

LEGAL DESCRIPTION
TRACT I - 1.207 ACRES (52,579 SQUARE FEET) OF LAND

BEING A TRACT OR PARCEL, HEREIN CALLED TRACT I, CONTAINING 1.207 ACRES (52,579 SQUARE FEET) OF LAND (CALLED 1.136 ACRES IN A GENERAL WARRANTY DEED CONVEYED FROM RENEE BARR TO LIGHT HOUSE BAR AND GRILL, LLC, RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 20140361573 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY IN HARRIS COUNTY, TEXAS (O.P.R.R.P.H.C.T. II)), SITUATED IN THE F.H. RANKIN SURVEY, ABSTRACT NO. 57, IN HARRIS COUNTY, TEXAS, AND BEING OUT OF AND A PORTION OF LOT(S) 12, 13, AND 14, BLOCK 1, OF THE G.A. TROTT'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 112, HARRIS COUNTY MAP RECORDS (H.C.M.R.), SAID TRACT I BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE NO. 4204 DERIVED BY G.P.S. OBSERVATION)

BEGINNING AT A FOUND 1 INCH IRON PIPE IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF F.M. 1960 ROAD EAST (240 FEET WIDE) AT THE NORTHEAST CORNER AND POINT BEGINNING OF THE HEREIN DESCRIBED TRACT I, SAME BEING THE COMMON NORTHWEST CORNER OF A CALLED TRACT II CONTAINING 1.986 ACRES (CALLED 1.8738 ACRES IN A GENERAL WARRANTY DEED CONVEYED FROM HAMID R. SHOJAEI TO LAKE HOUSTON LIGHTHOUSE, LLC, RECORDED IN H.C.C.F. NO. 2014045062, O.P.R.R.P.H.C.T. I) OF LAND;

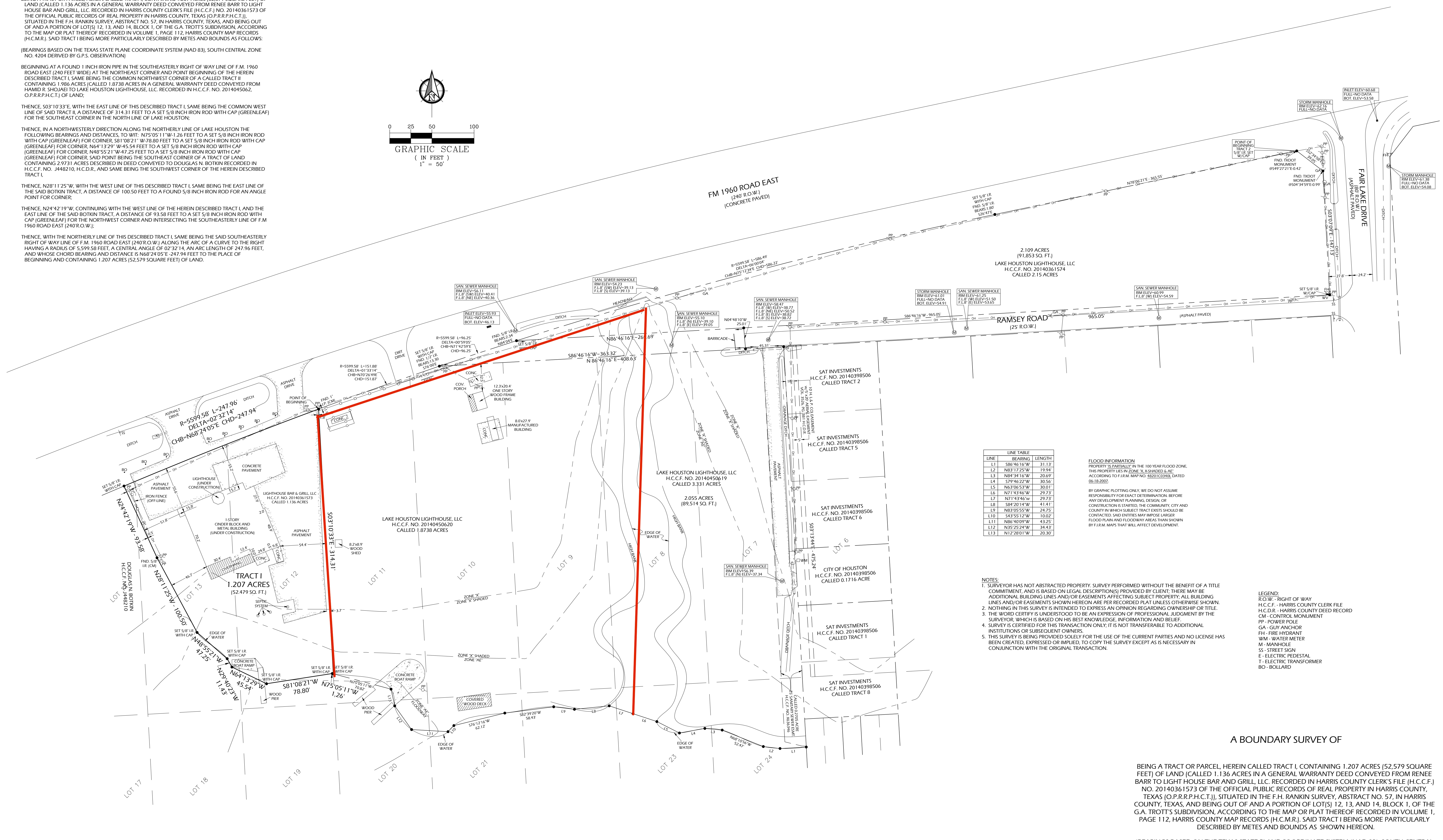
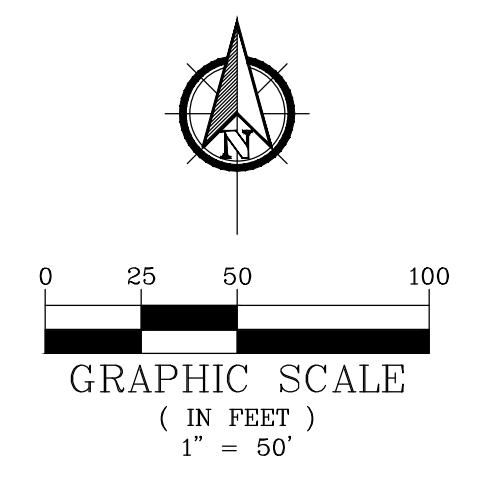
THENCE, S03°10'33"E, WITH THE EAST LINE OF THIS DESCRIBED TRACT I, SAME BEING THE COMMON WEST LINE OF SAID TRACT II, A DISTANCE OF 314.31 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR THE SOUTHEAST CORNER IN THE NORTH LINE OF LAKE HOUSTON;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY LINE OF LAKE HOUSTON THE FOLLOWING BEARINGS AND DISTANCES, TO WIT: N75°05'11"W-1.26 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR CORNER, S81°08'21"W-78.80 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR CORNER, N64°13'29"W-45.54 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR CORNER, N48°52'21"W-47.25 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONTAINING 2.9731 ACRES DESCRIBED IN DEED CONVEYED TO DOUGLAS N. BOTKIN RECORDED IN H.C.C.F. NO. J448210, H.C.D.R., AND SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT I;

THENCE, N28°11'25"W, WITH THE WEST LINE OF THIS DESCRIBED TRACT I, SAME BEING THE EAST LINE OF THE SAID BOTKIN TRACT, A DISTANCE OF 100.50 FEET TO A FOUND 5/8 INCH IRON ROD FOR AN ANGLE POINT FOR CORNER;

THENCE, N24°42'19"W, CONTINUING WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT I, AND THE EAST LINE OF THE SAID BOTKIN TRACT, A DISTANCE OF 93.58 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR THE NORTHWEST CORNER AND INTERSECTING THE SOUTHEASTERLY LINE OF F.M. 1960 ROAD EAST (240 R.O.W.);

THENCE, WITH THE NORTHERLY LINE OF THIS DESCRIBED TRACT I, SAME BEING THE SAID SOUTHEASTERLY RIGHT OF WAY LINE OF F.M. 1960 ROAD EAST (240 R.O.W.) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5,599.58 FEET, A CENTRAL ANGLE OF 02°32'14", AN ARC LENGTH OF 247.96 FEET, AND WHOSE CHORD BEARING AND DISTANCE IS N68°24'05"E-247.94 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.207 ACRES (52,579 SQUARE FEET) OF LAND;



- NOTES:**
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS BASED ON LEGAL DESCRIPTION(S) PROVIDED BY CLIENT. THERE MAY BE ADDITIONAL BUILDING LINES AND/OR EASEMENTS AFFECTING SUBJECT PROPERTY. ALL BUILDING LINES AND/OR EASEMENTS SHOWN HEREON ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
 2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 3. 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.
 4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

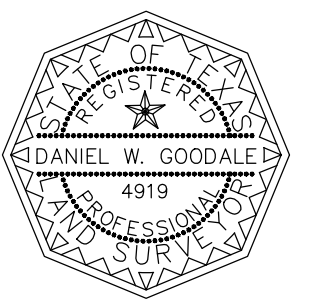
- LEGEND:**
- R.O.W. - RIGHT OF WAY
 - H.C.C.F. - HARRIS COUNTY CLERK FILE
 - H.C.D.R. - HARRIS COUNTY DEED RECORD
 - CM - CONTROL MONUMENT
 - PP - POWER POLE
 - GA - GUY ANCHOR
 - FH - FIRE HYDRANT
 - WM - WATER METER
 - M - MANHOLE
 - SS - STREET SIGN
 - E - ELECTRIC PEDESTAL
 - T - ELECTRIC TRANSFORMER
 - BO - BOLLARD

A BOUNDARY SURVEY OF

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(BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE NO. 4204 DERIVED BY G.P.S. OBSERVATION)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



Daniel W. Goodale
DANIEL W. GOODALE, R.P.L.S. NO. 4919

10710 & 10910 FM 1960 ROAD
HUFFMAN, TEXAS 77336

DATE: 08-25-2019	CLIENT : HAMID SHOJAEI
REVISION:	BUYER :
DRAWN BY: E.JL	LENDER :
APPROVED BY: DWG	
PROJECT NO: GL-GL-1690C	

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