

LEGAL DESCRIPTION

1.1626 ACRES (50,641 SQUARE FEET) OF LAND BEING OUT OF A NORTHERLY PART OF LOT 22 OF LITTLE YORK SUBDIVISION, AS RECORDED IN VOLUME 93, PAGE 214 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, BEING IN SECTION 8, BLOCK 1 OF H. & T.C. RAILROAD COMPANY'S SURVEY, ABSTRACT NO. 1070, HARRIS COUNTY, TEXAS, SAID 1.1626 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE REFERENCED TO THE PLAT OF GLEN OAKS ADDITION, AS RECORDED IN VOLUME 40, PAGE 38 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS):

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF SPREADING OAK DRIVE, BASED ON 60-FOOT WIDTH WITH THE EASTERLY RIGHT-OF-WAY LINE OF YALE (ZABEL) ROAD, BASED ON 80 FOOT WIDTH, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 133, BLOCK 6 OF GLEN OAKS ADDITION, AS RECORDED IN VOLUME 40, PAGE 38 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

THENCE, NORTH ALONG THE EASTERLY LINE OF SAID YALE ROAD AND THE WESTERLY LINE OF SAID BLOCK 6, PASSING THE MOST WESTERLY NORTHEAST CORNER OF SAID BLOCK 6 AND THE SOUTHWEST CORNER OF A CERTAIN 75 FOOT BY 120 FOOT TRACT CONVEYED TO EARNEST DIAZ, JR., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. J-654402 AT 270.00 FEET AND CONTINUING A TOTAL DISTANCE OF 345.00 FEET TO THE NORTHWEST CORNER OF SAID 75 FOOT BY 120 FOOT TRACT AND MOST WESTERLY SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT FROM WHICH A FOUND 5/8" INCH IRON ROD BEARS NORTH, 0.7 FEET;

THENCE, NORTH CONTINUING ALONG THE EASTERLY LINE OF SAID YALE ROAD, A DISTANCE OF 115.00 FEET TO A 5/8" INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF RITTENHOUSE ROAD, BASED ON 80 FOOT WIDTH AT THIS POINT;

THENCE, EAST ALONG THE SOUTHERLY LINE OF SAID RITTENHOUSE ROAD, PASSING AT 209.27 FEET, A POINT AT WHICH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RITTENHOUSE ROAD SHIFTS TO 60 FOOT WIDTH AND CONTINUING A TOTAL DISTANCE OF 313.90 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A FOUND 1/2" INCH IRON ROD BEARS SOUTH, 07 FEET;

THENCE, SOUTH A DISTANCE OF 190.00 FEET TO A 3/4" GALVANIZED IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING IN A NORTHERLY LINE OF THE AFOREMENTIONED BLOCK 6 OF GLEN OAKS ADDITION;

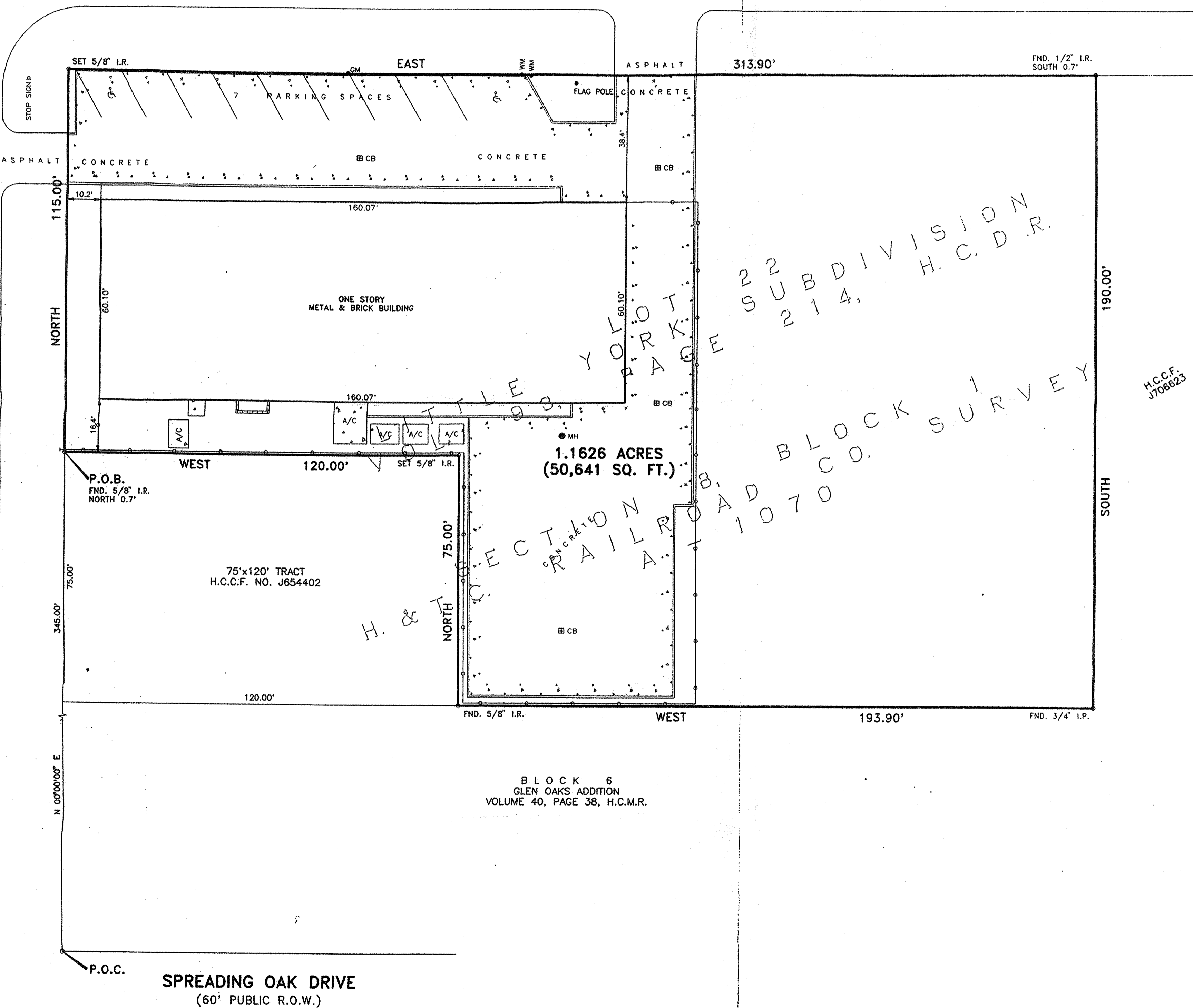
THENCE, WEST ALONG SAID NORTHERLY LINE OF SAID BLOCK 6 OF GLEN OAKS ADDITION, A DISTANCE OF 193.90 FEET TO A 5/8" INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE AFOREMENTIONED 75 FOOT BY 120 FOOT TRACT AND THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH ALONG THE EAST LINE OF SAID 75 FOOT BY 120 FOOT TRACT, A DISTANCE OF 75.00 FEET TO A 5/8" INCH IRON ROD SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WEST ALONG THE NORTH LINE OF SAID 75 FOOT BY 120 FOOT TRACT, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.1626 ACRES (50,641 SQUARE FEET) OF LAND.

W. RITTENHOUSE ROAD
(80' PUBLIC R.O.W.)

YALE (ZABEL) ROAD
(80' PUBLIC R.O.W.)
(N. 1089, P. 884 & V. 1080, P. 83, H.C.D.R.)



- LEGEND:
- P.O.C. - POINT OF COMMENCING
 - P.O.B. - POINT OF BEGINNING
 - FND. - FOUND
 - I.R. - IRON ROD
 - I.P. - IRON PIPE
 - C.P. - CRIMPED PIPE
 - PTP - PINCHED TOP PIPE
 - RR - RAILROAD
 - PP - POWER POLE
 - U.P. - UTILITY POLE
 - GA - GUY ANCHOR
 - MH - MANHOLE
 - CB - CATCH BASIN
 - LP - LIGHT POST
 - FH - FIRE HYDRANT
 - WM - WATER METER
 - WV - WATER VALVE
 - GM - GAS METER
 - TEL. - TELEPHONE
 - ELEC. - ELECTRIC
 - CONC. - CONCRETE
 - A/C - AIR CONDITION
 - COVD. - COVERED
 - AC. - ACRES
 - SO. FT. - SQUARE FEET
 - ESMT. - EASEMENT
 - B.L. - BUILDING LINE
 - U.E. - UTILITY EASEMENT
 - A.E. - AERIAL EASEMENT
 - R.O.W. - RIGHT OF WAY
 - BLDG. - BUILDING
 - SAN. - SANITARY
 - STM. - STORM
 - TLP - TRAFFIC LIGHT POLE
 - TSB - TRAFFIC SIGNAL BOX
 - S.S.E. - SANITARY SEWER EASEMENT
 - STM.S.E. - STORM SEWER EASEMENT
 - SWT - SOUTHWESTERN BELL TELEPHONE
 - HLP - HOUSTON LIGHTING & POWER
 - H.C.C.F. - HARRIS COUNTY CLERKS FILE
 - H.C.D.R. - HARRIS COUNTY DEED RECORDS
 - H.C.M.R. - HARRIS COUNTY MAP RECORDS
 - E- OVERHEAD ELECTRIC LINES
 - C- CHAIN LINK FENCE
 - W- WOOD FENCE
 - I- WROUGHT-IRON FENCE
 - X- BARBED-WIRE FENCE

- NOTES:
1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE REFERENCED TO THE PLAT OF GLEN OAKS ADDITION, AS RECORDED IN VOLUME 40, PAGE 38 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
 2. 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. 99100232 OF HOUSTON 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.

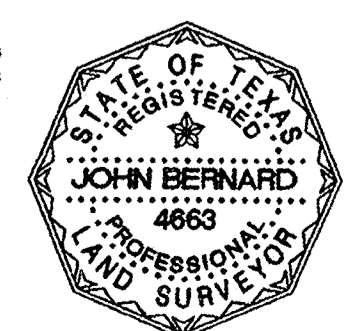
FLOOD NOTE:

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IT IS IN ZONE _____ X _____
 ACCORDING TO F.I.R.M. MAP NO. 480296 0660J, DATE 11-6-96
 BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

- SCHEDULE "B" ITEMS
1. FIFTY (50) FOOT RIGHT-OF-WAY GRANTED TO HARRIS COUNTY, TEXAS BY INSTRUMENT(S) RECORDED IN VOLUME 1089, PAGE 804 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING DESCRIBED AND LOCATED THEREIN.
 2. SIXTY (60) FOOT RIGHT-OF-WAY GRANTED TO HARRIS COUNTY BY INSTRUMENT(S) RECORDED IN VOLUME 1090, PAGE 93 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING DESCRIBED AND LOCATED THEREIN.
 3. BOUNDARY AGREEMENT(S) CONTAINED IN INSTRUMENT(S) FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS, UNDER CLERK'S FILE NO. K-203724.
 4. THE PROPERTY COVERED HEREIN IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF ORDINANCE NO. 85-1678 OF THE CITY OF HOUSTON ENACTED OCTOBER 22ND, 1985 PERTAINING TO THE PLATTING AND REPLATTING OF REAL PROPERTY AND THE ESTABLISHMENT OF BUILDING SET BACK LINES WITHIN SUCH BOUNDARIES. A CERTIFIED COPY OF SAID ORDINANCE WAS FILED FOR RECORD ON AUGUST 1ST, 1991, UNDER HARRIS COUNTY CLERK'S FILE NO. N-253388.

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
 I hereby certify that this boundary survey was made on the ground and that this plat correctly represents the facts found at the time of survey. There are no encroachments apparent on the ground, except as shown. This survey is certified only for boundary and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by

GF 99100232 of HOUSTON TITLE COMPANY
 John Bernard
 JOHN BERNARD, REGISTERED PROFESSIONAL LAND SURVEYOR #4663



SURVEY OF
 A 1.1626 ACRES (50,641 SQUARE FEET) OF LAND BEING OUT OF A NORTHERLY PART OF LOT 22 OF LITTLE YORK SUBDIVISION, AS RECORDED IN VOLUME 93, PAGE 214 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, BEING IN SECTION 8, BLOCK 1 OF THE H. AND T.C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1070, HARRIS COUNTY, TEXAS.

ADDRESS: 259 W. RITTENHOUSE ROAD		REVISIONS:	
LENDER: CHASE BANK OF TEXAS, NATIONAL ASSOCIATION	NO.	DATE	DESCRIPTION
JOB NO: 3405-99			AS ADDED LENDER: 4-20-00
DATE: 10-26-99			
		SCALE: 1" = 20'	
		SHEET 1 OF 1	

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