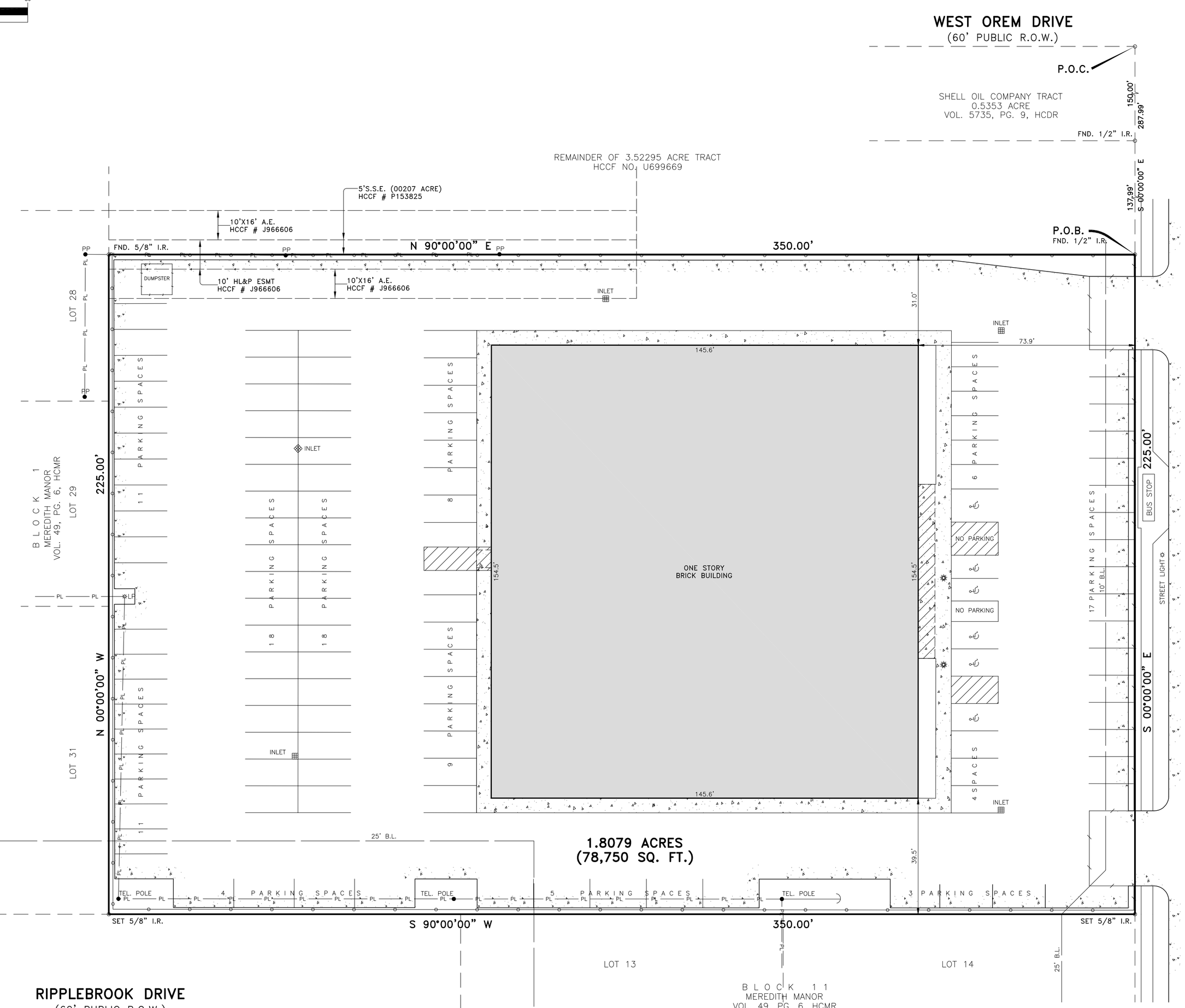
GRAPHIC SCALE

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
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



BUFFALO SPEEDWAY
(120' PUBLIC R.O.W.)

METES AND BOUNDS DESCRIPTION

BEING A 1.8079 ACRE (78,750 SQUARE FEET), BEING A PART OF RESERVE "B" OF MEREDITH MANOR, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 49, PAGE 6, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN CALLED 3.52295 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. U699669 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF RESERVE "B", MARKING THE INTERSECTION OF THE SOUTH RIGHT–OF–WAY LINE OF WEST OREM DRIVE (60.00 FEET WIDE) AND THE WEST LINE OF BUFFALO SPEEDWAY, (120.00 FEET WIDE) THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO SHELL OIL COMPANY BY DEED RECORDED IN VOLUME 5735, PAGE 9 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 287.99 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND PLACE OF BEGINNING;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WESTERLY LINE OF SAID BUFFALO SPEEDWAY, A DISTANCE OF 225.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING THE NORTHEAST CORNER OF LOT 14, BLOCK 11, OF SAID MEREDITH MANOR;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID BLOCK 11, BEING THE SOUTH LINE OF SAID RESERVE "B", A DISTANCE OF 350.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID BLOCK 1 OF MEREDITH MANOR, A DISTANCE OF 225.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.8079 ACRE (78.750 SQUARE FEET) OF LAND.

SCHEDULE "B" ITEMS:

10F EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE RECORDED PLAT:
PURPOSE: DRAINAGE EASEMENT
AFFECTS: 15 FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES; BLANKET NOT PLOTTABLE.

10G AN UNOBSTRUCTED AERIAL EASEMENT 5 FEET IN WIDTH FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED THERETO, FOR THE USE OF PUBLIC UTILITIES, ALONG A NORTHERLY PORTION OF THE WESTERLY PROPERTY LINE, AS SHOWN ON THE RECORDED PLAT, PER HARRIS COUNTY MAP RECORDS VOLUME 49, PAGE 6.

10H EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: HOUSTON LIGHTING & POWER COMPANY
PURPOSE: ELECTRIC DISTRIBUTION FACILITIES
RECORDING NO: HARRIS COUNTY CLERK'S FILE NO.J966606
AFFECTS: TEN (10) FEET WIDE, THE LOCATION OF THE CENTERLINE OF WHICH IS SHOWN BY A DOT–DASH SYMBOL ON SKETCH NO.W–85–037, REVISED FEBRUARY 12, 1985, HERETO ATTACHED AND MADE A PART HEREOF, TOGETHER WITH UNOBSTRUCTED AERIAL EASEMENTS TEN (10) FEET WIDE, BEGINNING AT A PLANE OF SIXTEEN (16) FEET ABOVE THE GROUND AND EXTENDING UPWARD, LOCATED ON BOTH SIDES OF AND ADJOINING SAID TEN (10) FEET WIDE EASEMENT. AS SHOWN HEREON.

10I A BUILDING SET–BACK LINE, AS DISCLOSED BY SAID MAP/PLAT,
AFFECTS: 10 FEET WIDE ALONG THE EASTERLY PROPERTY LINE. AS SHOWN HEREON.

10J A BUILDING SET–BACK LINE, AS DISCLOSED BY SAID MAP/PLAT,
AFFECTS: 25 FEET WIDE ALONG A WESTERLY PORTION OF THE SOUTHERLY PROPERTY LINE. AS SHOWN HEREON.

NOTES:
1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON 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. ATH13034111 OF ALAMO TITLE INSURANCE.
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.

FLOOD NOTE:

PROPERTY DOES NOT LIE WITHIN FLOOD ZONE "X–SHADED", ACCORDING TO F.I.R.M. MAP NO. 48201C 0870L , DATE 6–18–07 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.

SURVEYOR'S CERTIFICATION

I, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND COMPLETED ON THIS 29TH DAY OF SEPTEMBER, 2013 AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS. THERE ARE NO ENCROACH– MENTS 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 ATH13034111 of ALAMO TITLE INSURANCE.

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

STATE OF TEXAS · REGISTERED · FRED W. LAWTON · 2321 · PROFESSIONAL LAND SURVEYOR

LAND TITLE SURVEY OF

1.8079 ACRE TRACT (78,750 SQUARE FEET) TRACT OF LAND, BEING OUT OF RESERVE "B" OF MERIDITH MANOR, AN ADDITION IN HARRIS COUNTY, TEXAS AS RECORDED IN VOLUME 49, PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

ADDRESS: 13838 BUFFALO SPEEDWAY
HOUSTON, TEXAS 77045

SITE: RESERVE "B" OF MERIDITH MANOR

PURCHASER: WES HALLMARK
JOB NO: 1749–13 *SCALE: 1" = 20'*
DATE: 09–29–13 *KEY MAP: 572P SHEET 1 OF 1*

REVISIONS:		
NO.	DATE	DESCRIPTION

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281–556–6918 FAX 281–556–9331

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JOB NO: 1749-13