

**LEGAL DESCRIPTION**

**TRACT 1:**

BEING a 8.0576 acre (350,990 square foot) tract of land situated in the Samuel M. Harris Survey, Abstract Number 327 in Harris County, Texas, and being out of and a part of Lots 5, 6, and 7 of the PORTER AND BAKER addition as recorded in Volume 43, Page 120 of the Harris County Deed Records (H.C.D.R.) and Lots 13, 14, 15, and 16, Block 10 of the GREAT NORTHERN ADDITION as recorded in Volume 56, Page 104 H.C.D.R., also being the tract of land described in deed to Coastal Crushed Concrete, LLC as recorded under Harris County Clerk's File Number 20090175556, said 8.0576 acre tract being more particularly described as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

**BEGINNING** at a 5/8 inch iron rod with cap stamped "HALFF" set in the west right-of-way line of Schalker Drive (60 foot right-of-way), as shown on the plat of said GREAT NORTHERN ADDITION, and being in the east line of said Lot 13 and the northwest corner of the herein described tract of land;

**THENCE** over and across the right-of-way of said Schalker Drive and Elm Street as shown on the plat of said GREAT NORTHERN ADDITION, North 87 degrees 27 minutes 15 seconds East, a distance of 569.57 feet, to the southeast corner of the herein described tract of land;

**THENCE** over and across the right-of-way of said Schalker Drive and Elm Street as shown on the plat of said GREAT NORTHERN ADDITION, North 87 degrees 27 minutes 15 seconds East, passing at a distance of 62.60 feet the southwest corner of the 8.7228 acre tract of land described in deed to Eugene Bodner as recorded under Harris County Clerk's File Number D868363, continuing with the south line of said 8.7228 acre tract, in all, a total distance of 569.57 feet to the southeast corner of the Texas and New Orleans Railroad Company right-of-way (variable width right-of-way) as recorded in Volume 925, Page 225 H.C.D.R. for the southeast corner of said 8.7228 acre tract and the northeast corner of the herein described tract of land;

**THENCE** with the westerly line of said Texas and New Orleans Railroad Company right-of-way, South 17 degrees 45 minutes 57 seconds West, a distance of 865.77 feet to a PK nail set for the northeast corner of a 1.5271 acre tract of land described in deed to 2505 Collingsworth, LTD as recorded under Harris County Clerk's File Number U623714 and the southeast corner of the herein described tract of land;

**THENCE** departing the westerly line of said Texas and New Orleans Railroad Company right-of-way with the north line of said 1.5271 acre tract, South 87 degrees 36 minutes 57 seconds West, a distance of 221.16 feet to a 5/8 inch iron rod found in the east right-of-way line of the I. & G. Railroad (80 foot right-of-way) as recorded in Volume 40, Page 239 H.C.D.R., being in a non-tangent curve to the left, and the northwest corner of said 1.5271 acre tract for the southwest corner of the herein described tract of land;

**THENCE** northwesterly, with the east right-of-way line of said I. & G. Railroad and said curve to the left, having a radius of 5,760.00 feet, a central angle of 03 degrees 20 minutes 20 seconds, a chord which bears North 12 degrees 25 minutes 13 seconds West, 335.66 feet, and an arc distance of 335.66 feet to a 5/8 inch iron rod with cap stamped "HALFF" set for the point of tangency of said curve to the left;

**THENCE** continuing with the east right-of-way line of said I. & G. Railroad, North 13 degrees 46 minutes 07 seconds West, passing at a distance of 295.65 feet a 1 inch iron pipe found continuing in all, a total distance of 330.38 feet to a 5/8 inch iron rod with cap stamped "HALFF" set in the south line of Lot 16, Block 10 of the aforesaid GREAT NORTHERN ADDITION for an angle point in the herein described tract of land;

**THENCE** departing the east right-of-way of said I. & G. Railroad with the south line of said Lot 16, North 88 degrees 53 minutes 41 seconds East, a distance of 23.61 feet to a 5/8 inch iron rod with cap stamped "HALFF" set for an angle point in the herein described tract of land;

**THENCE** over and across said Lot 16 and Lots 15, 14, and 13, Block 10 of said GREAT NORTHERN ADDITION, North 15 degrees 18 minutes 20 seconds East, a distance of 164.28 feet to the **POINT OF BEGINNING** and containing 8.0576 acres (350,990 square feet) of land.

**TRACT 2:**

BEING a 1.3580 acre (59,156 square foot) tract of land situated in the Samuel M. Harris Survey, Abstract Number 327 in Harris County, Texas, and being out of and a part of Lots 5 and 6 of the PORTER AND BAKER addition as recorded in Volume 43, Page 120 of the Harris County Deed Records (H.C.D.R.), and being the tract of land described in deed to Coastal Crushed Concrete, LLC as recorded under Harris County Clerk's File Number 20090175556, said 1.3580 acre tract being more particularly described as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

**BEGINNING** at a PK nail set at the intersection of the easterly right-of-way line of the Texas and New Orleans Railroad Company right-of-way (variable width right-of-way) as recorded in Volume 925, Page 225 H.C.D.R., and the west right-of-way line of Cherry Street (60 foot right-of-way), as shown on the plat of said PORTER AND BAKER addition for the north corner of the herein described tract of land;

**THENCE** with the west right-of-way line of said Cherry Street, South 02 degrees 45 minutes 45 seconds East, a distance of 550.65 feet to a 1 inch iron pipe found at the northeast corner of a 7.0868 acre tract of land described in deed to 2505 Collingsworth, LTD as recorded under Harris County Clerk's File Number U623714 for the southeast corner of the herein described tract of land;

**THENCE** departing the west right-of-way line of said Cherry Street with the north line of said 7.0868 acre tract, South 87 degrees 33 minutes 16 seconds West, a distance of 112.22 feet to a 5/8 inch iron rod with cap stamped "HALFF" set for an angle point in the herein described tract of land;

**THENCE** continuing with the north line of said 7.0868 acre tract, North 72 degrees 17 minutes 44 seconds West, a distance of 109.50 feet to a 5/8 inch iron rod with cap stamped "HALFF" set in the southeast line of said Texas and New Orleans Railroad Company right-of-way for the northwest corner of said 7.0868 acre tract and the southwest corner of the herein described tract of land;

**THENCE** with the southeast line of said Texas and New Orleans Railroad Company right-of-way the following courses and distances:

North 17 degrees 39 minutes 09 seconds East, a distance of 180.89 feet to a 5/8 inch iron rod with cap stamped "HALFF" set for an angle point in the herein described tract of land;

North 87 degrees 30 minutes 35 seconds East, a distance of 24.30 feet to a PK nail set for an angle point in the herein described tract of land;

North 17 degrees 39 minutes 09 seconds East, a distance of 385.77 feet to the **POINT OF BEGINNING** and containing 1.3580 acres (59,156 square feet) of land.

The tracts of land described herein are the same tracts of land described in the commitment for title insurance issued by First American Title Insurance Company, GF No. NCS-582044-HOU1.

**NOTES:**

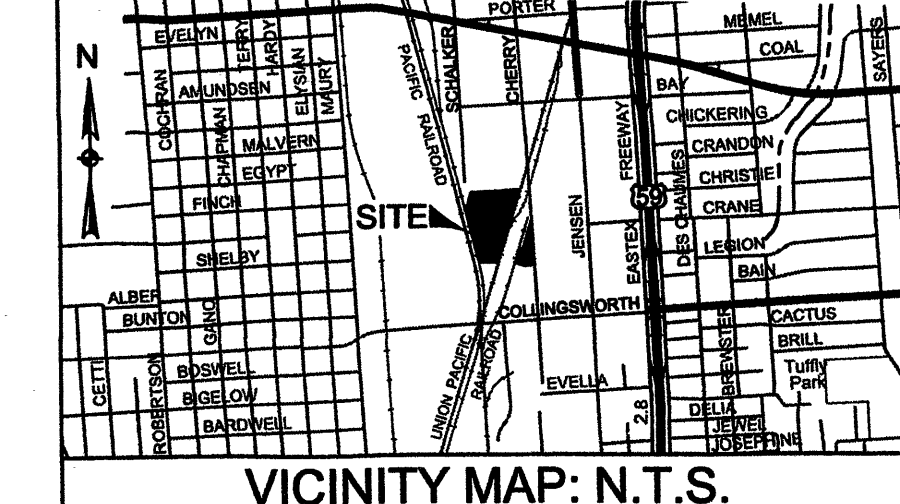
- The survey shown hereon has been prepared as the result of an on the ground survey completed on December 19, 2012.
- The bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone.
- The found monuments shown hereon indicated (C.M.) are controlling monuments on which this survey is referenced.
- The surveyor has relied on Texas American Title Company to provide copies of recorded deeds, plats or other instruments describing the adjoining tracts used to support the determination of the location of the intended boundaries of the land surveyed.
- The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by First American Title Insurance Company, GF No. NCS-582044-HOU1, effective date December 11, 2012, issue date February 28, 2013. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.
- The above referenced title commitment lists the following restrictive covenants, mineral or other rights, or other encumbrances in connection with the property surveyed that have not been plotted or otherwise shown hereon:
  - 10b. Rights of Parties in Possession. (OWNER POLICY ONLY) (Not a Survey Matter)
  - 10c. Rights of tenants, as tenants only, under unrecorded leases or rental agreements. (Not a Survey Matter)
  - 10d. All encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land, including, without limitation, all visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use. (May be amended or deleted upon approval of survey.) (Affects, Plotted)
  - 10e. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not. (Affects, Plotted)
  - 10f. All leases, grants, exceptions, or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. (Not a Survey Matter)
  - 10g. An easement 10 feet in width along the southerly side of subject tracts and an aerial easement 5 feet wide from a plane 20 feet above the ground upward, and three separate guy easements, granted to Houston Lighting and Power Company by instrument recorded under Harris County Clerk's File No. D853586. (As to Parcels 1 and 2) (Affects, Plotted)
  - 10h. Subject to the easement acquired by the Southwestern Telegraph and Telephone Company as evidenced by instruments recorded in Volume 2035, Page 222 and Volume 2036, Page 227 both of the Deed Records of Harris County, Texas. (Affects, Not Plotted)
  - 10i. Terms, conditions and stipulations of that certain Boundary Line Agreement along the north side of subject tract as reflected by instrument recorded under Harris County Clerk's File No. D895364. (As to Parcel 1) (Affects, Plotted)
  - 10j. The property covered herein is subject to the terms, conditions, provisions and stipulations of Ordinance # 1999-262, of the City of Houston, passed March 24, 1999, and amendments, pertaining to the platting and replatting of real property and the establishment of building set back lines along major thoroughfares within such boundaries. (OWNER POLICY ONLY) (Affects, Not Plotted)
  - 10k. The property covered herein is subject to the terms, conditions, provisions and stipulations of Ordinance # 1999-262, of the City of Houston, passed March 24, 1999, and amendments, pertaining to the platting and replatting of real property and the establishment of building set back lines along major thoroughfares within such boundaries. (OWNER POLICY ONLY) (Affects, Not Plotted)
  - 10l. All matters disclosed on survey performed by Jibrael K. Ahmad, RPLS# 6183 of HALFF Associates, Inc., dated February 6, 2013, last revised March 6, 2013 under Job No. 29176/SI01 as follows:
    - (i) Rights at the public, if any, to Olive, Elm and Iron Streets and Schalker Drive
    - (ii) Encroachment of concrete pad, fence and driveway from Tract 2 into railroad right-of-way.
    - (iii) Encroachment of stockpile and concrete pad into railroad right-of-way.
    - (iv) Encroachment of concrete pad and water tank into Olive and Elm Streets
    - (v) Encroachment of fence along northwestern line of Tract 1 into railroad right-of-way
    - (vi) Overhead powerline on Tract 2
    - (vii) Fence blocking public access over Schalker Drive
    - (viii) Fence line along northern property line varies with property line. Claims of adjoining land owner to that portion of the property located north of the fence line
- By scaling the surveyed tract onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 48201C090L, revised date June 18, 2007, the subject property is in ZONE X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain. The Surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map.
- The improvements shown hereon represent the outline at ground level. The Surveyor has not located any underground buildings, overhead protrusions or improvements not obvious and located at ground level, unless otherwise noted.
- The utility appurtenances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
- Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting there from.

**SURVEYOR'S CERTIFICATE**

TO: Coastal Crushed Concrete, Southern Crushed Concrete, and First American Title Insurance Company.

I hereby certify that this survey was made on the ground and completed on December 19, 2012, and that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Jibrael K. Ahmad  
Registered Professional Land Surveyor  
Texas Registration Number 6183



**BOUNDARY AND IMPROVEMENT SURVEY**

OF A 8.0576 ACRE TRACT AND A 1.3580 ACRE TRACT

LOCATED IN LOTS 5, 6, AND 7

OF THE PORTER AND BAKER ADDITION

IN THE SAMUEL M. HARRIS SURVEY

ABSTRACT NUMBER 327

HOUSTON, HARRIS COUNTY, TEXAS

Client: Southern Crushed Concrete  
14329 Christian Road  
Houston, Texas 77059

**HALFF**

TYPE FIRM #312  
14800 ST. MARY'S LANE, SUITE 160  
HOUSTON, TEXAS 77059-2943  
TEL: (281) 310-6259  
FAX: (281) 310-6259

Revision	No.	Date	Description	Notes
	1	03/06/2013	Notes Updated	

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JIBRAEL K. AHMAD, RPLS#6183 ON 03/06/2013. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE SURVEYOR IS AN OFFENSE UNDER THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICE OF HALFF ASSOCIATES, INC. 14800 ST. MARY'S LANE, SUITE 160 HOUSTON, TEXAS 77059-2943 TPLS# NUMBER 100296-08

Project No.: 29176/SI01  
Issued: 02 / 08 / 2013  
Drawn By: JAS  
Checked By: JKA  
Scale: 1" = 60'  
Sheet Title  
V201-TS-29176-SI01.dgn

01

Sheet Number