

FLT EQUITY LLC  
FILE NO. 20140378944  
O.P.R.H.C.

N 87°23'46" E 380.28'

(VACANT)

2.121-ACRE  
(92,386 SQ.FT.)

MELVIN EDWIN MILLER  
FILE NO. L411831  
O.P.R.H.C.

FLT EQUITY LLC  
FILE NO. 20140378944  
O.P.R.H.C.

N 03°16'36" W 239.72'

10' B.L.  
F.C. 635729

FND 5/8" I.R.  
MARKED "EMAR"(A)

FND 5/8" IR W/CAP  
MARKED "EMAR"(A)

DEDICATED TO  
THE PUBLIC FOR  
R.O.W. PURPOSES

S 88°26'57" W 379.63'

ALMEDA-GENOA ROAD  
(60' R.O.W.)

FND 1/2" I.R.  
(B)

P.O.B.  
SW CORNER OF  
INDUSTRIAL WATT  
(F.C. 644281)

DEDICATED TO  
THE PUBLIC FOR  
R.O.W. PURPOSES

10' B.L.  
F.C. 644281

428.13'

241.89'

S 03°05'31" E  
246.89'

VARDEMAN REAL ESTATE LTD  
FILE NO. 20130024901  
O.P.R.H.C.

FORBES ROAD  
(60' R.O.W.)(V. 2, P. 44 M.R.)

LEGEND

BL - BUILDING LINE

NOTES:

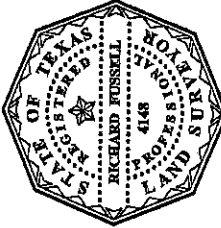
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED INTO MELVIN EDWIN MILLER, RECORDED IN COUNTY CLERK'S FILE NO. L411831 OF THE PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. FLOOD INFORMATION IS BASED ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
3. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
4. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THERE ARE NO RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JAN. 30, 2015, UNDER G.F. NO. 1520191495.
6. THERE ARE NO NATURAL OBSTACLES OR ENCUMBRANCES.
7. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JAN. 30, 2015, UNDER G.F. NO. 1520191495.

PROJECT: A LAND TITLE SURVEY OF A TRACT OF LAND CONTAINING 2.121 ACRE (92,386 SQUARE FEET) SITUATED IN THE F. J. ROTHHAUS SURVEY, ABSTRACT 667, HARRIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, OF ERIN GARDENS, A SUBDIVISION PLAT RECORDED IN VOLUME 2, PAGE 44 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT:	TOROZ, INC.
ADDRESS:	7117 ALMEDA GENOA ROAD
FLOOD ZONE:	"X"
FLOOD MAP DATE:	06-18-07
FLOOD MAP #:	48201C.1035L
FLOOD MAP COUNTY:	HARRIS
<p>www.survey1inc.com survey1@survey1inc.com Firm Registration No. 100758-00 Firm Exp. 2/24/17, Alvin, TX 77512 (281)385-1582 • Fax(281)385-1583</p>	

TITLE COMPANY:  
**stewart**  
title guaranty company

MARY OCHOA  
G.F. # 1520191495  
ISSUE DATE  
JAN. 30, 2015  
(281) 481-3327



SURVEYORS CERTIFICATE:  
I, MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS  
AND THAT THIS PLAT SUBSTANTIALLY COMPLETES WITH THE CURRENT  
LAND SURVEYING AND THAT I AM NOT PROVIDING ANY WARRANTIES OR  
PROFESSIONAL SERVICES EXCEPT AS NOTED.

FIELD CREW: JOB# 2-33551-15  
DRAFTER: JR  
DATE FEB. 5, 2015  
RK

SCALE 1"=40'

FND 1" LF.

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
2.121 ACRES (92,386 SQUARE FEET) SITUATED  
IN THE F. J. ROTH AUS SURVEY, ABSTRACT 667  
HARRIS COUNTY, TEXAS**

Being a tract of land containing 2.121 acres (92,386 square feet), situated in the F. J. Rothaus Survey, Abstract 667, Harris County, Texas, being all of a tract of land conveyed unto Melvin Edwin Miller, by deed recorded under County Clerk's File No. L411831 of the Official Public Records of Harris County, Texas, being a portion of Lot 1, of Erin Gardens, a subdivision plat recorded in Volume 2, Page 44 of the Map Records of Harris County, Texas. Said 2.121-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod in the north right-of-way line of Almeda-Genoa Road (60.00 feet wide) for the southwest corner of Industrial Matt, a subdivision plat recorded in Film Code No. 644281 of the Map Records of Harris County, Texas, and for the southeast corner of the said tract herein described;

THENCE South  $88^{\circ} 26' 57''$  West, with the north right-of-way line of said Almeda-Genoa Road, a distance of 379.63 feet to a found 5/8-inch iron rod with cap marked "EH&R" for a southeast corner of Hobby Business Center Industrial Park, Section 5, a subdivision plat recorded in Film Code No. 635229 of the Map Records of Harris County, Texas, and for the southwest corner of the said tract herein described;

THENCE North  $03^{\circ} 16' 35''$  West, with the east line of said Hobby Business Center Industrial Park, Section 5, a distance of 239.72 feet to a found 3-inch iron pipe for an interior corner of said Hobby Business Center Industrial Park, Section 5, and the northwest corner of the said tract herein described;

THENCE North  $87^{\circ} 23' 46''$  East, with the south line of said Hobby Business Center Industrial Park, Section 5, a distance of 380.28 feet to a found 1-inch iron pipe for the northwest corner of said Industrial Matt, and for the northeast corner of the said tract herein described;

THENCE South  $03^{\circ} 05' 31''$  East, with the west line of said Industrial Matt, a distance of 246.69 feet to the POINT OF BEGINNING and containing 2.121 acres (92,386 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Feb. 5, 2015, job number 2-33551-15.*

Survey 1, Inc.  
P.O. Box 2543  
Alvin, TX 77512  
281-393-1382

