET OUT IN INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 20110085210 (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 10F — OIL, GAS AND MINERAL LEASE(S) GRANTED IN INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. D077376, AND ALL TERMS, CONDITIONS AND STIPULATIONS CONTAINED THEREIN. TITLE TO THIS LEASE HAS NOT BEEN INVESTIGATED SUBSEQUENT TO DATE THEREOF. (AFFECTS, BLANKET IN NATURE)
- 10G — OIL, GAS AND MINERAL LEASE(S) GRANTED IN INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. E439970, AND ALL TERMS, CONDITIONS AND STIPULATIONS CONTAINED THEREIN. TITLE TO THIS LEASE HAS NOT BEEN INVESTIGATED SUBSEQUENT TO DATE THEREOF. (AFFECTS, BLANKET IN NATURE)
- 10H — OIL, GAS AND MINERAL LEASE(S) GRANTED IN INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. J17622, AND ALL TERMS, CONDITIONS AND STIPULATIONS CONTAINED THEREIN. TITLE TO THIS LEASE HAS NOT BEEN INVESTIGATED SUBSEQUENT TO DATE THEREOF. (AFFECTS, BLANKET IN NATURE)

PARKING INFORMATION

REGULAR= 75
HANDICAP= 0
TOTAL= 75

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON WEST LINE OF THE SUBJECT PROPERTY AND THE EASTERLY RIGHT-OF-WAY OF OATES ROAD. THE BEARING IS DENOTED AS N 02°24'00" W PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, SOUTH CENTRAL ZONE (NAD83).
LATITUDE = 29°47'30.2228"
LONGITUDE = -95°14'45.8876"
CONVERGENCE ANGLE = 0°15'020.7343"

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED: : NO ZONING

ITEM	REQUIRED	OBSERVED	ZONING PROVIDED BY:
MIN. SETBACKS FRONT	15'	567.4'	BLEW & ASSOCIATES, P.A. CONTACT: ZONING@BLEWINC.COM (479) 443-4008 WWW.BLEWINC.COM
MIN. SETBACKS SIDE	NONE REQUIRED	71.6'	
MIN. SETBACKS ST. SIDE	NONE REQUIRED	N/A	ZONING JOB #: 24-8899.01 REPORT DATE: DECEMBER 4, 2024 PREPARED BY: JENNETTE BARRIOS
MIN. SETBACKS REAR	NONE REQUIRED	23.6'	
MAX. BUILDING HEIGHT	NONE REQUIRED	10.0'	ZONING NOTES: 1.) BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE MUNICIPALITY FOR ZONING LAWS AND APPLICABLE CODES.
MIN. LOT AREA	5,000 SQ. FEET	126,408 SQ. FEET	
MIN. LOT WIDTH	25'	205.24'	
MAX. BLDG COVERAGE	NONE REQUIRED	1.1%	
PARKING REGULAR	N/A	75	
PARKING HANDICAP	N/A	0	
PARKING TOTAL	1	75	

PARKING: PARKING SPACE FORMULA: OFFICE (CDL TESTING FACILITY): 2.5 SPACES PER 2,000 SQUARE FEET OF GROSS FLOOR AREA (PER THE APPROVED SITE PLAN)

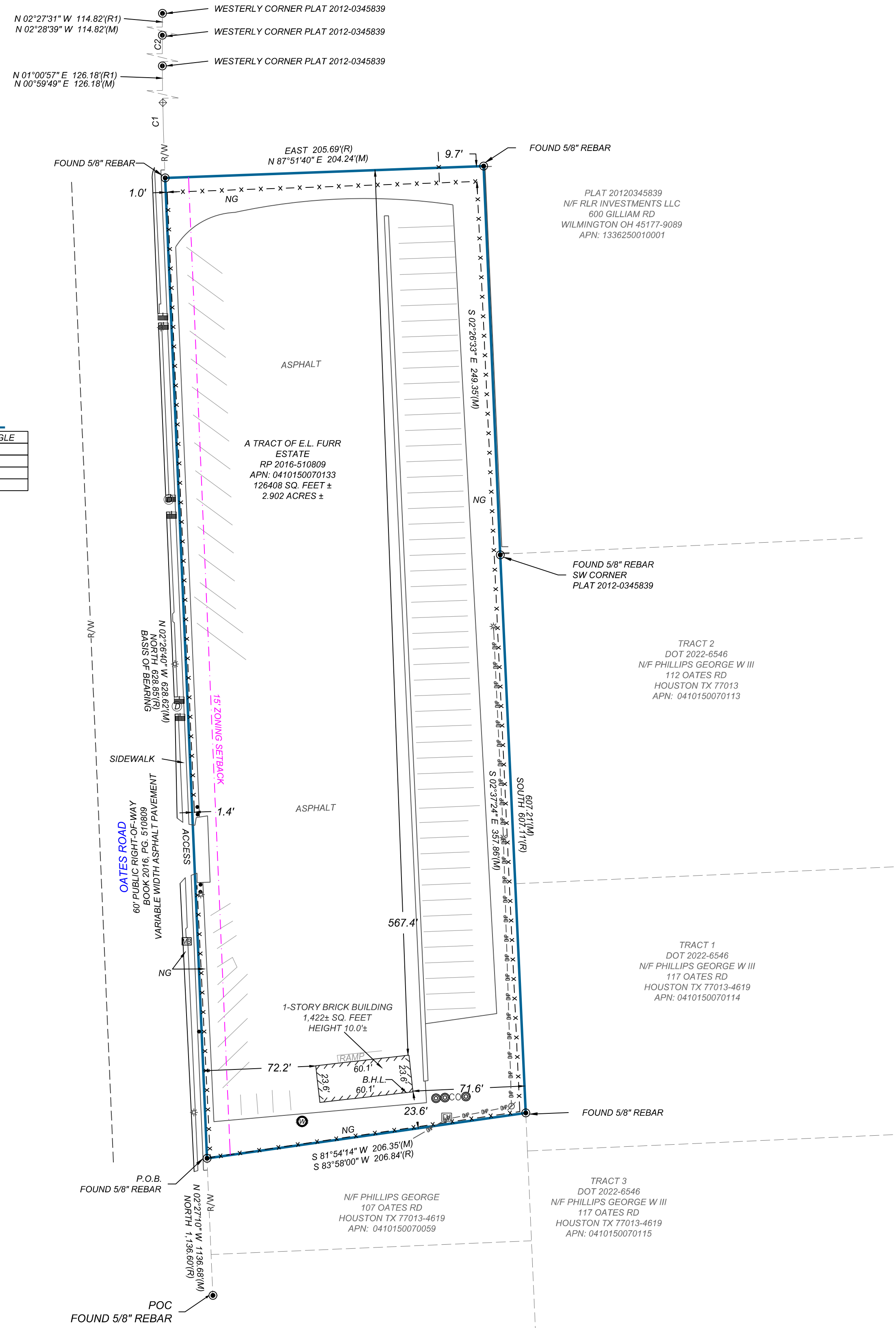
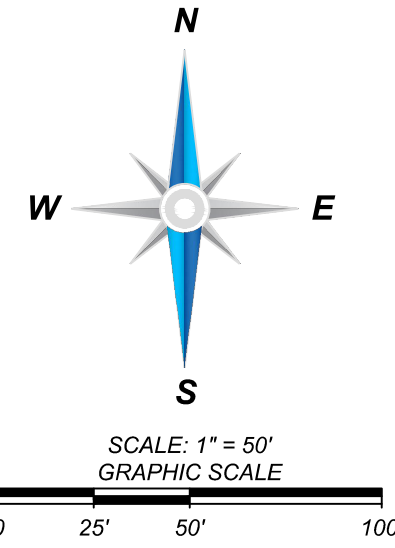
PARKING SPACE CALCULATION: 1,422 / 2,000 = 0.7 OR 1 SPACE

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

ALTA/NSPS LAND TITLE SURVEY

0 OATES RD, HOUSTON, TEXAS 77013

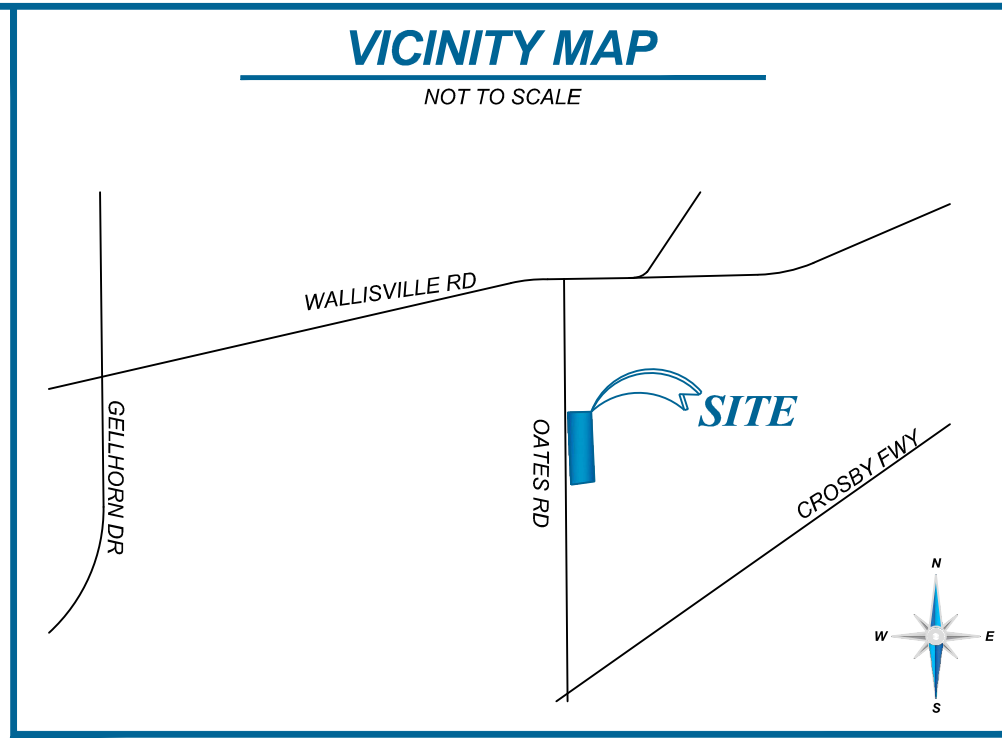


CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1(M)	1960.00'	118.86'	N 00°44'25" W	118.84'	3°28'28"
C1(R)	1960.00'	118.86'	N 00°44'25" W	118.84'	3°28'28"
C2(M)	2040.00'	123.71'	N 00°44'25" W	123.69'	3°28'28"
C2(R)	2040.00'	123.71'	N 00°44'25" W	123.69'	3°28'28"

LEGEND & SYMBOLS

- ⊕ FOUND MONUMENT AS NOTED
- ⊙ COMPUTED POINT
- ⊛ LIGHT
- ⊞ MAILBOX
- ⊚ BOLLARD
- ⊞ POWER POLE
- ⊞ ELECTRIC METER
- ⊞ ELECTRIC CABINET
- ⊞ WATER WELL
- ⊞ WATER VALVE
- ⊞ CURB STORM INLET
- ⊞ STORM MANHOLE
- ⊞ SEPTIC LID
- ⊞ CLEANOUT
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- (R1) RECORD DIMENSION PER PLAT 2012-0345839
- NG NATURAL GROUND
- NF NOW OR FORMERLY
- B.H.L. BUILDING HEIGHT LOCATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- - - - - FENCE LINE
- - - - - OVERHEAD POWER LINE



GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTA/NSPS TABLE ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
4. IN REGARD TO ALTA/NSPS TABLE ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. COMPLETED FIELD WORK WAS NOVEMBER 21, 2024.
8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF OATES RD AND WALLISVILLE RD, WHICH IS APPROXIMATELY 1,150' FROM THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO OATES RD, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED TEXAS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"), THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTS IN RELATION THERETO, TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM HARRIS COUNTY CENTRAL APPRAISAL DISTRICT.
14. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
15. IN REGARD TO ALTA/NSPS TABLE ITEM 18, ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.

SURVEYOR'S CERTIFICATE

TO: R.L.R. INVESTMENTS, L.L.C., AN OHIO CORPORATION; OLD REPUBLIC NATIONAL 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 AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 8, 9, 11(A), 13, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/21/2024.

DATE OF PLAT OR MAP: 11/30/2024



ROBERT J. WINNICKI
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7051
STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10194275

BLEW

Surveying | Engineering | Environmental
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WWW.BLEWINC.COM

DATE	REVISION HISTORY	BY
12/05/24	UPDATED ZONING	JNH
12/06/24	UPDATED EXCEPTIONS	JNH
01/16/25	UPDATED TITLE COMMITMENT	AJ

SURVEYOR JOB NUMBER: 24-8899	SURVEY DRAWN BY: JNH - 11/21/2024
SURVEY REVIEWED BY: JCH	SHEET: 1 OF 1

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0715M, WHICH BEARS AN EFFECTIVE DATE OF 01/06/2017 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.