

LEGAL DESCRIPTION

A FIELD NOTE DESCRIPTION OF THE 3.9077 ACRES OF LAND, BEING THE S
TRACT OF LAND AS DESCRIBED AS TRACT 1 (CALLED 3.9262 ACRES, THE
IN DEED FROM VIRGINIA G. NOEL, TRUSTEE, RECORDED IN VOLUME
PAGE 728 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS,
BEING IN THE LOT #5 OF THE BROWN BROTHERS SUBDIVISION (VOLUME
PAGE 232, DEED RECORDS), BEING IN THE JOHN LEVERTON SUR
ABSTRACT #402, FORT BEND COUNTY, TEXAS.

BEGINNING AT THE SOUTHEAST CORNER OF THE ORIGINAL R. H. HARRIS
ACRE TRACT (VOLUME 210, PAGE 503, DEED RECORDS) AND THE SOUTHE
CORNER OF SAID LOT #5 AND THE NORTHEAST CORNER OF LOT #6 OF
BROWN BROTHERS SUBDIVISION.

THENCE, SOUTH 88 DEGREES 51 MINUTES 20 SECONDS WEST, 356.00 FEET
THE EAST LINE OF WINKLEMAN DRIVE (RIGHT-OF-WAY VARIES);

THENCE, NORTH, AT 164.8 FEET PASS A 3/4 INCH IRON PIPE FOUND, AT 1
FEET PASS A 3/4 INCH IRON PIPE FOUND, IN ALL 630.49 FEET ALONG THE
RIGHT-OF-WAY LINE OF WINKLEMAN ROAD (65 FEET WIDE, MORE OR L
WIDTH VARIES) TO A 3/4 INCH IRON PIPE FOUND FOR THE SOUTHW
CORNER OF AND PLACE OF BEGINNING FOR THIS TRACT.

THENCE, NORTH 00 DEGREES 34 MINUTES 17 SECONDS EAST, 475.18
ALONG THE EAST RIGHT-OF-WAY LINE OF WINKLEMAN ROAD (65 FEET W
MORE OR LESS, WIDTH VARIES) TO A 5/8 INCH IRON ROD FOUND FOR
BACK CORNER.

THENCE, NORTH 44 DEGREES 53 MINUTES 34 SECONDS EAST, 21.15 FEET
5/8 INCH IRON ROD FOUND FOR CUT-BACK CORNER.

THENCE, SOUTH 89 DEGREES 50 MINUTES 02 SECONDS EAST, 330.15
ALONG THE SOUTH RIGHT-OF-WAY LINE OF BEECHNUT STREET (100'
WIDE RIGHT-OF-WAY), AS LOCATED ON THE GROUND, TO A 3/4 INCH IRON
FOUND FOR THE NORTHEAST CORNER OF THIS TRACT; SAID CORNER BE
SOUTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, 595.13 FEET FROM
NORTHERLY NORTHEAST CORNER OF THE RESTRICTED RESERVE 'B' OF V
BEECHNUT PLAZA (SLIDE 871B, FORT BEND COUNTY PLAT RECORDS);

THENCE, SOUTH 00 DEGREES 08 MINUTES EAST, 488.42 FEET TO A 5/8
IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, 143.04 FEET
A 3/4 INCH IRON PIPE FOUND AT CORNER POST FOR ANGLE POINT IN
LINE.

THENCE, WEST, 207.92 FEET ALONG A FENCE LINE TO THE PLAC
BEGINNING AND CONTAINING 3.9077 ACRES OF LAND.

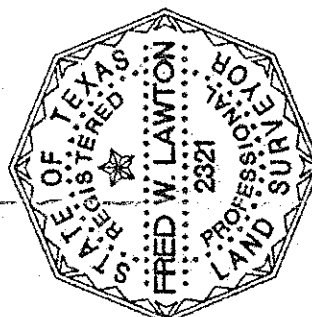
SURVEY OF

A 3.9077 ACRES OF LAND, BEING THE SAME
TRACT OF LAND AS DESCRIBED AS TRACT 1,
(CALLED 3.9262 ACRES THEREIN) IN DEED FROM VIRGINIA G
NOEL, TRUSTEE, RECORDED IN VOL. 2287, PG. 728 OF THE
OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, AND BE
IN LOT 5 OF THE BROWN BROTHERS SUBDIVISION (VOL. 35
PG. 232, DEED RECORDS), BEING IN THE JOHN LEVERTON
SURVEY, ABSTRACT 402, FORT BEND COUNTY, TEXAS.

ADDRESS: VACANT TRACT

JOB NO.: 3230-99 SCALE: 1" = 40' DATE: 10-8-99 SHEET 1 OF

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Suite J-101 Houston, Texas 77082
TEL. (281) 556-6918 FAX (281) 556-9331



PROPERTY SUBJECT TO SUBDIVISION (3 CERTIFICATION)
I hereby certify that this survey was made of
the facts found at the time of survey shown
by client. There are no encroachments appa
only certified for boundary and this transaction
building lines, etc. shown are as identified by
only. Surveyor did not abstract property. Easements,
OVENANTS, CONDITIONS AND RESTRICTIONS.

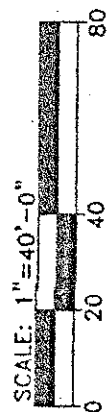
GP 99080481 of HC
USTON TITLE COMPANY

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

REMAINDER OF 8.4117 ACRE TRACT
PER N-437842
AND RESERVE B WEST BEECHNUT PLAZA
SLIDE 871B F.B.R.

NOTES:
ALL BEARINGS AND STREET RIGHT OF WAYS ARE PER RECORDED PLAT.
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. 99080481 OF
HOUSTON TITLE COMPANY.
NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING
OWNERSHIP OR TITLE.
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.
SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY
MUTUAL AND RECIPROCAL EASEMENT AGREEMENT DATED 11-7-85, FILED FOR
RECORD IN HARRIS COUNTY, TEXAS, ON 1-19-86, UNDER COUNTY CLERK'S FILE
NO. K-388651 AND FILED FOR RECORD IN FORT BEND COUNTY, ON 1-30-86,
UNDER COUNTY CLERK'S FILE NO. 8604719, ADDITIONALLY SECURED BY AMENDED
AND RESTATED MUTUAL AND RECIPROCAL EASEMENT AGREEMENT, FILED FOR
RECORD ON 2-7-86 UNDER COUNTY CLERK'S FILE NO. K-402371 AND FILED FOR
RECORD IN FORT BEND COUNTY, TEXAS ON 2-10-86, UNDER COUNTY CLERK'S
FILE NO. 8606450.

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IN ZONE X
CORDING TO F.I.R.M. MAP NO. 460296 0110, DATE 1-3-97
GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



WINKLEMAN ROAD
(PUBLIC R.O.W. WIDTH VARIES)

P.O.B.

FND. 3/4" I.P.

NORTH 114.83'

NORTH 256.17'

NORTH 209.49'

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