

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	1151.35'	151.84'	7°33'22"	151.73'	N55°53'55" W

- NOTES:
- 1.0699 ACRES
 - The surveyor has not abstracted the subject property.
 - This Old Republic National Title Insurance Company, GF No. 16000501, Effective Date: January 28, 2016.
 - Basis of Bearings for the survey is the deed of record in H.C.C.F. No. S941817.
 - By graphic plotting only, the subject property lies in Zone "X", areas determine to be outside of the 0.2% annual chance flood, as defined by the Federal Emergency Management Agency flood insurance rate map number 48201C0890L, dated 06-18-2007.

METES AND BOUNDS DESCRIPTION
 1.0699 ACRES
 LOCATED IN THE
 E.R. HALE SURVEY, A-374
 HARRIS COUNTY, TEXAS

Being a tract or parcel of land containing 1.0699 acres of land or 46,605 square feet, located in the E.R. Hale Survey, Abstract 374, Harris County, Texas, Said 1.0699 acre tract being all of a 4.0339 acre tract of record in the name of Superior Carwash and Xpress Lube, L.L.C. in Harris County Clerk's File (H.C.C.F.) Number S941817 save and except a called 0.9678 acre tract of land of record in the name of TI Colhoun, L.P. in H.C.C.F. Number Y378436 and a called 2.1233 acre tract of land of record in the name of Health Properties Services, Inc. in H.C.C.F. Number Z022947, and being all of a called 0.1218 acre tract of land of record in the name of Superior Carwash and Xpress Lube, L.L.C. in H.C.C.F. Number Y956681, said 1.0699 acre tract also being out of and a part of Lots 74, 75, 78, 79 and 80 in Southland Addition, a subdivision duly of record in Volume 334, Page 175 in the Deed Records of Harris County (H.C.D.R.), Texas, Said 1.0699 acre tract being more particularly described as follows (bearings based on said H.C.C.F. Number S941817):

BEGINNING at a 5/8 inch iron rod found for the east corner of said 0.1218 acre tract, being the southeast corner of Unrestricted Reserve "A" in Fresenius Medical Care MLK Houston in F.C. Number 600296 in the Map Records of Harris County (H.C.M.R.), Texas and being on the northwest Right-of-Way (R.O.W.) line of Coffee Street;

THENCE, coincident the southeast line of aforesaid 0.1218 acre tract and the northwest R.O.W. line of aforesaid Coffee Street, South 19 degrees 33 minutes 25 seconds West, a distance of 21.00 feet to a 5/8 inch iron rod found for the southeast corner of said 0.1218 acre tract and being on the north R.O.W. line of West Belfort Street (width varies);

THENCE, coincident the northeast R.O.W. line of aforesaid West Belfort Street, the following two (2) courses:

1. North 70 degrees 27 minutes 00 seconds West, a distance of 223.63 feet to a 5/8 inch iron rod with "Gruller" cap set for the beginning of a curve to the left;
2. Coincident aforesaid curve to the left, an arc length of 151.84 feet, having a radius of 1,151.35 feet, a central angle of 07 degrees 33 minutes 22 seconds and a chord bearing of North 55 degrees 53 minutes 55 seconds West, a distance of 151.73 feet to a 5/8 inch iron rod with "Gruller" cap set for the southwest corner of the herein described tract and being the southeast corner of a called 0.465 acre tract of record in the name of Belfort Real Estate, LLC in H.C.C.F. Number 20070382132;

THENCE, coincident the northwest line of the herein described tract and the southeast line of aforesaid 0.465 acre tract, North 17 degrees 02 minutes 48 seconds East, a distance of 104.66 feet to a 5/8 inch iron rod found;

THENCE, coincident the most northerly southwest line of the herein described tract, North 69 degrees 29 minutes 20 seconds West, a distance of 24.90 feet to a 5/8 inch iron rod with "Gruller" cap set on the west line of aforesaid Lot 74;

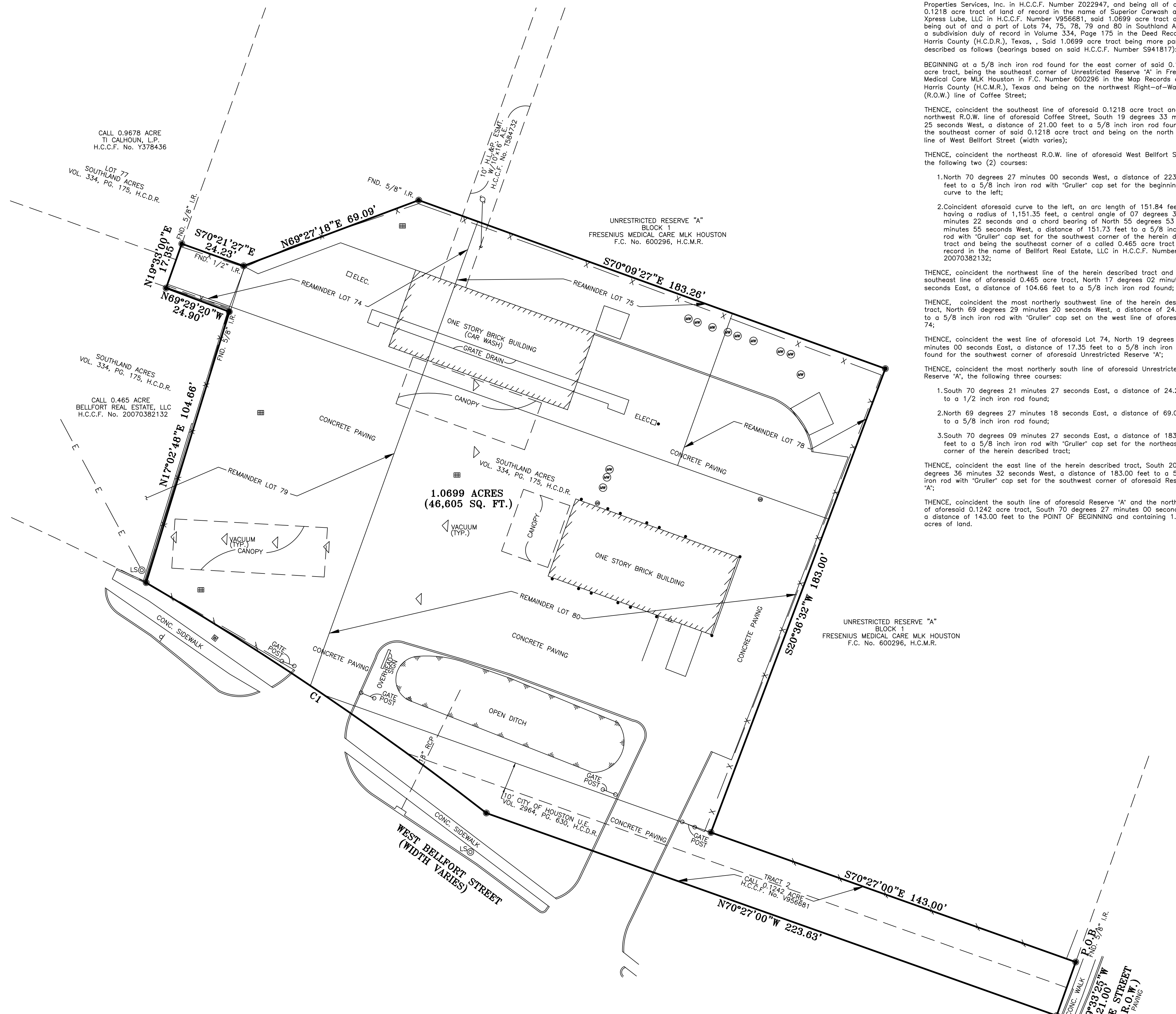
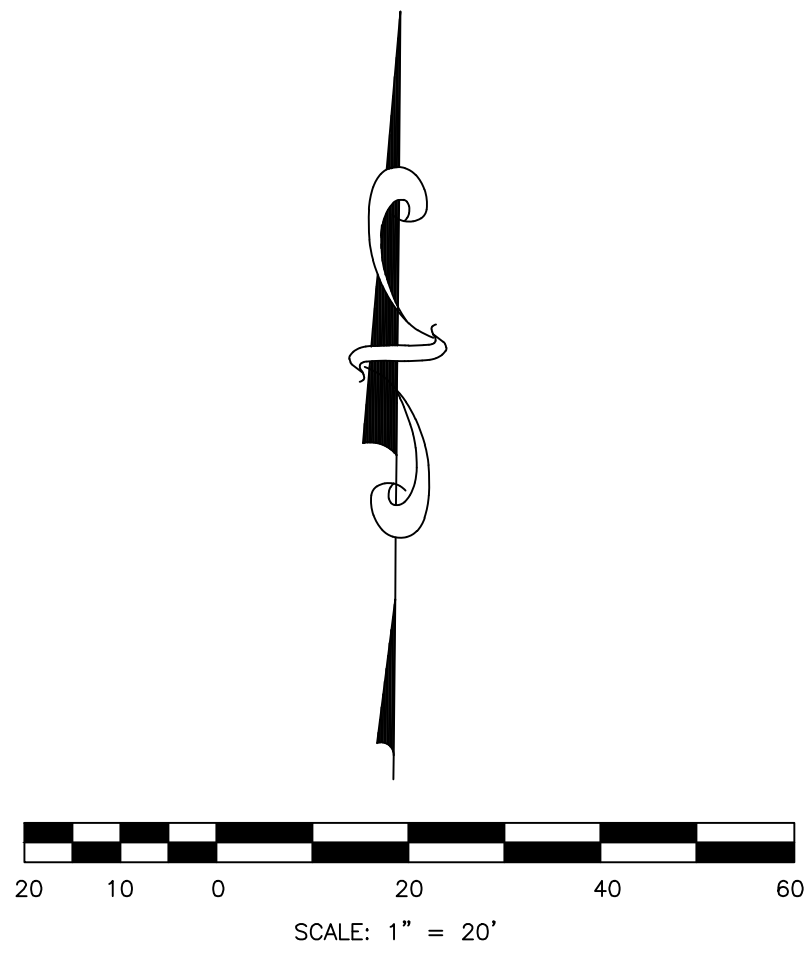
THENCE, coincident the west line of aforesaid Lot 74, North 19 degrees 33 minutes 00 seconds East, a distance of 17.35 feet to a 5/8 inch iron rod found for the southwest corner of aforesaid Unrestricted Reserve "A";

THENCE, coincident the most northerly south line of aforesaid Unrestricted Reserve "A", the following three courses:

1. South 70 degrees 21 minutes 27 seconds East, a distance of 24.23 feet to a 1/2 inch iron rod found;
2. North 69 degrees 27 minutes 18 seconds East, a distance of 69.09 feet to a 5/8 inch iron rod found;
3. South 70 degrees 09 minutes 27 seconds East, a distance of 183.26 feet to a 5/8 inch iron rod with "Gruller" cap set for the northeast corner of the herein described tract;

THENCE, coincident the east line of the herein described tract, South 20 degrees 36 minutes 32 seconds West, a distance of 183.00 feet to a 5/8 inch iron rod with "Gruller" cap set for the southwest corner of aforesaid Reserve "A";

THENCE, coincident the south line of aforesaid Reserve "A" and the north line of aforesaid 0.1242 acre tract, South 70 degrees 27 minutes 00 seconds East, a distance of 143.00 feet to the POINT OF BEGINNING and containing 1.0699 acres of land.



PLAT OF SURVEY
BOUNDARY SURVEY
OF A
1.0699 ACRE (46,605 SQ. FT.) TRACT
OUT OF AND A PART OF
SOUTHLAND ACRES
VOL. 334, PG. 175, H.C.D.R.
LOCATED IN THE
E.R. HALE SURVEY, A-374
HARRIS COUNTY, TEXAS

LEGEND

● IRON ROD SET/FIND	—//— WOOD FENCE	—//— CHAIN LINK FENCE
○ POWER POLE	—X— WROUGHT IRON FENCE	—X— OVERHEAD ELECTRIC
○ GUY ANCHOR	—E— WATERLINE	—E— GAS LINE
○ MANHOLE	—T— TELEPHONE LINE	—T— EASEMENT
○ MONITORING WELL	—A— AERIAL EASEMENT	—B— BUILDING LINE
○ CLEANOUT	—P— PARKING SETBACK	—C— CENTER OF SWALE
○ GATE VALVE & BOX	—S— TOP OF BANK	
○ FIRE HYDRANT		
○ WATER METER		
○ TELEPHONE PEDESTAL		
○ CABLE EQUIPMENT		
○ LIGHT STANDARD		
○ TREE		
○ PIPE BOLLARD		
○ F.O.C.		
○ M.H.		
○ MANHOLE		
○ GRATE DRAIN		
○ CURB LINE		
○ EDGE ASPHALT		
○ CURB INLET		
○ AREA INLET		
○ EDGE OF BUILDING		
○ TOP OF CURB ELEVATION		
○ GUTTER ELEVATION		



To: Shabi Rizvi, Superior Belfort Car Wash and Lube, Inc., a Texas corporation and Old Republic National Title Insurance Company;

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. I do hereby certify that this survey was this day made on the ground. This plat correctly represents the facts found at the time of the survey.

Kenneth A. Gruller
 Texas Registered Professional Land Surveyor No. 5476

REVISION DATE: 3/15/2016; UPDATED SURVEY

PROFESSIONAL LAND SURVEYING
 5599 SAN FELIPE, SUITE 1420
 HOUSTON, TEXAS 77056
 www.grullersurveying.com

SCALE: 1" = 20'	FIELD BOOK: 2014-2	DATE: 03-15-2016
G.F. No. 16000501		
PHONE: (713) 333-1466 FAX: (713) 782-3755	DWG. NO. 45-14118	D: C.GAR, C.K.G.