



F. & T. SUBDIVISION
VOL.1912, PG.497, H.C.D.R.

24B 24A 23B 23A 22B 22A 21B 21A 20B 20A 19B 19A

S 89°50'40" W

560.00'

1.854 ACRES
(80,768 SQ. FT.)

ONE STORY
CORRUGATED STEEL
HEIGHT = 20.8'
16,088 SQ. FT.

BRENDA STREET
(60' PUBLIC R.O.W.)
(ASPHALT)

EAST PARKER ROAD
(60' PUBLIC R.O.W.)
(ASPHALT)

LUNA STREET
(60' PUBLIC R.O.W.)
(ASPHALT)

AIRLINE DRIVE
(80' PUBLIC R.O.W.)
(ASPHALT)

- LEGEND:**
- P.O.C. - POINT OF COMMENCING
 - P.O.B. - POINT OF BEGINNING
 - FND. - FOUND
 - I.R. - IRON ROD
 - C.P. - CRIMPED PIPE
 - PP - POWER POLE
 - CB - CATCH BASIN
 - CONC. - CONCRETE
 - FH - FIRE HYDRANT
 - WM - WATER METER
 - SQ. FT. - SQUARE FEET
 - B.L. - BUILDING LINE
 - U.E. - UTILITY EASEMENT
 - H.C.D.R. - HARRIS COUNTY DEED RECORDS
 - — OVERHEAD POWER LINE
 - — IRON FENCE
 - — CHAIN LINK FENCE

- NOTES:**
1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE PER RECORDED PLAT.
 2. SURVEYOR DID NOT ABSTRACT PROPERTY, SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY GF NO. 100061067 OF TEXAS AMERICAN TITLE COMPANY.
 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. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
 7. NO STRIPPED PARKING ON SITE.

FLOOD NOTE:

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE. IT IS IN ZONE **X** ACCORDING TO F.I.R.M. MAP NO. **4801C 0800K** DATE **4-05-00** BY GRAPING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

LEGAL DESCRIPTION

BEING 1.854 ACRE (80,768 SQUARE FEET) OF LAND OUT OF BLOCK 1, UNRESTRICTED OF THE REPLAT OF AIRWOOD SUBDIVISION MAP RECORDS IN VOLUME 157, PAGE 102 OF THE MAP RECORD OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 1 REPLAT OF AIRWOOD SUBDIVISION, SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF AIRLINE DRIVE (60.00 FOOT RIGHT-OF-WAY) AND THE SOUTH LINE OF BRENDA STREET (60.00 FOOT RIGHT-OF-WAY);

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF BRENDA 450.00 FEET TO A POINT FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 59 DEGREES 10 MINUTES 17 SECONDS EAST, 0.63 FEET MARKING THE NORTHWEST CORNER OF A 1.485 ACRE TRACT AND THE NORTHEAST CORNER AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS EAST, ALONG THE COMMON LINE OF SAID 1.847 ACRE TRACT AND SAID 1.854 ACRE TRACT 159.55 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 89 DEGREES 50 MINUTES 40 SECONDS WEST, ALONG THE COMMON LINE OF F & T SUBDIVISION, RECORDED IN VOLUME 1912, PAGE 497, HARRIS COUNTY DEED RECORDS AND SAID 1.859 ACRE TRACT 560.00 FEET TO A 5/8 INCH IRON ROD SET IN THE EAST LINE OF LUNA STREET (60 FOOT RIGHT-OF-WAY);

THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS WEST, ALONG SAID LUNA STREET, 105.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE INTERSECTION OF THE EAST LINE OF LUNA (60 FOOT RIGHT-OF-WAY) AND THE SOUTH LINE OF BRENDA STREET (60 FOOT RIGHT-OF-WAY);

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID BRENDA STREET, 29.48 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG SAID BRENDA STREET WITH A CURVE TO THE LEFT HAVING A DELTA OF 24 DEGREES 57 MINUTES 00 SECONDS, A RADIUS OF 330.00 FEET AND A LENGTH OF 143.70 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG SAID BRENDA STREET WITH A CURVE TO THE RIGHT HAVING A DELTA OF 24 DEGREES 57 MINUTES 00 SECONDS, A RADIUS OF 270.00 FEET, AND A LENGTH OF 117.57 FEET TO A 5/8 INCH IRON ROD SET;

THENCE ALONG SAID BRENDA STREET NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 216.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.854 ACRE (80,768 SQUARE FEET) OF LAND MORE OR LESS.

SCHEDULE B

A. AN EASEMENT FOR SANITARY PURPOSES 6 FEET IN WIDTH ALONG THE MOST WESTERLY PORTION OF THE MOST NORTHERLY PROPERTY LINES ENCOMPASSING 0.0374 OF AN ACRE RECORDED UNDER HCCF # 0576311.

B. AN EASEMENT 10 FEET IN WIDTH ALONG THE MOST SOUTHERLY PROPERTY LINE FOR THE USE OF PUBLIC UTILITIES TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT ADJOINING THERE TO, TEN FEET WIDE FROM A PLANE TWENTY FEET ABOVE THE GROUND UPWARD RECORDED IN VOLUME 157, PAGE 101 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

C. BUILDING SET BACK LINE 10 FEET IN WIDTH ALONG THE MOST NORTHERLY AND WESTERLY PROPERTY LINES RECORDED IN VOLUME 157, PAGE 101 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

D. ENCROACHMENT OF A CHAIN LINK FENCE RECORDED UNDER HCCF # P261256.

SURVEYOR'S CERTIFICATION

I, hereby certify that this survey was made on the ground and completed on this 14th day of March, 2006 and that this plat correctly represents the facts found at the time of survey showing any improvements there are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property, Easements, building lines, etc., shown are as identified by:

GF 100061067 of TEXAS AMERICAN TITLE COMPANY

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

SURVEY OF

1.854 ACRE (80,768 SQUARE FEET) OF LAND OUT OF BLOCK 1, UNRESTRICTED OF THE REPLAT OF AIRWOOD SUBDIVISION MAP RECORDS IN VOLUME 157, PAGE 102 OF THE MAP RECORD OF HARRIS COUNTY, TEXAS.

ADDRESS: 910 BRENDA STREET
HOUSTON, TEXAS 77076

JOB NO: 384-06
DATE: 3-14-06

SCALE: 1" = 20'
SHEET 1 OF 1

REVISIONS:	
NO.	DATE

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
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