



ABBREVIATIONS

FND = FOUND
ESMT = EASEMENT
B.L. = BUILDING LINE
HOMR = HARRIS COUNTY MAP RECORDS
HCDR = HARRIS COUNTY DEED RECORDS
COF# = COUNTY CLERK'S FILE NUMBER
HL&P = HOUSTON LIGHT & POWER
VOL. = VOLUME
PG. = PAGE
CONC. = CONCRETE
ROW = RIGHT OF WAY
D = CENTRAL ANGLE
L = LENGTH
R = RADIUS
CB = CHORD BEARING
CD = CHORD DISTANCE
C.I.R. = CAPPED IRON ROD

LEGEND

INLET
GAS METER
TRAFFIC SIGNAL POLE
PIPELINE MARKER
WATER METER
MAIL BOX
BUSH
SAN. SEW. M.H.
SAMPLE WELL
GUY WIRE
CLEAN OUT
MONITORING WELL
FIBER OPTIC
POWER LINE
SHR BOX
ELEC. TRANS.
WATER VALVE
POWER POLE
TRAFFIC SIGNAL BOX
FIRE HYDRANT
TREE
STM. SEW. M.H.
GUARD POST
CABLE BOX
SS
SANITARY SEWER
C
GAS LINE
STS
STORM SEWER
ROAD SIGN
POWER MANHOLE
LIGHT POLE
CAS VALVE
TEL. U.G. MARKER
TEL. MANHOLE
IRRIGATION CONTROL VALVE
BARB WIRE FENCE
CHAIN LINK FENCE
WOODEN FENCE
W
WATER LINE
WROUGHT IRON FENCE

LEGAL DESCRIPTION

TRACT 1

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.413 ACRES (61,565 SQUARE FEET) OUT OF THE J.A. TENNANT TRACT SITUATED IN THE HARRIS AND WILSON 2-LEAGUE GRANT, ABSTRACT NO. 32, IN HARRIS COUNTY, TEXAS, AND BEING ALL OF THAT PART OF SAID J.A. TENNANT TRACT LYING NORTH OF THE NORTH LOOP HIGHWAY (FORMERLY KELLEY STREET) AND SOUTH OF THE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO H.B. & T. RAILWAY COMPANY RECORDED IN VOLUME 252, PAGE 307 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SUCH 1.413 ACRE TRACT BEING THE SAME TRACT CONVEYED BY WARRANTY DEED FROM BORAL BRICKS HOLDINGS, INC. TO BORAL BRICKS OF TEXAS, L.P. FILED OF RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. V113430, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON CAPPED IRON ROD SET AT THE INTERSECTION OF THE WEST LINE OF SAID J.A. TENNANT TRACT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID NORTH LOOP HIGHWAY AS ESTABLISHED BY DEED FROM J.A. TENNANT TO THE COUNTY OF HARRIS DATED JANUARY 31, 1942, RECORDED IN VOLUME 1254, PAGE 417 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SAID CAPPED IRON ROD BEING LOCATED IN THE EAST LINE OF A 30 FOOT STRIP OF LAND RUNNING ALONG THE EAST LINE OF AND SHOWN ON THE MAP OF KASHMERE GARDENS, PARK SECTION, RECORDED IN VOLUME 15, PAGE 18 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID STRIP NOW DESIGNATED AS HOFFMAN STREET, AND SAID CAPPED IRON ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 31 MINUTES 00 SECONDS EAST WITH THE NORTH RIGHT-OF-WAY LINE OF SAID NORTH LOOP HIGHWAY A DISTANCE OF 5.41 FEET TO A CUT "X" SET MARKING THE BEGINNING OF A CURVE TO THE RIGHT IN THE NORTH LINE OF SAID HIGHWAY;

THENCE IN AN EASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1507.4 FEET, A CENTRAL ANGLE OF 32 DEG. 02 MIN. 00 SEC., AN ARC LENGTH OF 842.77 FEET AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 73 DEG. 08 MIN. 21 SEC. EAST, 831.83 FEET TO A 1-INCH IRON PIPE FOUND AT THE INTERSECTION OF THE EAST LINE OF THE J.A. TENNANT TRACT AND THE NORTH RIGHT-OF-WAY LINE OF NORTH LOOP HIGHWAY FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS EAST WITH THE EAST LINE OF J.A. TENNANT TRACT A DISTANCE OF 74.88 FEET TO A 5/8-INCH IRON CAPPED IRON ROD SET IN THE SOUTHERLY LINE OF SAID H.B. & T. RAILWAY TRACT MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 67 DEGREES 45 MINUTES 00 SECONDS WEST WITH THE SOUTH LINE OF SAID H.B. & T. RAILWAY TRACT A DISTANCE OF 865.53 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH LINE OF SAID H.B. & T. RAILWAY TRACT WITH THE WEST LINE OF SAID J.A. TENNANT TRACT, WHICH IS ALSO THE EAST LINE OF THE ABOVE MENTIONED 30-FOOT STRIP OF LAND DESIGNATED AS HOFFMAN STREET, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS WEST WITH THE WEST LINE OF SAID J.A. TENNANT TRACT AND THE EAST LINE OF THE ABOVE MENTIONED 30-FOOT STRIP OF LAND DESIGNATED AS HOFFMAN STREET, A DISTANCE OF 161.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.413 ACRES (61,565 SQUARE FEET) OF LAND.

TRACT 2

LOTS 1789 AND 1790, BLOCK NO. 74 OF KASHMERE GARDENS PARK SECTION, SITUATED IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 18 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAVE AND EXCEPT THEREFROM THE SOUTH 20 FEET OF SAID LOT 1790 AS CONVEYED TO HARRIS COUNTY, TEXAS, BY DEED RECORDED IN VOLUME 1248, PAGE 68 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

NOTES:

- ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON 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 OF NO. NCS-537913-ATL OF FIRST AMERICAN TITLE INSURANCE 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.
- 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.
- APPROXIMATELY 13,967 SQUARE FEET OF TRACT 1 IS LOCATED IN ZONE "AE(FLOODWAY)".

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE AE (BFE=45.0'), ACCORDING TO F.I.R.M. MAP NO. 48201C 0680L/0685L, DATE 06-18-2007, 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

TO: KELLEY STREET ASSOCIATES, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY;

I, hereby certify that this survey was made on the ground and completed on this 9th day of May, 2012 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:

GP NCS-537913-ATL OF FIRST AMERICAN TITLE INSURANCE COMPANY

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



SURVEY OF

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TRACT 2:

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ADDRESS: 5611 KELLEY STREET
HOUSTON, TX 77028

SITE:

JOB NO: 639-12
DATE: 05-09-12

SCALE: 1" = 40'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION
1.	05-31-12	ADDRESS COMMENTS
2.	06-06-12	GENERAL REVISION

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
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