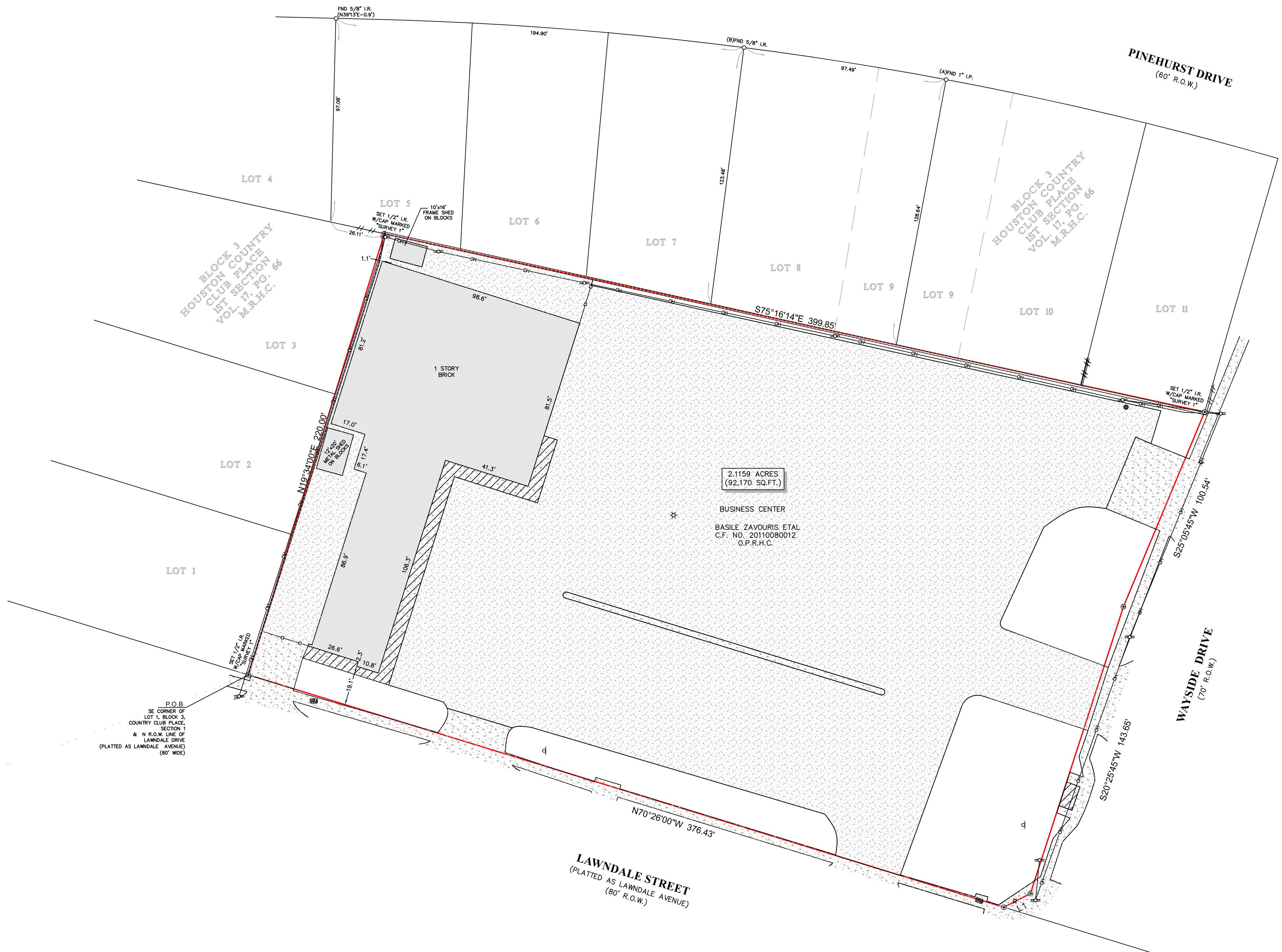


L. MOORE
SURVEY
ABSTRACT 51



DESCRIPTION OF A TRACT OF LAND CONTAINING 2.1159 ACRES (92,170 SQUARE FEET) SITUATED IN THE L. MOORE SURVEY, ABSTRACT 51, HARRIS COUNTY, TEXAS, BEING CALLED "BUSINESS CENTER", IN THE HOUSTON COUNTRY CLUB PLACE, 1ST SECTION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 66 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO BASILE ZAVOURIS BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 20110080012 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS SAID 2.1159-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE NORTH RIGHT-OF-WAY LINE OF LAWNDALE STREET (PLATTED AS LAWNDALE AVENUE) (80 FEET WIDE) AND THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, OF COUNTRY CLUB PLACE, 1ST SECTION, AS RECORDED IN VOLUME 17, PAGE 66 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED.

THENCE NORTH 19°34'00" EAST, ALONG THE EAST LINE OF BLOCK 3, OF HOUSTON COUNTRY CLUB PLACE, 1ST SECTION, AS RECORDED IN VOLUME 17, PAGE 66 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, A DISTANCE OF 220.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED.

THENCE SOUTH 75°16'14" EAST, ALONG THE SOUTH LINE IN SAID BLOCK 3, HOUSTON COUNTRY CLUB PLACE, A DISTANCE OF 399.85 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE WESTERLY RIGHT-OF-WAY LINE OF WAYSIDE DRIVE (70 FEET WIDE) FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED.

THENCE SOUTH 25°05'45" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WAYSIDE DRIVE A DISTANCE OF 100.54 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR AN ANGLE POINT IN THE EAST LINE OF THE SAID TRACT HEREIN DESCRIBED.

THENCE SOUTH 30°25'45" WEST, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WAYSIDE DRIVE, A DISTANCE OF 143.65 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE NORTH END OF A CUT BACK CORNER OF THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID WAYSIDE DRIVE AND WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAWNDALE STREET AND THE MOST SOUTHERLY SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED.

THENCE SOUTH 69°59'17" WEST, ALONG THE SAID CUT BACK LINE A DISTANCE OF 142.5 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAWNDALE STREET AND THE MOST SOUTHERLY SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED.

THENCE NORTH 70°26'00" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID LAWNDALE STREET A DISTANCE OF 376.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.1159 ACRES (92,170 SQUARE FEET), MORE OR LESS.

P.O.B.
SE CORNER OF
LOT 1, BLOCK 3,
COUNTRY CLUB PLACE,
SECTION 1
& N R.O.W. LINE OF
LAWNDALE DRIVE
(PLATTED AS LAWNDALE AVENUE)
(80' R.O.W.)

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO BASILE ZAVOURIS, RECORDED IN COUNTY CLERK'S FILE NO. 20110080012 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT FOR THE REQUEST OF THE BUYER.
 3. THIS SURVEY IS CERTIFIED TO BILL GARCIA FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 4. ALL EASEMENTS AND BOUNDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

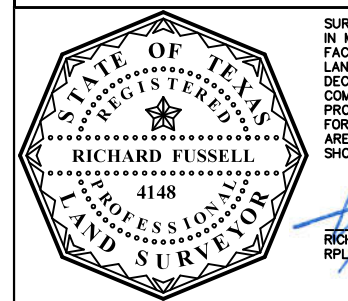


LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 2.1159 ACRES (92,170 SQUARE FEET) SITUATED IN THE L. MOORE SURVEY, ABSTRACT 51, HARRIS COUNTY, TEXAS, BEING CALLED "BUSINESS CENTER", OF HOUSTON COUNTRY CLUB PLACE, 1ST SECTION, AN ADDITION, IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 66 OF THE MAP RECORDS OF MAP COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

LEGEND

⊠	TRAFFIC SIGNAL POLE	—	FENCE	▨	ASPHALT
⊞	WATER METER	—	WOOD	▩	CONCRETE
⊙	SANITARY MANHOLE	—	METAL	▩	COVERED AREA
⊛	LIGHT POLE	—	BRICK WALL	▩	CONCRETE
⊠	POWER POLE	—	OVERHEAD UTILITY LINES		

LINE	BEARING	DISTANCE
L1	S 89°59'17" W	14.25'



CLIENT: BILL GARCIA
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Survey 1, Inc.
You and Survey Company
Firm Registration No. 100758-00
P.O. Box 2545 | A.M., TX 77022 | (281)393-1392

FIELD CREW:	TECH:
RF	SF
DRAFTER:	FINAL CHECK:
RM	EF
DATE:	
DEC. 4, 2020	

11-91108-20