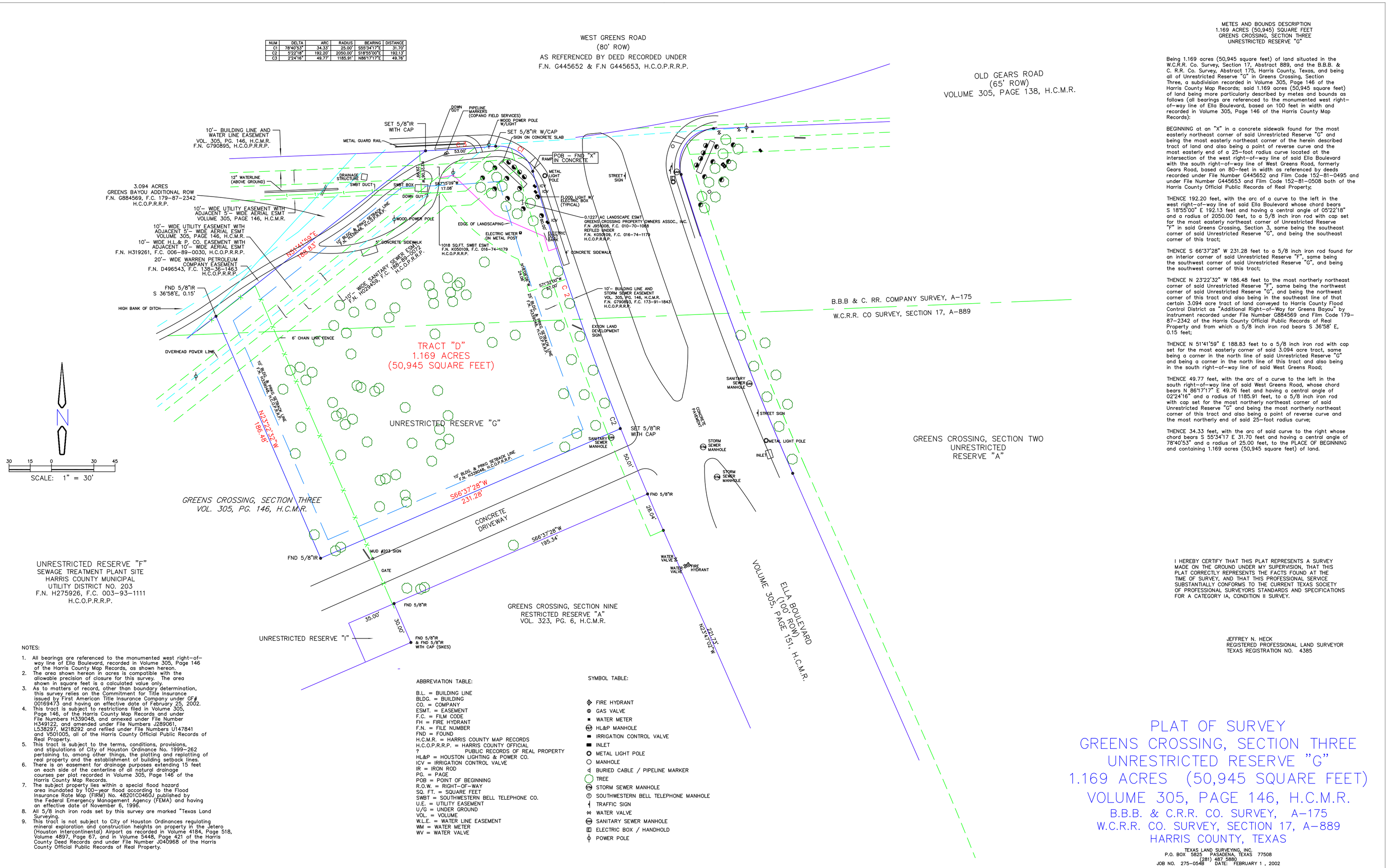

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	78°40'53"	34.33'	25.00'	S55°34'17"E	31.70'
C2	5°22'18"	192.20'	2050.00'	S18°55'00"E	192.13'
C3	2°24'16"	49.77'	1185.91'	N86°17'17"E	49.76'

METES AND BOUNDS DESCRIPTION
1.169 ACRES (50,945) SQUARE FEET
GREENS CROSSING, SECTION THREE
UNRESTRICTED RESERVE "G"

Being 1.169 acres (50,945 square feet) of land situated in the W.C.R.R. Co. Survey, Section 17, Abstract 889, and the B.B.B. & C. R.R. Co. Survey, Abstract 175, Harris County, Texas, and being all of Unrestricted Reserve "G" in Greens Crossing, Section Three, a subdivision recorded in Volume 305, Page 146 of the Harris County Map Records; said 1.169 acres (50,945 square feet) of land being more particularly described by metes and bounds as follows (all bearings are referenced to the monumented west right-of-way line of Ella Boulevard, based on 100 feet in width and recorded in Volume 305, Page 146 of the Harris County Map Records):

BEGINNING at an "X" in a concrete sidewalk found for the most easterly northeast corner of said Unrestricted Reserve "G" and being the most easterly northeast corner of the herein described tract of land and also being a point of reverse curve and the most easterly end of a 25-foot radius curve located at the intersection of the west right-of-way line of said Ella Boulevard with the south right-of-way line of West Greens Road, formerly Gears Road, based on 80-feet in width as referenced by deeds recorded under File Number G445652 and Film Code 152-81-0495 and under File Number G445653 and Film Code 152-81-0508 both of the Harris County Official Public Records of Real Property;

THENCE 192.20 feet, with the arc of a curve to the left in the west right-of-way line of said Ella Boulevard whose chord bears S 18°55'00" E 192.13 feet and having a central angle of 05°22'18" and a radius of 2050.00 feet, to a 5/8 inch iron rod with cap set for the most easterly northeast corner of Unrestricted Reserve "F" in said Greens Crossing, Section 3, same being the southeast corner of said Unrestricted Reserve "G", and being the southeast corner of this tract;

THENCE S 66°37'28" W 231.28 feet to a 5/8 inch iron rod found for an interior corner of said Unrestricted Reserve "F", same being the southwest corner of said Unrestricted Reserve "G", and being the southwest corner of this tract;

THENCE N 23°22'32" W 186.48 feet to the most northerly northeast corner of said Unrestricted Reserve "F", same being the northwest corner of said Unrestricted Reserve "G", and being the northwest corner of this tract and also being in the southeast line of that certain 3.094 acre tract of land conveyed to Harris County Flood Control District as "Additional Right-of-Way for Greens Bayou" by instrument recorded under File Number G884569 and Film Code 179-87-2342 of the Harris County Official Public Records of Real Property and from which a 5/8 inch iron rod bears S 36°58' E, 0.15 feet;

THENCE N 51°41'59" E 188.83 feet to a 5/8 inch iron rod with cap set for the most easterly corner of said 3.094 acre tract, same being a corner in the north line of said Unrestricted Reserve "G" and being a corner in the north line of this tract and also being in the south right-of-way line of said West Greens Road;

THENCE 49.77 feet, with the arc of a curve to the left in the south right-of-way line of said West Greens Road, whose chord bears N 86°17'17" E 49.76 feet and having a central angle of 02°24'16" and a radius of 1185.91 feet, to a 5/8 inch iron rod with cap set for the most northerly northeast corner of said Unrestricted Reserve "G" and being the most northerly northeast corner of this tract and also being a point of reverse curve and the most northerly end of said 25-foot radius curve;

THENCE 34.33 feet, with the arc of said curve to the right whose chord bears S 55°34'17 E 31.70 feet and having a central angle of 78°40'53" and a radius of 25.00 feet, to the PLACE OF BEGINNING and containing 1.169 acres (50,945 square feet) of land.

NOTES:

1. All bearings are referenced to the monumented west right-of-way line of Ella Boulevard, recorded in Volume 305, Page 146 of the Harris County Map Records, as shown hereon.
2. The area shown hereon in acres is compatible with the allowable precision of closure for this survey. The area shown in square feet is a calculated value only.
3. As to matters of record, other than boundary determination, this survey relies on the Commitment for Title Insurance issued by First American Title Insurance Company under GF# 00169475 and having an effective date of February 25, 2002.
4. This tract is subject to restrictions filed in Volume 305, Page 146, of the Harris County Map Records and under File Numbers H339048, and annexed under File Number H349122, and amended under File Numbers J289061, L538297, M218292 and refiled under File Numbers U147841 and V501005, all of the Harris County Official Public Records of Real Property.
5. This tract is subject to the terms, conditions, provisions, and stipulations of City of Houston Ordinance No. 1999-262 pertaining to, among other things, the platting and replatting of real property and the establishment of building setback lines.
6. There is an easement for drainage purposes extending 15 feet on each side of the centerline of all natural drainage courses per plat recorded in Volume 305, Page 146 of the Harris County Map Records.
7. The subject property lies within a special flood hazard area inundated by 100-year flood according to the Flood Insurance Rate Map (FIRM) No. 48201C0460J published by the Federal Emergency Management Agency (FEMA) and having an effective date of November 6, 1996.
8. All 5/8 inch iron rods set by this survey are marked "Texas Land Surveying
9. This tract is not subject to City of Houston Ordinances regulating mineral exploration and construction heights on property in the Jetero (Houston Intercontinental) Airport as recorded in Volume 4184, Page 518, Volume 4897, Page 67, and in Volume 5448, Page 421 of the Harris County Deed Records and under File Number J040868 of the Harris County Official Public Records of Real Property.

ABBREVIATION TABLE:

B.L. = BUILDING LINE
BLDG. = BUILDING
CO. = COMPANY
ESMT. = EASEMENT
F.C. = FILM CODE
FH = FIRE HYDRANT
F.N. = FILE NUMBER
FND = FOUND
H.C.M.R. = HARRIS COUNTY MAP RECORDS
H.C.O.P.R.R.P. = HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
H&P = HOUSTON LIGHTING & POWER CO.
ICV = IRRIGATION CONTROL VALVE
IR = IRON ROD
PG. = PAGE
POB = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
SQ. FT. = SQUARE FEET
SWBT = SOUTHWESTERN BELL TELEPHONE CO.
U.E. = UTILITY EASEMENT
U/G = UNDER GROUND
VOL. = VOLUME
W.L.E. = WATER LINE EASEMENT
WM = WATER METER
WV = WATER VALVE

SYMBOL TABLE:

- FIRE HYDRANT
- GAS VALVE
- WATER METER
- H&P MANHOLE
- IRRIGATION CONTROL VALVE
- INLET
- METAL LIGHT POLE
- MANHOLE
- BURIED CABLE / PIPELINE MARKER
- TREE
- STORM SEWER MANHOLE
- SOUTHWESTERN BELL TELEPHONE MANHOLE
- TRAFFIC SIGN
- WATER VALVE
- SANITARY SEWER MANHOLE
- ELECTRIC BOX / HANDHOLD
- POWER POLE

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY IA, CONDITION II SURVEY.

JEFFREY N. HECK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4385

PLAT OF SURVEY
GREENS CROSSING, SECTION THREE
UNRESTRICTED RESERVE "G"
1.169 ACRES (50,945 SQUARE FEET)
VOLUME 305, PAGE 146, H.C.M.R.
B.B.B. & C.R.R. CO. SURVEY, A-175
W.C.R.R. CO. SURVEY, SECTION 17, A-889
HARRIS COUNTY, TEXAS

TEXAS LAND SURVEYING, INC.
P.O. BOX 5825 PASADENA, TEXAS 77508
(281) 487 5880
JOB NO. 275-0548 DATE: FEBRUARY 1 , 2002