

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

P.O.B.
ND. 3/4" I.P.
N 00°34'17" E 475.18'
10' B.L. (CITY OF HOUSTON ORDINANCE NO. 85-1878)

NORTH
209.49'

FNU. 2/4" I.P.

WEST

207.92'

FND. 5/8" I.R.

N 44°53'
21.15'

10' B.L. (CITY OF HOUSTON ORD. 85-1878)

S 09°30'02" E

3.9077 ACRES
VACANT TRACT

1

2

41'39" W
143.04'

3

4

SET 5/8" I.R.

S 00°08'00" E

4

3.42'

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

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, BUILDINGS, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 99080481 OF JUSTON TITLE COMPANY.
THE THING 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.
THE 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 1-30-96, UNDER COUNTY CLERK'S FILE NO. 8604719; ADDITIONALLY SECURED BY AMENDED 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. 8606456.

SURVEYOR

PROPERTY SUBJECT TO SUBDIVISION ()
I hereby certify that this survey was made on the facts found at the time of survey showing by client. There are no encroachments appearing only certified for boundary and this transaction building lines, etc. shown are as identified by:

GF 99080481 of HC

Fred W. Lawton, Registered Professional

CERTIFICATION

COVENANTS, CONDITIONS AND RESTRICTIONS.
I certify that this plat correctly represents the ground and that this plat correctly represents any improvements, from legal descriptions supplied on the ground, except as shown. This survey is only. Surveyor did not abstract property. Easements,

JUSTON TITLE COMPANY

Land Surveyor No. 2321

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IN ZONE X
ACCORDING TO F.I.R.M. MAP NO. 480296 0110J, DATE 1-3-97
THIS PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

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, THEN 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 SOUTH 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 LESS 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 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF WINKLEMAN ROAD (55 FEET W MORE OR LESS, WIDTH VARIES) TO A 5/8 INCH IRON ROD FOUND FOR BACK CORNER;

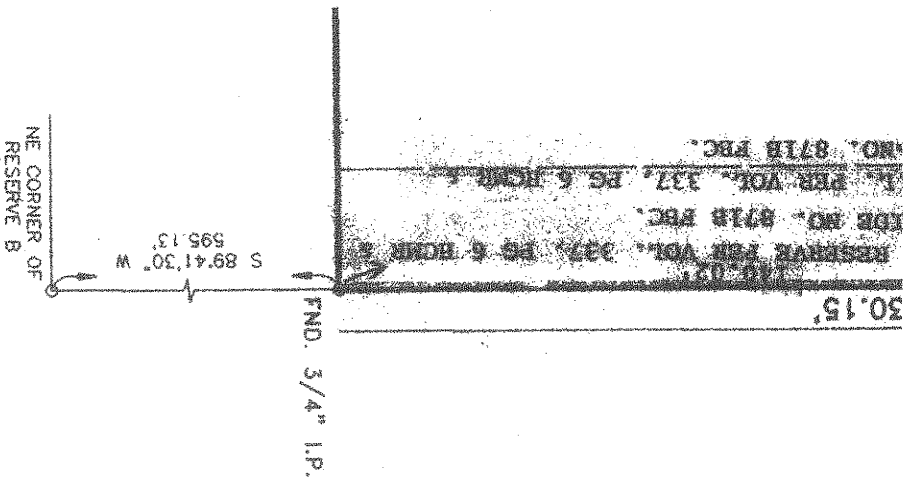
THENCE, NORTH 44 DEGREES 53 MINUTES 34 SECONDS EAST, 21.15 FEET 5/8 INCH IRON ROD FOUND FOR CUT-BACK CORNER;

THENCE, SOUTH 89 DEGREES 50 MINUTES 02 SECONDS EAST, 330.15 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF BEECHNUT STREET (100 FEET WIDE RIGHT-OF-WAY), AS LOCATED ON THE GROUND, TO A 3/4 INCH IRON ROD 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 PLACI 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 BEING IN LOT 5 OF THE BROWN BROTHERS SUBDIVISION (VOL. 3 PG. 232, DEED RECORDS), BEING IN THE JOHN LEVERTON SURVEY, ABSTRACT 402, FORT BEND COUNTY, TEXAS.

ADDRESS: VACANT TRACT



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