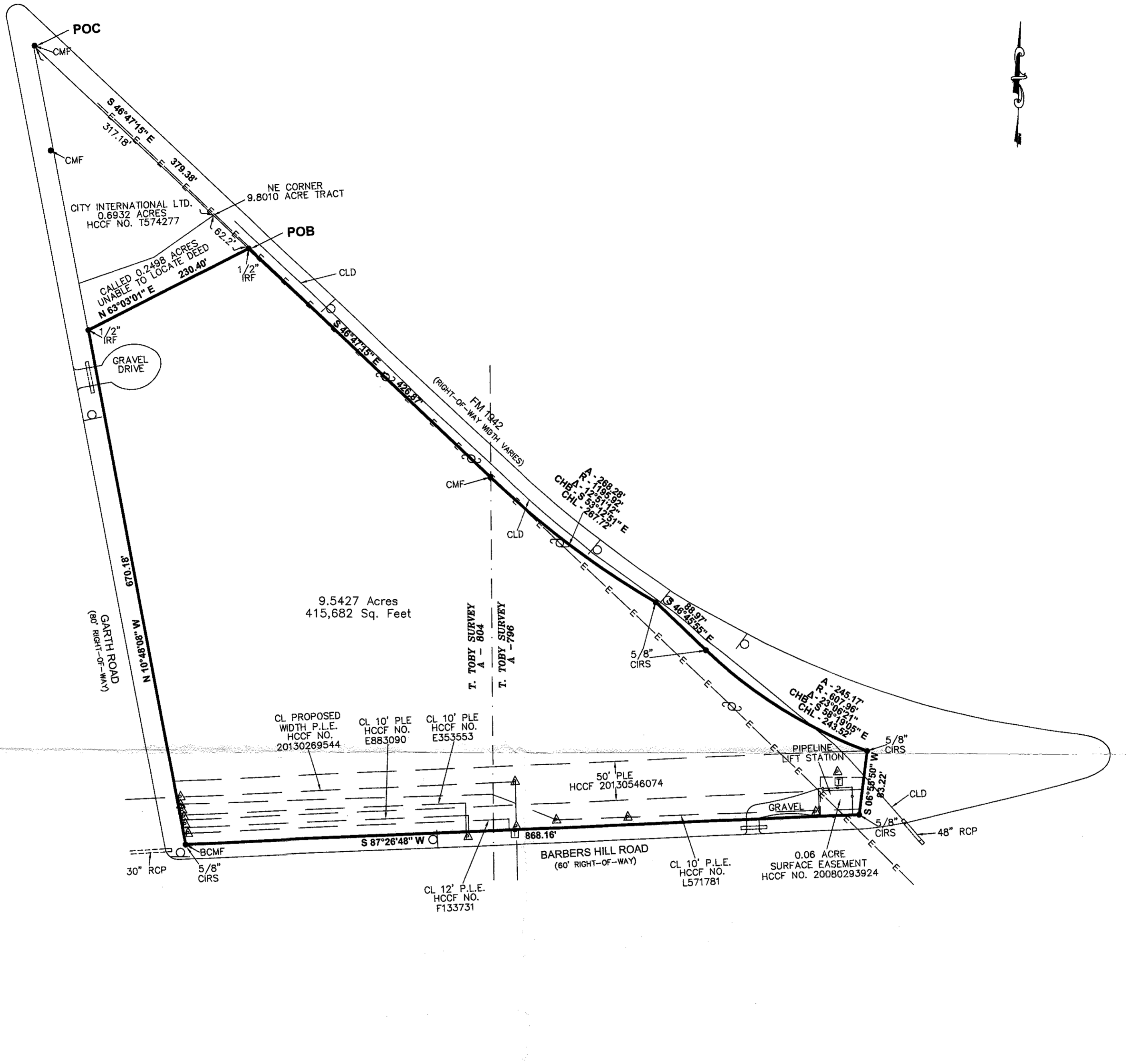


SCALE: 1"=100'



LEGAL DESCRIPTION
9.5427 ACRES

A TRACT OR PARCEL CONTAINING 9.5427 ACRES (415,682 SQUARE FEET) OF LAND SITUATED IN THE T. TOBY SURVEY, ABSTRACT 804 AND THE T. TOBY SURVEY, ABSTRACT 796, HARRIS COUNTY, AND BEING OUT OF AND A PART OF BLOCK 17 OF ELENA FRUIT & COTTON FARMS UNIT "B" AS RECORDED IN VOLUME 7 AT PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, AND BEING THE REMAINDER OF THAT CERTAIN 9.8010 ACRE TRACT CONVEYED FROM THOMAS M. BABIN TO DANEX PROPERTIES, L.L.C. IN HARRIS COUNTY CLERK'S FILE NO. 20070086926 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, SAID 9.5427 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

COMMENCING AT A CONCRETE HIGHWAY MONUMENT FOUND AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1942 (RIGHT-OF-WAY WIDTH VARIES) AND THE EAST RIGHT-OF-WAY LINE OF GARTH ROAD (80 FEET WIDE RIGHT-OF-WAY) AT THE NORTHERNMOST CORNER OF THE CITY INTERNATIONAL LTD 0.6932 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. 1574227 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS;

THENCE SOUTH 46 DEGREES 47 MINUTES 15 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID CITY INTERNATIONAL LTD 0.6932 ACRE TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F. M. HIGHWAY 1942, PASS AT 317.18 FEET THE SOUTHEAST CORNER OF SAID 0.6932 ACRES AND THE NORTHEAST CORNER OF A CALLED 0.2498 ACRE TRACT (SURVEYOR UNABLE TO LOCATE DEED) AND SAID 9.8010 ACRE TRACT, FOR A TOTAL DISTANCE OF 379.38 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 0.2498 ACRE TRACT (SURVEYOR UNABLE TO LOCATE DEED) AND THE NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE SOUTH 46 DEGREES 47 MINUTES 15 SECONDS EAST, CONTINUING ALONG THE NORTHERLY EAST LINE OF THIS TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F. M. HIGHWAY 1942, A DISTANCE OF 426.87 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND FOR THE BEGINNING POINT OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, IN A SOUTHEASTERLY DIRECTION, ALONG THE NORTHERLY MOST EAST LINE OF THIS TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F. M. HIGHWAY 1942, SAID CURVE HAVING A RADIUS OF 1195.92 FEET, A CENTRAL ANGLE OF 12 DEGREES 51 MINUTES 12 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 53 DEGREES 12 MINUTES 51 SECONDS EAST, 267.72 FEET, AND AN ARC LENGTH OF 268.28 FEET, TO A 5/8 INCH CAPPED IRON ROD SET FOR THE TERMINATION POINT OF SAID CURVE;

THENCE SOUTH 46 DEGREES 55 MINUTES 55 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF THIS TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F. M. HIGHWAY 1942, A DISTANCE OF 88.97 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTH CORNER OF SAID CUT BACK CORNER AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG SAID CURVE TO THE LEFT, IN A SOUTHEASTERLY DIRECTION, ALONG THE NORTHEAST LINE OF THIS TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F. M. HIGHWAY 1942, SAID CURVE HAVING A RADIUS OF 607.96 FEET, A CENTRAL ANGLE OF 23 DEGREES 08 MINUTES 21 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 58 DEGREES 19 MINUTES 05 SECONDS EAST, 243.52 FEET, AND AN ARC LENGTH OF 245.17 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE EASTERNMOST NORTHEAST CORNER OF A CUT BACK CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 08 DEGREES 55 MINUTES 50 SECONDS WEST, ALONG SAID CUTBACK CORNER, A DISTANCE OF 83.22 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF BARBERS HILL ROAD (60 FEET WIDE RIGHT-OF-WAY) FOR THE SOUTH CORNER OF SAID CUT BACK CORNER AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 26 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF THIS TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID BARBERS HILL ROAD, A DISTANCE OF 868.16 FEET TO A BROKEN CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID BARBERS HILL ROAD WITH THE EAST RIGHT-OF-WAY LINE OF SAID GARTH ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 10 DEGREES 48 MINUTES 08 SECONDS WEST, ALONG THE WEST LINE OF THIS TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID GARTH ROAD, A DISTANCE OF 670.18 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 0.2498 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 63 DEGREES 03 MINUTES 01 SECONDS EAST, ALONG THE NORTH LINE OF THIS TRACT AND THE SOUTH LINE OF SAID CALLED 0.2498 ACRE TRACT, A DISTANCE OF 230.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.5427 ACRES OF LAND, MORE OR LESS.

LEGEND:

- PLE - PIPELINE EASEMENT
- CL - CENTERLINE
- POC - POINT OF COMMENCING
- HCCF - HARRIS COUNTY CLERK'S FILE
- POB - POINT OF BEGINNING
- E- OVERHEAD ELECTRIC LINES
- ▲ - PIPELINE MARKER
- - UTILITY POLE
- - STREET SIGN
- - TELEPHONE PEDESTAL
- IRF - IRON ROD FOUND
- CIRS - CAPPED IRON ROD SET
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- CHB - CHORD BEARING
- CHL - CHORD LENGTH
- CLD - CENTERLINE OF DITCH
- BCMF - BROKEN CONCRETE MONUMENT FOUND
- CMF - CONCRETE MONUMENT FOUND
- RCP - REINFORCED CONCRETE PIPE

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
2. 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. 1638489-VGHF OF INDEPENDENCE TITLE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. 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.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF WELLS LAND SURVEY, LLC REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF WELLS LAND SURVEY, LLC IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. WELLS LAND SURVEY, LLC SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2015. ALL RIGHTS RESERVED.
7. PIPELINE EASEMENT RECORDED IN VOLUME 2490, PAGE 552, DEED RECORDS OF HARRIS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
8. PIPELINE EASEMENT RECORDED IN VOLUME 3321, PAGE 219, DEED RECORDS, AFFECTED BY CLERK'S FILE NO. 518389 AMENDED BY 20130377971, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
9. MEMORANDUM OF SEISMIC AGREEMENT AND LEASE OPTION RECORDED IN CLERK'S FILE NO. R570659, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.

SCHEDULE B. ITEMS

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. NO. 4820100755L, DATED JUNE 18, 2007, BY GRAPHIC PLOTTING ONLY. WELLS LAND SURVEY DOES 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 GREATER FLOOD PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

SURVEY OF

A TRACT OR PARCEL CONTAINING 9.5427 ACRES (415,682 SQUARE FEET) OF LAND SITUATED IN THE T. TOBY SURVEY, ABSTRACT 804 AND THE T. TOBY SURVEY, ABSTRACT 796, HARRIS COUNTY, AND BEING OUT OF AND A PART OF BLOCK 17 OF ELENA FRUIT & COTTON FARMS UNIT "B" AS RECORDED IN VOLUME 7 AT PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, AND BEING THE REMAINDER OF THAT CERTAIN 9.8010 ACRE TRACT CONVEYED FROM THOMAS M. BABIN TO DANEX PROPERTIES, L.L.C. IN HARRIS COUNTY CLERK'S FILE NO. 20070086926 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.

ADDRESS: GARTH RD. BUYER: HARLAND FORREST JR. & ROBIN FORREST
BAYTOWN, TX 77521

WELLS LAND SURVEY 712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002
www.wellsandsurvey.com

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JOB NO: 335-16 DATE: 06-28-16
REVISED: 11/11/16 T.C. SCALE: 1"= 100'

SURVEYOR'S CERTIFICATION

TO: INDEPENDENCE TITLE COMPANY, HARLAND FORREST JR., AND ROBIN FORREST, EXCLUSIVELY;
I, TIM W. WHITE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON JUNE 28, 2016. AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, THAT I AM AWARE OF EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. PROPERTY IS SUBJECT TO ALL CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY APPLY.
THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
Tim Wells White, Registered Professional Land Surveyor No. 5742

