

DESCRIPTION

A 3.1642 ACRE OR 137,832 SQUARE FEET TRACT OF LAND, SITUATED IN THE W. A. VINCE CALLIHAN SURVEY, ABSTRACT NO. 9, HARRIS COUNTY, TEXAS, COMPRISING OF TRACT 1: ALL OF LOTS 108 THRU 118, 121, 122 OF ALLENDALE TOWNSITE, SECTION "A", A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 8, PAGE (PG.) 15 OF THE MAP RECORDS OF HARRIS COUNTY (H.C.M.R.), TEXAS AND TRACT 2: UNRESTRICTED RESERVE "A", IN BLOCK 1 OF USA ENVIRONMENTAL, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN F.C. NO. 659076, H.C.M.R., AND ALL OF LOTS 123 AND 124 OF ALLENDALE TOWNSITE, SECTION "A", A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PG. 15, H.C.M.R.; SAID 3.1642 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS AND GRID COORDINATES ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE GRID COORDINATES (NAD 83), 2011 ADJUSTMENT)

COMMENCING AT A 1/2 INCH IRON ROD WITH CAP FOUND AT THE NORTHEAST INTERSECTION CORNER OF THE NORTHEASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF ALLEN-GENDA ROAD (BASED ON A 100 FEET IN WIDTH RECORDED IN VOL. 8, PG. 15, H.C.M.R.) AND THE NORTHWESTERLY R.O.W. LINE OF W. A. SMITH AVENUE (STEELMAN STREET) (BASED ON AN 80 FEET IN WIDTH RECORDED IN VOL. 8, PG. 15, H.C.M.R.) FOR THE SOUTH CORNER OF RESTRICTED RESERVE "B" (RESTRICTED TO COMMERCIAL USE ONLY), A CALLED 0.2557 ACRES OR 11,137.4 SQ. FT., BLOCK 1 OF APOLLOLEX, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN F.C. NO. 642046, H.C.M.R.;

THENCE, NORTH 50° 15' 45" EAST, DEPARTING THE NORTHEASTERLY R.O.W. LINE OF SAID ALLEN-GENDA ROAD, WITH THE NORTHWESTERLY R.O.W. LINE OF SAID W. A. SMITH AVENUE (STEELMAN STREET) COMMON WITH THE SOUTHEAST LINE OF SAID RESTRICTED RESERVE "B" AND LOT 131 THRU LOT 125 OF ALLENDALE TOWNSITE, SECTION "A", A DISTANCE OF 484.40 FEET TO A 5/8 INCH IRON ROD SET FOR THE EAST CORNER OF SAID LOT 125 AND THE COMMON SOUTH CORNER OF LOT 124 AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 39° 44' 15" WEST, DEPARTING THE NORTHWESTERLY R.O.W. LINE OF SAID W. A. SMITH AVENUE (STEELMAN STREET) WITH THE COMMON LINE OF SAID LOT 124 AND LOT 125, A DISTANCE OF 140.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTH CORNER OF SAID LOT 125, THE EAST CORNER OF LOT 104 OF SAID ALLENDALE TOWNSITE, SECTION "A", THE SOUTH CORNER OF LOT 105 OF SAID ALLENDALE TOWNSITE, SECTION "A", THE WEST CORNER OF AFORESAID LOT 124, SAME BEING THE MOST WESTERLY WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 50° 15' 45" EAST, ALONG THE COMMON LINE OF SAID LOT 105 AND LOT 124, AT 50.00 FEET PASS THE EAST CORNER OF SAID LOT 105, THE SOUTH CORNER OF LOT 106 OF SAID ALLENDALE TOWNSITE, SECTION "A", THE NORTH CORNER OF SAID LOT 124, THE WEST CORNER OF AFORESAID LOT 123 AND CONTINUING IN ALL A TOTAL DISTANCE OF 97.90 FEET TO A 5/8 INCH IRON ROD SET FOR THE EAST CORNER OF SAID LOT 106, THE SOUTH CORNER OF AFORESAID LOT 107, AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 40° 19' 02" EAST, ALONG THE COMMON LINE OF SAID LOT 106 AND LOT 107, A DISTANCE OF 140.02 FEET TO A 5/8 INCH IRON ROD SET IN THE CURVED SOUTHEASTERLY R.O.W. LINE OF LUCORE AVENUE FOR THE NORTH CORNER OF SAID LOT 106, THE WEST CORNER OF SAID LOT 107, SAME BEING THE MOST NORTHERLY WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG AN ARC OF A CURVE TO THE LEFT WITH THE SOUTHEASTERLY R.O.W. LINE OF LUCORE AVENUE COMMON WITH THE NORTHWEST LINE OF AFORESAID LOT 107 THRU LOT 110, A DISTANCE OF 199.88 FEET, HAVING A RADIUS OF 1199.27 FEET AND SUBTENDING A CENTRAL ANGLE OF 09° 32' 57" WITH A CHORD BEARING AND DISTANCE OF NORTH 48° 20' EAST, 199.84 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTH CORNER OF SAID LOT 110, THE WEST CORNER OF AFORESAID LOT 111 FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 42° 41' 15" EAST, CONTINUING ALONG SOUTHEASTERLY R.O.W. LINE OF SAID LUCORE AVENUE COMMON WITH THE NORTHWEST LINE OF SAID LOT 111, A DISTANCE OF 50.24 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTH CORNER OF SAID LOT 111, THE WEST CORNER OF AFORESAID LOT 112 FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 38° 05' 13" EAST, CONTINUING ALONG SOUTHEASTERLY R.O.W. LINE OF SAID LUCORE AVENUE COMMON WITH THE NORTHWEST LINE OF SAID LOT 112, A DISTANCE OF 49.72 FEET (CALLED 50.00 FEET) TO A 5/8 INCH IRON ROD SET ON THE NORTH CORNER OF SAID LOT 112, THE WEST CORNER OF AFORESAID LOT 113 FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 37° 21' 23" EAST, CONTINUING ALONG SOUTHEASTERLY R.O.W. LINE OF SAID LUCORE AVENUE COMMON WITH THE NORTHWEST LINE OF SAID LOT 113, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTH CORNER OF SAID LOT 113, THE WEST CORNER OF AFORESAID LOT 114 FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 34° 07' 03" EAST, CONTINUING ALONG SOUTHEASTERLY R.O.W. LINE OF SAID LUCORE AVENUE COMMON WITH THE NORTHWEST LINE OF SAID LOT 114, A DISTANCE OF 89.70 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST INTERSECTION CORNER OF THE SOUTHEASTERLY R.O.W. LINE OF SAID LUCORE AVENUE AND SOUTHWESTERLY R.O.W. LINE OF FOREMAN STREET (BASED ON A 60.00 FEET IN WIDTH RECORDED IN VOL. 8, PG. 15, H.C.M.R.) FOR THE COMMON NORTH CORNER OF SAID LOT 114 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 38° 29' 11" EAST, DEPARTING THE SOUTHEASTERLY R.O.W. LINE OF SAID LUCORE AVENUE, WITH THE SOUTHWESTERLY R.O.W. LINE OF SAID TURIN STREET COMMON WITH THE NORTHEAST LINE OF SAID LOT 114, A DISTANCE OF 163.61 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTH CORNER OF SAID LOT 114, THE NORTH CORNER OF AFORESAID LOT 115 FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 40° 26' 24" EAST, CONTINUING ALONG THE SOUTHWESTERLY R.O.W. LINE OF SAID TURIN STREET COMMON WITH THE NORTHEAST LINE OF SAID LOT 115, A DISTANCE OF 160.21 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTH CORNER OF SAID LOT 115, THE WEST CORNER OF SAID LOT 116, THE EAST CORNER OF AFORESAID LOT 117 FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

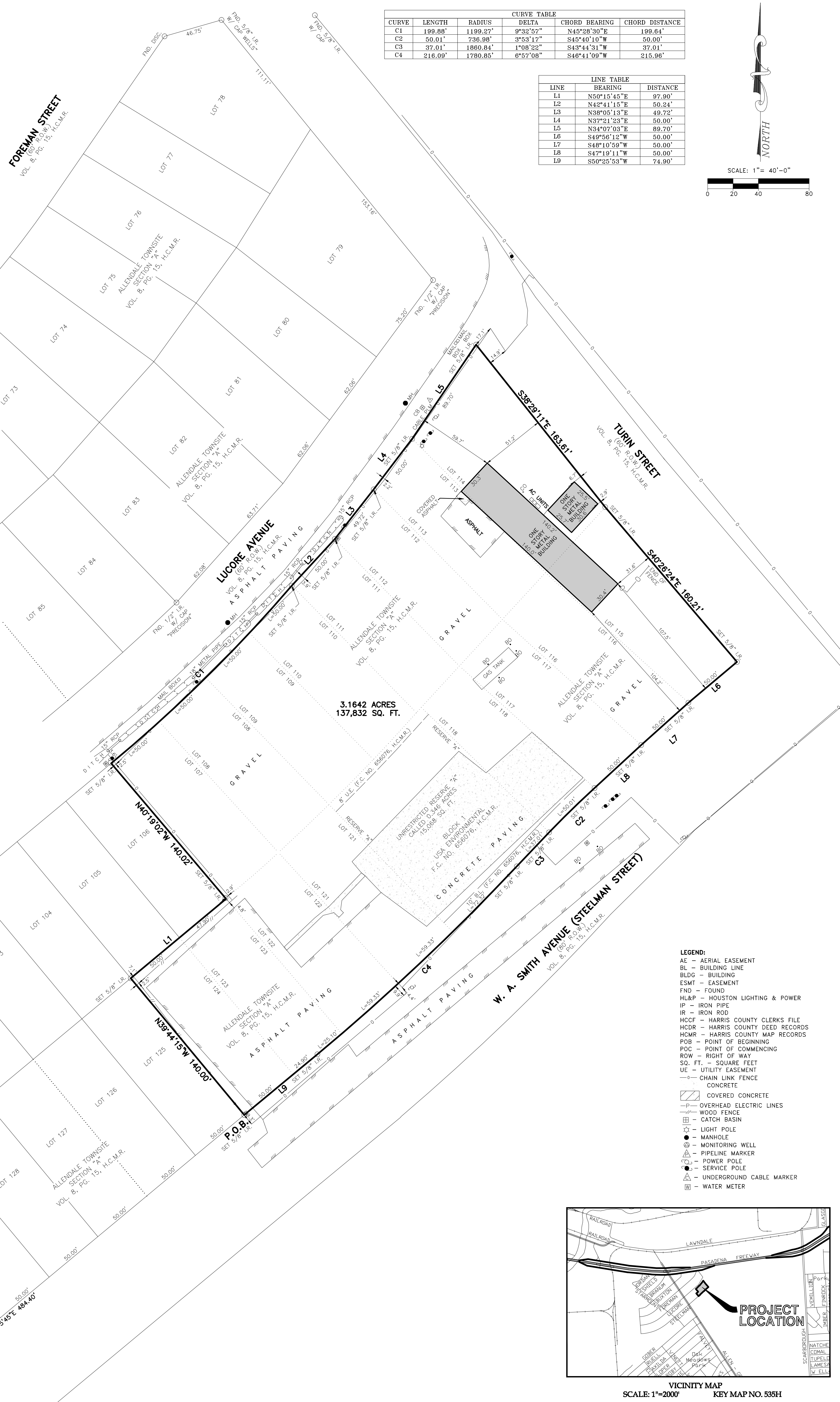
THENCE, SOUTH 48° 10' 59" WEST, CONTINUING ALONG THE NORTHWESTERLY R.O.W. LINE OF SAID W. A. SMITH AVENUE (STEELMAN STREET) COMMON WITH THE SOUTHEAST LINE OF SAID LOT 116, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTH CORNER OF SAID LOT 116, THE EAST CORNER OF AFORESAID LOT 117 FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 47° 19' 11" WEST, CONTINUING ALONG THE NORTHWESTERLY R.O.W. LINE OF SAID W. A. SMITH AVENUE (STEELMAN STREET) COMMON WITH THE SOUTHEAST LINE OF SAID LOT 117, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTH CORNER OF SAID LOT 117, THE EAST CORNER OF AFORESAID LOT 118 FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A SOUTHWESTERLY DIRECTION ALONG AN ARC OF A CURVE TO THE LEFT WITH THE NORTHWESTERLY R.O.W. LINE OF SAID W. A. SMITH AVENUE (STEELMAN STREET) COMMON WITH THE SOUTHEAST LINE OF SAID UNRESTRICTED RESERVE "A", AT 72.32 FEET PASSING THE SOUTH CORNER OF SAID UNRESTRICTED RESERVE "A", THE EAST CORNER OF AFORESAID LOT 121, AT 131.66 FEET PASSING THE SOUTH CORNER OF SAID LOT 121, THE EAST CORNER OF AFORESAID LOT 122, AT 190.99 FEET PASSING THE SOUTH CORNER OF SAID LOT 122, THE EAST CORNER OF AFORESAID LOT 123, AND CONTINUING IN ALL A TOTAL DISTANCE OF 216.08 FEET, HAVING A RADIUS OF 1780.85 FEET AND SUBTENDING A CENTRAL ANGLE OF 06° 57' 08" WITH A CHORD BEARING AND DISTANCE OF SOUTH 46° 41' 09" WEST, 215.96 FEET TO A 5/8 INCH IRON ROD SET FOR A POINT OF TANGENCY;

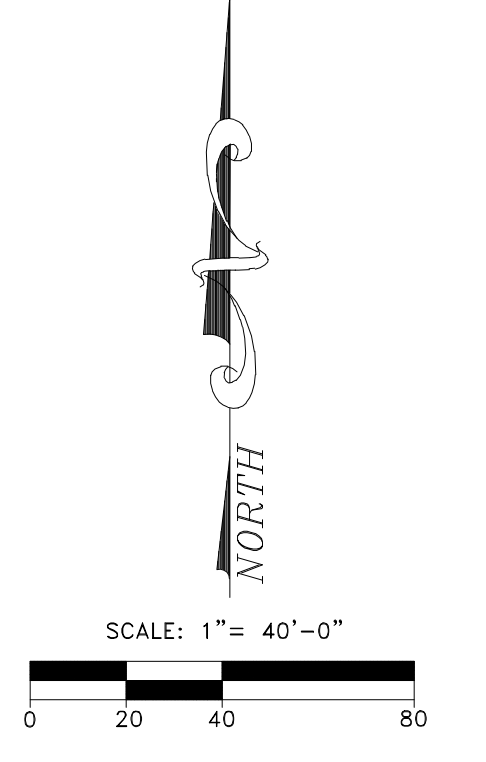
THENCE, CONTINUING IN A SOUTHWESTERLY DIRECTION ALONG AN ARC OF A CURVE TO THE LEFT WITH THE NORTHWESTERLY R.O.W. LINE OF SAID W. A. SMITH AVENUE (STEELMAN STREET) COMMON WITH THE SOUTHEAST LINE OF SAID UNRESTRICTED RESERVE "A", AT 72.32 FEET PASSING THE SOUTH CORNER OF SAID UNRESTRICTED RESERVE "A", THE EAST CORNER OF AFORESAID LOT 121, AT 131.66 FEET PASSING THE SOUTH CORNER OF SAID LOT 121, THE EAST CORNER OF AFORESAID LOT 122, AT 190.99 FEET PASSING THE SOUTH CORNER OF SAID LOT 122, THE EAST CORNER OF AFORESAID LOT 123, AND CONTINUING IN ALL A TOTAL DISTANCE OF 216.08 FEET, HAVING A RADIUS OF 1780.85 FEET AND SUBTENDING A CENTRAL ANGLE OF 06° 57' 08" WITH A CHORD BEARING AND DISTANCE OF SOUTH 46° 41' 09" WEST, 215.96 FEET TO A 5/8 INCH IRON ROD SET FOR A POINT OF TANGENCY;

THENCE, SOUTH 50° 25' 53" WEST, CONTINUING ALONG THE NORTHWESTERLY R.O.W. LINE OF SAID W. A. SMITH AVENUE (STEELMAN STREET) COMMON WITH THE SOUTHEAST LINE OF SAID LOT 123, AT 24.90 FEET PASSING THE SOUTH CORNER OF SAID LOT 123, THE EAST CORNER OF AFORESAID LOT 124, AND CONTINUING IN ALL A TOTAL DISTANCE OF 74.90 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 3.1642 ACRES OR 137,832 SQ. FT. OF LAND.



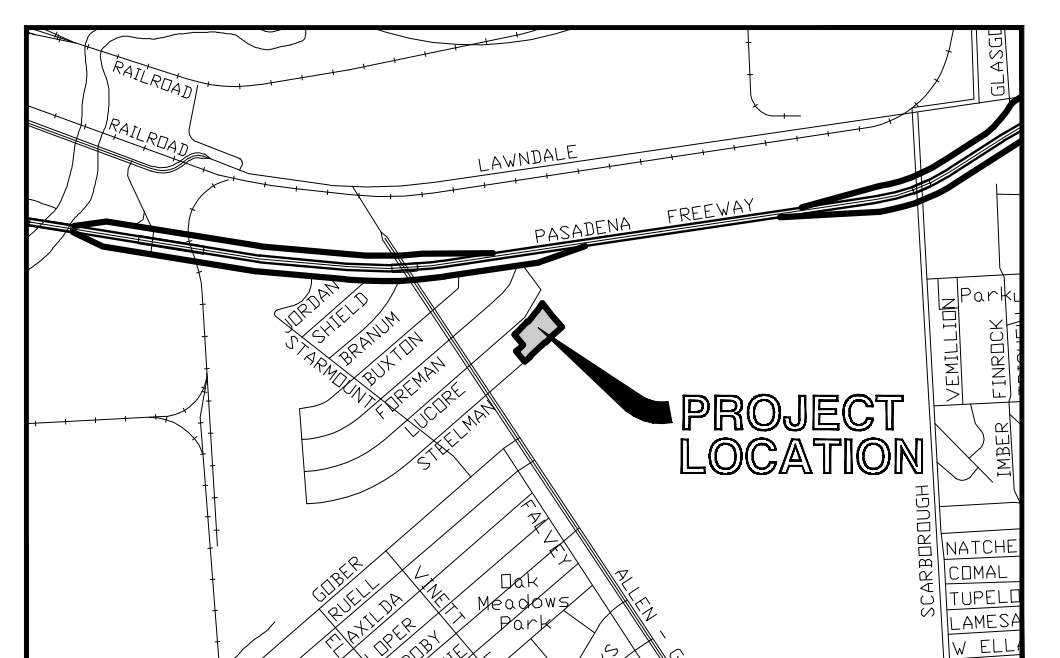
CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD DISTANCE. Rows C1-C4.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1-L9.



RESTRICTED RESERVE "A" COMMERCIAL USE ONLY... APOLLOLEX... FOREMAN STREET... ALLEN-GENDA ROAD... RESTRICTED RESERVE "B" COMMERCIAL USE ONLY... APOLLOLEX...

- LEGEND: AE - AERIAL EASEMENT, BL - BUILDING LINE, BLDG - BUILDING, ESMT - EASEMENT, FND - FOUND, HLBP - HOUSTON LIGHTING & POWER, IR - 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, ROW - RIGHT OF WAY, SQ. FT. - SQUARE FEET, UE - UTILITY EASEMENT, CHAIN LINK FENCE, CONCRETE, COVERED CONCRETE, OVERHEAD ELECTRIC LINES, WOOD FENCE, CATCH BASIN, LIGHT POLE, MANHOLE, MONITORING WELL, PIPELINE MARKER, POWER POLE, SERVICE POLE, UNDERGROUND CABLE MARKER, WATER METER.



VICINITY MAP SCALE: 1"=2000' KEY MAP NO. 535H

SURVEYOR'S CERTIFICATION, BOUNDARY SURVEY OF A 3.1642 ACRES OR 137,832 SQ. FT. OF LAND, TRACT 1: ALL OF LOTS 108 THRU 118, 121, 122 OF ALLENDALE TOWNSITE, SECTION "A", TRACT 2: UNRESTRICTED RESERVE "A", IN BLOCK 1 OF USA ENVIRONMENTAL, RECORDED IN F.C. NO. 659076, H.C.M.R. AND LOTS 123 AND 124 OF ALLENDALE TOWNSITE, SECTION "A", RECORDED IN VOLUME 8, PG. 15, H.C.M.R. Includes signature of Georg R. Lardizabal and GGC SURVEY, PLLC logo.

NOTES: 1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY... 2. FENCES DOES NOT FOLLOW PROPERTY LINES AS SHOWN.