LEVELTX

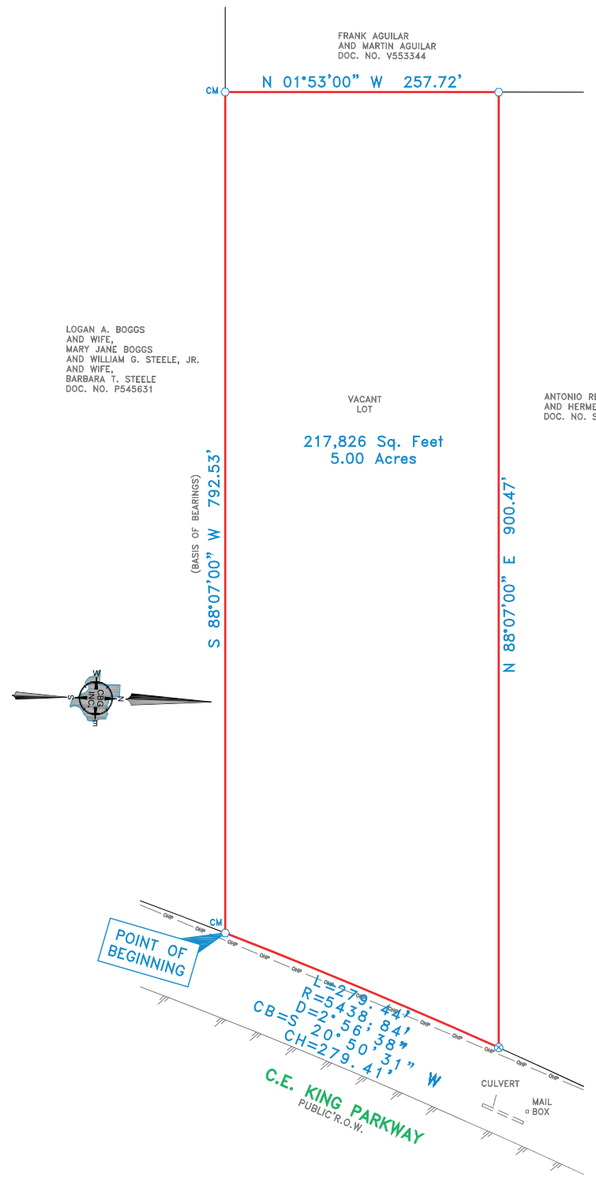
# EVENT & RETAIL CENTER

## Houston, TX

AFFACO

DESIGN + BUILD | L'ARTE DI COSTRUIRE

# SURVEY




stewart title
*Real partners. Real possibilities.™*



## C.E. King Parkway

Being a tract of land situated in the A.J. Holder Survey, Abstract No. 322, in Harris County, Texas, same being that tract of land conveyed to Librada Cisneros and Vinessa Cisnero, by deed recorded in Instrument No. V618841, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found for corner, said corner lying in the West line of C.E. King Parkway (Public right-of-way), and being the Northeast corner of a tract of land conveyed to Logan A. Boggs and wife, Mary Jane Boggs and William G. Steele, Jr. and wife, Barbara T. Steele by deed recorded in Document No. P45631, Deed Records, Harris County, Texas;

THENCE South 88 degrees 07 minutes 00 seconds West, along the North line of said Boggs/Steele tract, a distance of 792.53 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of a tract of land conveyed to Frank Aguilar and Martin Aguilar, by deed recorded in Document No. V553344, Deed Records, Harris County, Texas;

THENCE North 01 degrees 53 minutes 00 seconds West, along the East line of said Aguilar tract, a distance of 257.72 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Antonio Reyna Cisneros and Herme Linda Gomez Cisneros, by deed recorded in Document No. S895474, Deed Records of Harris County, Texas;

THENCE North 88 degrees 07 minutes 00 seconds East, along the South line of said Cisneros tract, a distance of 900.47 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of said Cisneros tract and lying in the West line of said C.E. Kings Parkway; being the beginning of a non-tangent curve to the left, with a radius of 5438.84 feet, a delta angle of 02 degrees 56 minutes 38 seconds, a chord bearing of South 20 degrees 50 minutes 31 seconds West, and a chord length of 279.41 feet;

THENCE along said curve to the left, along the West line of said C.E. King Parkway, an arc length of 279.44 feet to a the POINT OF BEGINNING and containing 217826 square feet or 5.00 acres of land.

## SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor J.T. Thompson hereby certifies to Stewart Title, in connection with the transaction described in that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 21st day of December, 2016

J.T. Thompson
Registered Professional Land Surveyor No. 4604

STATE OF TEXAS
REGISTERED
J.T. THOMPSON
4604
PROFESSIONAL
LAND SURVEYOR

NOTE: According to the F.I.R.M. in Map No. 48201C0705L ,this property does lie in Zone X and does not lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

| REVISIONS | | |
|---|---|---|
| DATE | BY | NOTES |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

LEGEND

| | | |
|---|---|---|
| CM CONTROLLING MONUMENT | | CHAIN LINK FENCE |
| 1/2" IRON ROD FOUND | PE - POOL EQUIPMENT | WOOD FENCE |
| 1/2" IRON ROD SET | BRICK COLUMN | 0.5' WIDE TYPICAL BARBED WIRE |
| 5/8" IRON ROD FOUND | AC - AIR CONDITIONING | IRON FENCE |
| FENCE POST CORNER | FIRE HYDRANT | PIPE FENCE |
| "X" FOUND / SET | | COVERED PORCH,DECK OR CARPORT |
| UNDERGROUND ELECTRIC | OES - OES | OVERHEAD ELECTRIC SERVICE |
| OVERHEAD ELECTRIC | OHP - OHP | OVERHEAD POWER LINE |
| POWER POLE | ASPHALT PAVING | CONCRETE PAVING |
| GRAVEL/ROCK ROAD OR DRIVE | | |

CBG SURVEYING INC
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxctx.com

| SCALE | DATE | JOB NO. | G.F. NO. | DRAWN |
|---|---|---|---|---|
| 1"= 80' | 12/21/16 | 1623745 | | CMR |

# 5.00 ACRES

A.J. HOLDER SURVEY, ABSTRACT NO. 322

HARRIS COUNTY

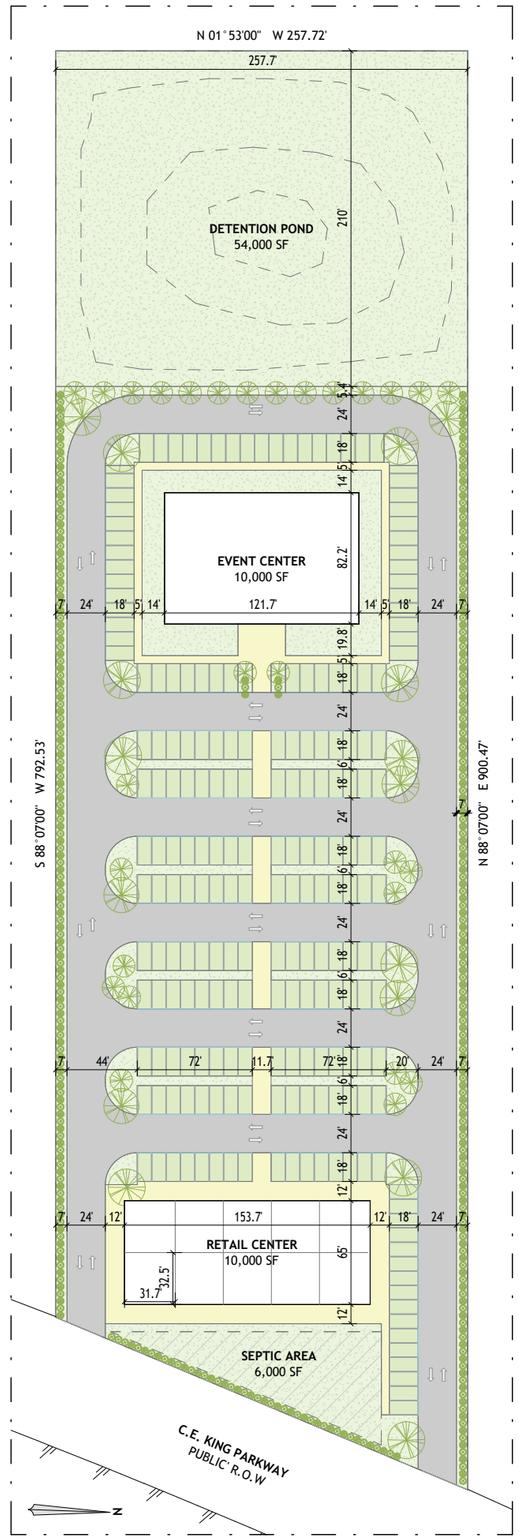
C.E. KING PARKWAY

# OPTION 1

OPTION 1

| | |
|---|---|
| RETAIL CENTER | 10'000 SF |
| EVENT CENTER | 10'000 SF |
| DETENTION POND | 54'000 SF |
| SEPTIC AREA | 6'000 SF |
| STREET | 59'527 SF |
| SIDEWALKS | 11'800 SF |
| GEEN AREA | 31'519 SF |
| PARKING AREA | 35'355 SF |

| | |
|---|---|
| Parking spaces | 219 |

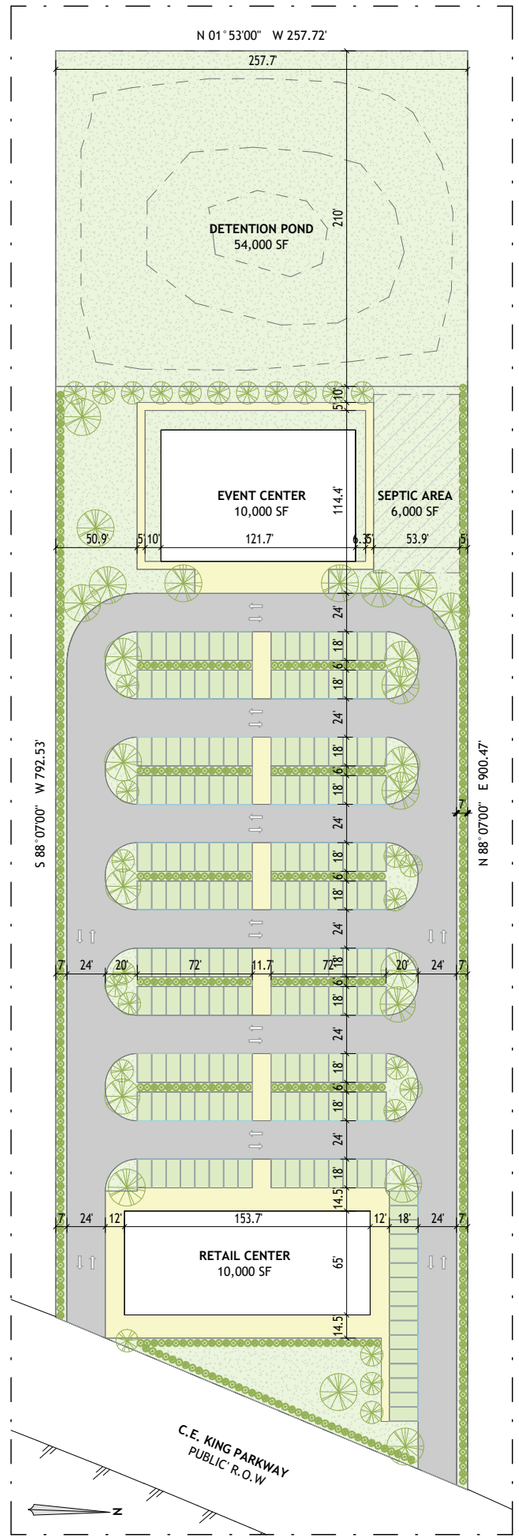


# OPTION 2

OPTION 2

| | |
|---|---|
| RETAIL CENTER | 10'000 SF |
| EVENT CENTER | 10'000 SF |
| DETENTION POND | 54'000 SF |
| SEPTIC AREA | 6'000 SF |
| STREET | 53'575 SF |
| SIDEWALKS | 11'800 SF |
| GEEN AREA | 40'405 SF |
| PARKING AREA | 31'125 SF |

| | |
|---|---|
| Parking spaces | 194 |

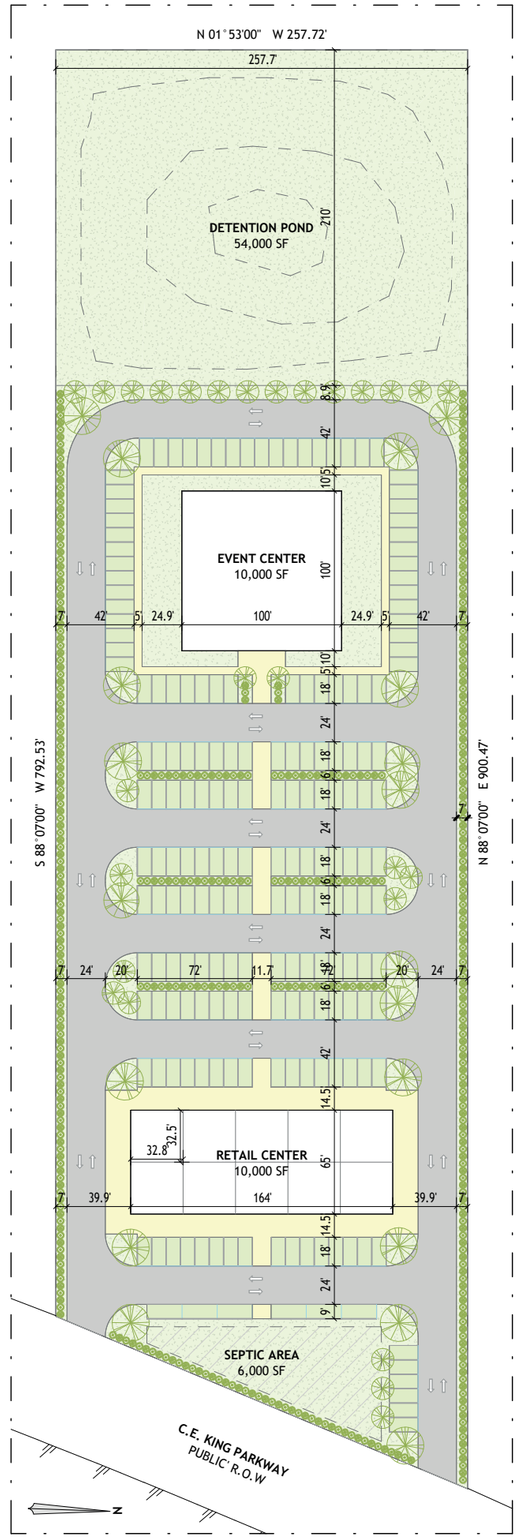


# OPTION 3

OPTION 3

| | |
|---|---|
| RETAIL CENTER | 10'000 SF |
| EVENT CENTER | 10'000 SF |
| DETENTION POND | 54'000 SF |
| SEPTIC AREA | 6'000 SF |
| STREET | 59'358 SF |
| SIDEWALKS | 12'064 SF |
| GEEN AREA | 32'819 SF |
| PARKING AREA | 32'478 SF |

| | |
|---|---|
| Parking spaces | 199 |

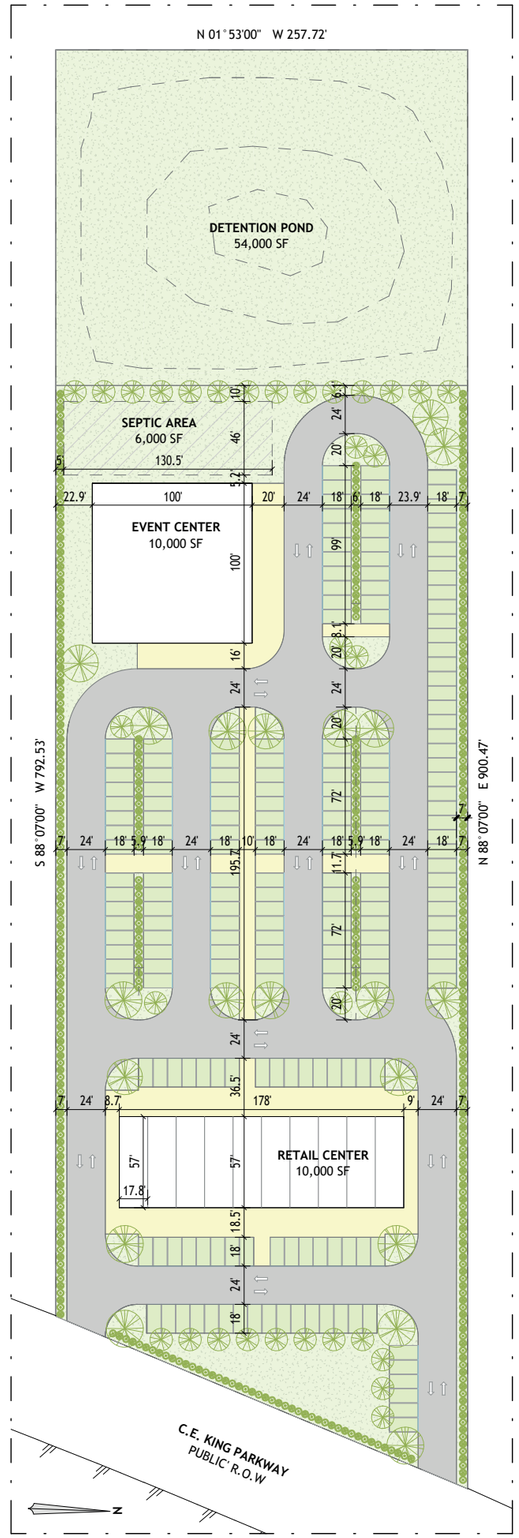


# OPTION 4

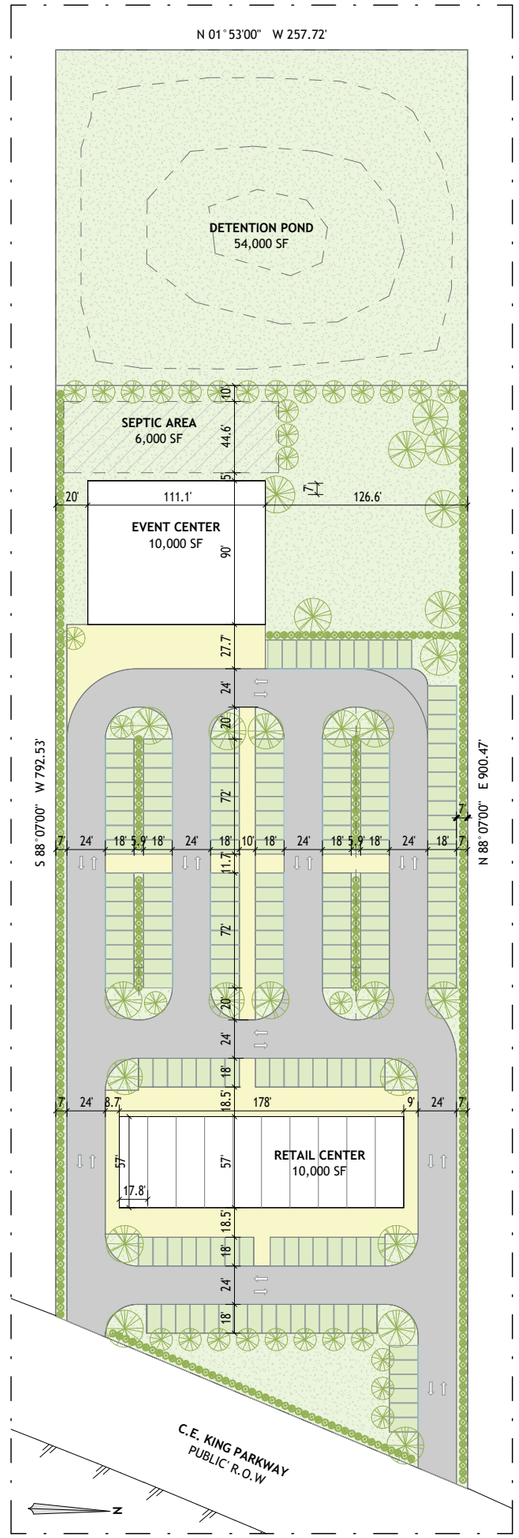
OPTION 4

| | |
|---|---|
| RETAIL CENTER | 10'000 SF |
| EVENT CENTER | 10'000 SF |
| DETENTION POND | 54'000 SF |
| SEPTIC AREA | 6'000 SF |
| STREET | 55'070 SF |
| SIDEWALKS | 15'497 SF |
| GEEN AREA | 33'748 SF |
| PARKING AREA | 33'734 SF |

| | |
|---|---|
| Parking spaces | 208 |



# OPTION 5




OPTION 5

| | |
|---|---|
| RETAIL CENTER | 10'000 SF |
| EVENT CENTER | 10'000 SF |
| DETENTION POND | 54'000 SF |
| SEPTIC AREA | 6'000 SF |
| STREET | 46'213 SF |
| SIDEWALKS | 15'655 SF |
| GEEN AREA | 46'792 SF |
| PARKING AREA | 29'386 SF |

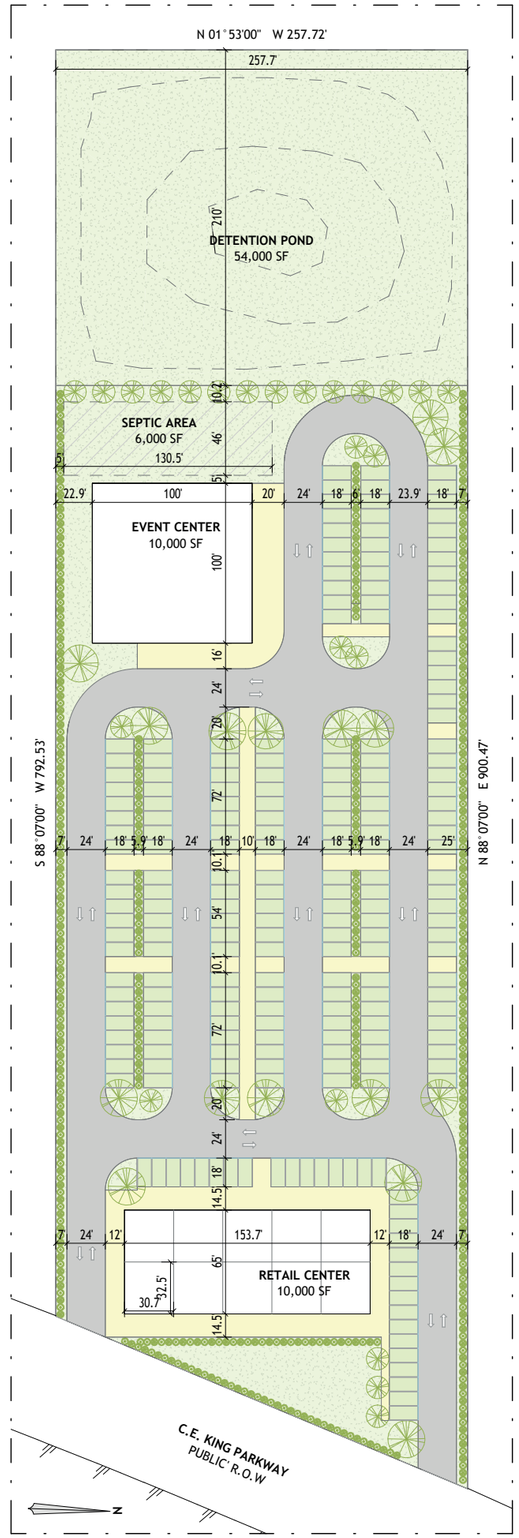
| | |
|---|---|
| Parking spaces | 181 |

# OPTION 6

OPTION 6

| | |
|---|---|
| RETAIL CENTER | 10'000 SF |
| EVENT CENTER | 10'000 SF |
| DETENTION POND | 54'000 SF |
| SEPTIC AREA | 6'000 SF |
| STREET | 53'027 SF |
| SIDEWALKS | 16'518 SF |
| GEEN AREA | 27'043 SF |
| PARKING AREA | 36'455 SF |

| | |
|---|---|
| Parking spaces | 225 |



LEVELTX

# Thank you!

AFFACO

DESIGN + BUILD | L'ARTE DI COSTRUIRE