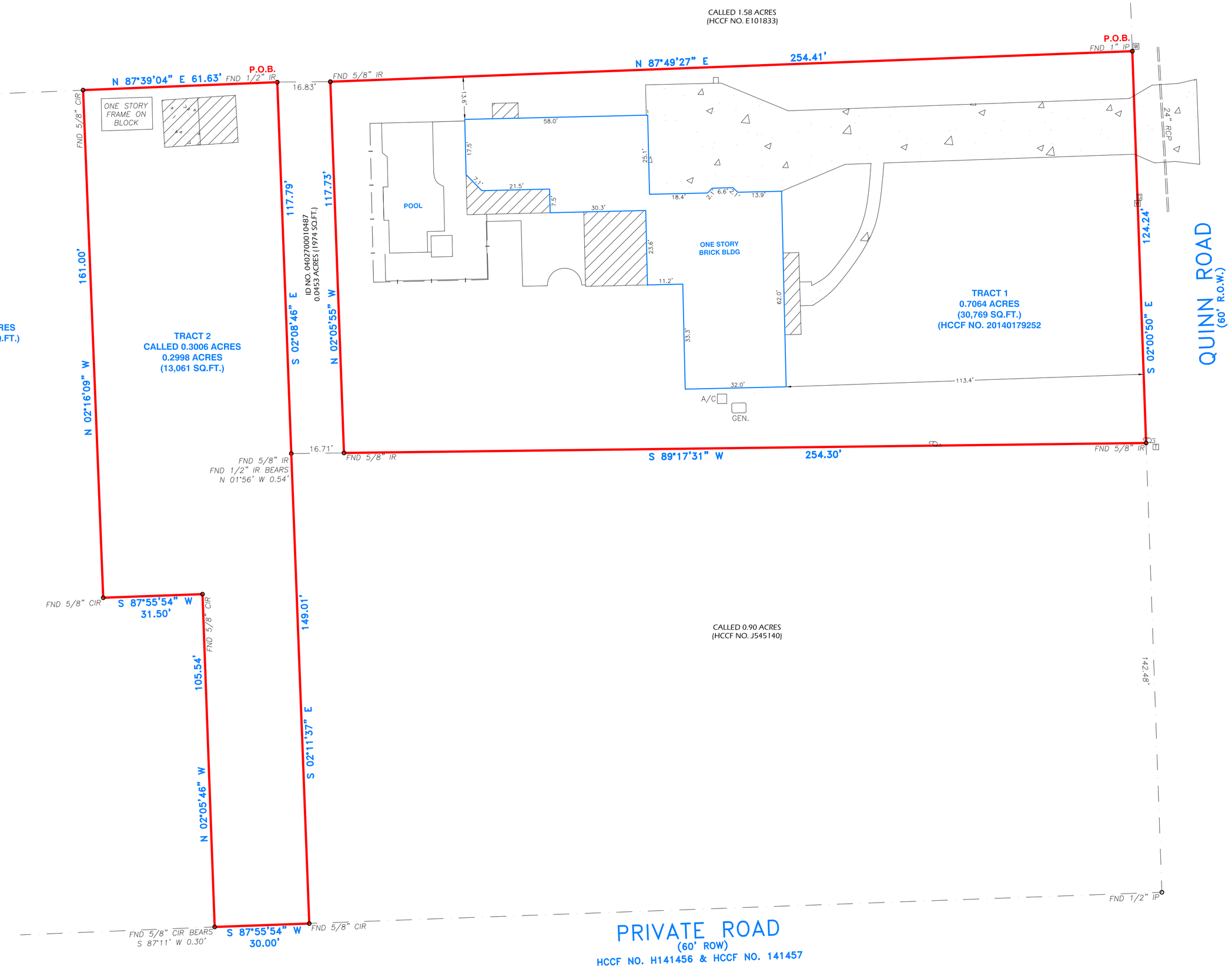
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 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
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
–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
– BENCHMARK



LEGAL DESCRIPTION TRACT 1

BEING A 0.7064 ACRE PARCEL OF LAND SITUATED IN THE J HOUSE SURVEY, ABSTRACT 34, HARRIS COUNTY, TEXAS, AS RECORDED IN HARRIS COUNTY CLERKS FILE NUMBER 20140179252, WITH THE BASIS OF BEARINGS BEING SAID DEED, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS BASED ON GPS OBSERVATION, TEXAS SOUTH CENTRAL, GEOID 18, AND 83)

BEGINNING AT A 1 INCH IRON PIPE FOUND, BEING IN THE WESTERN RIGHT OF WAY OF QUINN ROAD (60 FOOT RIGHT–OF–WAY), AND THE SOUTHEAST CORNER OF A CALLED 1.58 ACRES AS RECORDED IN FILE NO. E101833, OF THE HARRIS COUNTY CLERK'S OFFICE, AND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEGREES 00 MINUTES 50 SECONDS WEST, ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, AND ALONG THE WESTERN RIGHT OF WAY LINE OF QUINN ROAD, A DISTANCE OF 124.24 FEET, TO A FOUND 5/8 INCH IRON ROD, BEING THE NORTHEAST CORNER OF A CALLED 0.90 ACRES AS RECORDED IN FILE NO. J545140, OF THE HARRIS COUNTY CLERK'S OFFICE, AND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 17 MINUTES 31 SECONDS WEST, ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, AND ALONG THE NORTHERN LINE OF SAID 0.90 ACRE TRACT, A DISTANCE OF 254.30 FEET, TO A FOUND 5/8 INCH IRON ROD, AND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 05 MINUTES 55 SECONDS WEST, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 117.13 FEET, TO A FOUND 5/8 INCH IRON ROD, BEING IN THE SOUTH LINE OF SAID 1.58 ACRE TRACT, AND MARKING THE NORTWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 49 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, AND ALONG THE SOUTH LINE OF SAID 1.58 ACRE TRACT, A DISTANCE OF 254.41 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.7064 ACRES (30,769 SQUARE FEET) OF LAND, MORE OR LESS.

TRACT 2

BEING A 0.3006 ACRE (TRACT 2) TRACT OF LAND SITUATED IN THE I. HOUSE SURVEY, ABSTRACT 34, HARRIS COUNTY, TEXAS, AND BEING OUT OF THE CALLED 16.302 ACRES AS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. 20100314009; (BEARINGS BASED ON GPS OBSERVATION, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL, GEOID18 NAD83);

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTHERN LINE OF A CALLED 1.58 ACRE TRACT, TAX ID NO. 040–270–001–0310 FOR THE NORTHWEST CORNER OF THE CALLED 0.05 ACRES (PREVIOUSLY CONVEYED), FOR THE NORTHEAST CORNER OF THE CALLED 16.302 ACRES, AND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02° 08' 46" EAST, A DISTANCE OF 117.79 FEET ALONG THE EASTERN LINE OF THE HEREIN DESCRIBED TRACT TO A POINT FOR THE NORTHWEST CORNER OF THE CALLED 0.9 ACRES AS DESCRIBED IN H.C.C.F. J545140. AND MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 01° 56' WEST 0.54 FEET;

THENCE SOUTH 02° 11' 37" EAST, A DISTANCE OF 149.01 FEET ALONG THE WESTERN LINE OF THE CALLED 0.9 ACRES TO A 5/8 INCH CAPPED IRON ROD FOUND IN THE NORTHERN RIGHT–OF–WAY OF A PRIVATE COUNTY ROAD (60' R.O.W) FURTHER DESCRIBED IN H.C.C.F. NOS: H141456 AND H141457, FOR THE SOUTHWEST CORNER OF THE CALLED 0.9 ACRES, AND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87° 55' 54" WEST, A DISTANCE OF 30.00 FEET ALONG THE NORTHERN RIGHT OF WAY OF THE PRIVATE COUNTY ROAD TO A POINT IN A SOUTHERN LINE OF THE CALLED 16.302 ACRES, AND MARKING THE SOUTHWEST CORNER OF THE 2.00 ACRES ALSO OUT OF THE CALLED 16.302 ACRES (TRACT 1) (SIMULTANEOUSLY CONVEYED), AND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS SOUTH 87° 11' WEST, 0.30 FEET;

THENCE NORTH 02° 05' 46" WEST, A DISTANCE OF 105.54 FEET OVER AND ACROSS THE CALLED 16.302 ACRES TO A 5/8 INCH IRON ROD WITH PLASTIC CAP FOUND MARKING AN ANGLE POINT IN THE WESTERN LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87° 55' 54" WEST, A DISTANCE OF 31.50 FEET OVER AND ACROSS THE CALLED 16.302 ACRES TO A 5/8 INCH IRON ROD WITH PLASTIC CAP FOUND MARKING AN ANGLE POINT IN THE WESTERN LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02° 16' 09" WEST, A DISTANCE OF 161.00 FEET OVER AND ACROSS THE CALLED 16.302 ACRES TO A 5/8 INCH IRON ROD WITH PLASTIC CAP FOUND IN THE SOUTHERN LINE OF THE CALLED 1.5782 ACRES FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

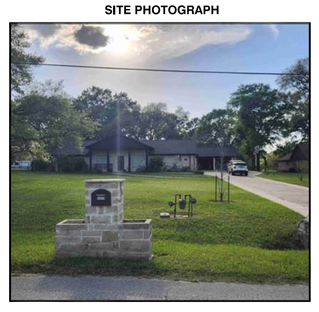
THENCE NORTH 87° 39' 04" EAST, A DISTANCE OF 61.63 FEET ALONG THE SOUTHERN LINE OF THE CALLED 1.5782 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.3006 ACRES OF LAND, MORE OR LESS.

NOTES:
1. ALL BEARING SHOWN HEREON ARE BASED ON G.P.S. OBSERVATION TEXAS SOUTH CENTRAL ZONE.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS RECORDED FILE NO. 20140179252.
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 HEREON 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 2026. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE ___X___, ACCORDING TO F.I.R.M. MAP NO. ___48201C0210L___, 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 PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SITE PHOTOGRAPH



SURVEYOR'S CERTIFICATION
PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:
GF ___N/A___ of ___N/A___

STATE OF TEXAS
REGISTERED
FRED F. LAWTON
5530
PROFESSIONAL
LAND SURVEYOR

Fred F. Lawton Registered Professional Land Surveyor No. 5530

SURVEY OF
TRACT 1

A 0.7064 ACRE PARCEL OF LAND SITUATED IN THE J HOUSE SURVEY, ABSTRACT 34, HARRIS COUNTY, TEXAS, AS RECORDED IN HARRIS COUNTY CLERKS FILE NUMBER 20140179252.

TRACT 2

A 0.3006 ACRE (TRACT 2) TRACT OF LAND SITUATED IN THE I. HOUSE SURVEY, ABSTRACT 34, HARRIS COUNTY, TEXAS, AND BEING OUT OF THE CALLED 16.302 ACRES AS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. 20100314009

ADDRESS: 30819 QUINN ROAD
TOMBALL TEXAS 77375

SITE:

JOB NO: 0734–26
DATE: 04–27–26
SCALE: 1" = 20'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION
1.	05–22–26	ADD MISSING TRACT

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

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K:\COMPES 2026\0734–26.DWG (TN.)

JOB NO: 0734-26