



LINE	BEARING	DISTANCE
L1	S 0° 20' 24" W	23.50'
L2	S 86° 39' 26" W	7.80'
L3	S 0° 20' 24" E	13.50'
L4	S 86° 39' 26" W	5.00'

- SURVEY NOTES**
- The surveyor has not obstructed the subject property.
 - The survey was created without the benefit of a title commitment.
 - Notes of Bearings for the survey in the Texas State Plane Coordinate System, South Central Zone, NAD83.
 - By graphic plotting only, the subject property lies in Zone 14, unobstructed areas determined to be within the D/T (remote chance floodplain) as defined by the Federal Emergency Management Agency flood insurance rate map number 4820100700M, dated 01-08-2017.

NOTES AND BOUNDS DESCRIPTION
 1.4761 ACRES
 LOCATED IN THE
 ROBERT VINCE SURVEY, A-76,
 HARRIS COUNTY, TEXAS.

Being a tract or parcel of land containing 1.4761 acres of land or 64,297 square feet, located in the Robert Vince Survey, Addition 76, Harris County, Texas, Said 1.4761-acre tract being all of a called 5,824, 20,578 & 3,847 square foot tracts or parcels in the name of American Plating Co. in Harris County Clerk's File (H.C.C.F.) Number RP-2020-532680, and being the remainder of a called 1,0008 acre tract of record in the name of American Plating Company, Inc. in H.C.C.F. Number 0224108, Said 1.4761 acre tract being more particularly described as follows (bearing based on the Texas State Plane Coordinate System South Central Zone (NAD 83))

BEINGING of an "X" cut set in concrete for the southeast corner of the herein described tract and the northeast corner of a called 0.1134 acre tract of record in the name of American Plating Co. in H.C.C.F. Number 1545374, and being in the center of a 60-foot street (Bridleworth Street).

THENCE concluded the south line of the herein described tract and the north line of aforesaid 0.1134 acre tract, North 86 Degrees 39 Minutes 26 Seconds West a distance of 102.18 feet to a 5/8 inch iron rod with Surveyor's cap set for the southeast corner of said 0.1134 acre tract, being the southeast corner of a called 15.47 acre tract of record in the name of B.S. Land Company, Inc. in H.C.C.F. Number 201002340.

THENCE concluded the west line of aforesaid 5.824 sq. ft. tract and the east line of aforesaid 15.47 acre tract, North 03 Degrees 20 Minutes 34 Seconds West a distance of 37.00 feet to the northeast corner of said 5.824 sq. ft. tract and the northeast corner of said 15.47 acre tract, being on the south line of aforesaid 20.578 sq. ft. tract.

THENCE concluded the north line of aforesaid 15.47 acre tract, South 86 Degrees 39 Minutes 26 Seconds West a distance of 42.79 feet to the northeast corner of said 15.47 acre tract, being on the east line of aforesaid remainder of 1,0008 acre tract.

THENCE concluded the east line of aforesaid 15.47 acre tract the following eight (8) courses:

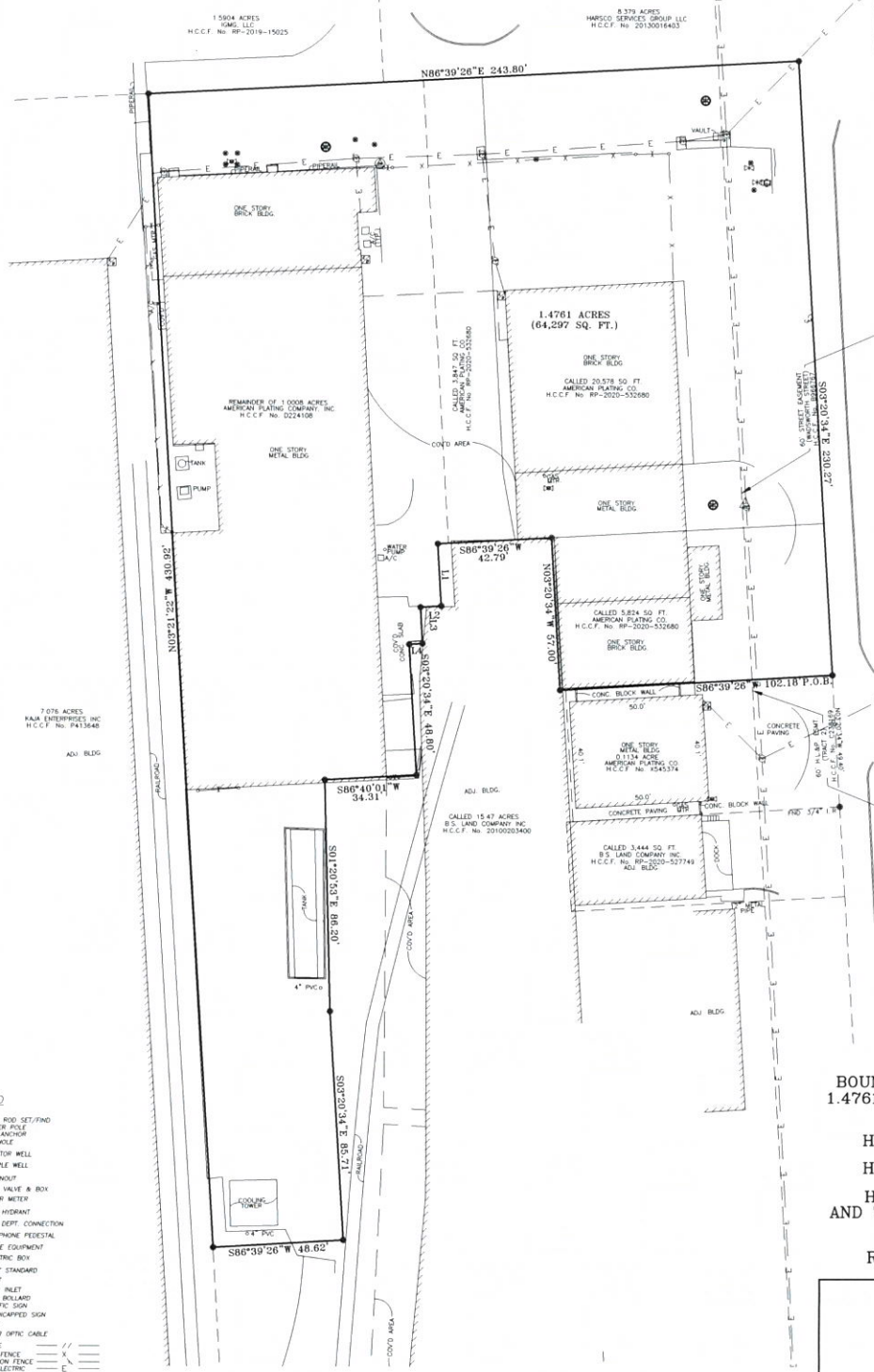
- South 03 Degrees 20 Minutes 34 Seconds East a distance of 23.50 feet,
- South 86 Degrees 39 Minutes 26 Seconds East a distance of 7.80 feet,
- South 03 Degrees 20 Minutes 34 Seconds East a distance of 13.50 feet,
- South 86 Degrees 39 Minutes 26 Seconds West a distance of 5.00 feet,
- South 03 Degrees 20 Minutes 34 Seconds East a distance of 48.80 feet,
- South 86 Degrees 40 Minutes 01 Seconds West a distance of 34.31 feet,
- South 01 Degrees 20 Minutes 53 Seconds East a distance of 86.20 feet,
- South 03 Degrees 20 Minutes 34 Seconds East a distance of 85.71 feet to the southeast corner of the aforesaid 1,0008 acre tract.

THENCE concluded the south line of aforesaid 1,0008 acre tract, South 86 Degrees 39 Minutes 26 Seconds West a distance of 48.62 feet to the northeast corner of the herein described tract, being on the east line of a called 7076 acre tract of record in the name of Kyo Enterprises Inc. in H.C.C.F. Number P413648.

THENCE concluded the west line of the herein described tract and the east line of aforesaid 7076 acre tract, North 03 Degrees 21 Minutes 26 Seconds West a distance of 430.92 feet to the northeast corner of the herein described tract and the northeast corner of said 7076 acre tract, being on the south line of a called 89-2019-15029 acre tract of record in the name of I&M, LLC in H.C.C.F. Number RP-2019-15029.

THENCE concluded the north line of the herein described tract and the south line of aforesaid 1,5804 acre tract, North 86 Degrees 39 Minutes 26 Seconds West a distance of 243.80 feet to the northeast corner of both the herein described tract and aforesaid 20.578 sq. ft. tract, being in the center of aforesaid Bridleworth Street.

THENCE concluded the east line of the herein described tract, South 03 Degrees 20 Minutes 34 Seconds East a distance of 230.27 feet to the POINT OF BEGINNING and containing 1.4761 acres of land.



- LEGEND**
- IRON ROD SET/FIND
 - POWER POLE
 - CONCRETE
 - MANHOLE
 - MONITOR WELL
 - SAMPLE WELL
 - CLEANOUT
 - GATE VALVE & BOX
 - WATER METER
 - FIRE HYDRANT
 - FIRE DEPT CONNECTION
 - TELEPHONE PEDESTAL
 - CABLE EQUIPMENT
 - ELECTRIC BOX
 - LIGHT STANDARD
 - AREA INLET
 - PIPE BOLLARD
 - TRAFFIC SIGN
 - HANDICAPPED SIGN
 - TREE
 - FIBER OPTIC CABLE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - BROADSLOPE IRON FENCE
 - OVERHEAD ELECTRIC
 - METAL LINE
 - GAS LINE
 - TELEPHONE LINE
 - CENTER OF SPINE
 - NATIONAL TRACKS

The survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition B Survey. I do hereby certify that this survey was this day made on the ground. This plat correctly represents the facts found on the base of the survey.

Kenneth A. Gruller
 Kenneth A. Gruller
 Texas Registered Professional Land Surveyor No. 5476



PLAT OF SURVEY
BOUNDARY AND IMPROVEMENT OF A
1.4761 ACRES (64,297 SQ. FT.) TRACT
BEING ALL OF A CALLED
A 5,824 SQ. FT. TRACT
H.C.C.F. No. RP-2020-532680
A 20,578 SQ. FT. TRACT
H.C.C.F. No. RP-2020-532680
A 3,847 SQ. FT. TRACT
H.C.C.F. No. RP-2020-532680
AND THE REMAINDER OF 1,0008 ACRE
H.C.C.F. No. 0224108
LOCATED IN THE
ROBERT VINCE SURVEY, A-76
HARRIS COUNTY, TEXAS



PROFESSIONAL LAND SURVEYING
 1244 NORTH POST OAK ROAD, STE. 200
 HOUSTON, TEXAS 77055
 WWW.GRULLERSURVEYING.COM

SCALE: 1" = 20' FIELD BOOK: 2021-1 DATE: 01-20-2021
 ADDRESS: 0 Talbot Street Houston, TX 77015
 PHONE: (713) 533-1468 FAX: (713) 782-3743 DWG. NO. 45-2020M 10-C-00 [C.R.G.]

METES AND BOUNDS DESCRIPTION
1.4761 ACRES
LOCATED IN THE
ROBERT VINCE SURVEY, A-76,
HARRIS COUNTY, TEXAS

Being a tract or parcel of land containing 1.4761 acres of land or 64,297 square feet, located in the Robert Vince Survey, Abstract 76, Harris County, Texas; Said 1.4761 acre tract being all of a called 5,824, 20,578, & 3,847 square foot tracts of record in the name of American Plating Co. in Harris County Clerk's File (H.C.C.F.) Number RP-2020-532680, and being the remainder of a called 1.0008 acre tract of record in the name of American Plating Company, Inc., in H.C.C.F. Number D224108; Said 1.4761 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System South Central Zone (NAD 83)):

BEGINNING at an "X" cut set in concrete for the southeast corner of the herein described tract and the northeast corner of a called 0.1134 acre tract of record in the name of American Plating Co. in H.C.C.F. Number X545374, and being in the centerline of a 60 foot street easement (Wadsworth Street);

THENCE, coincident the south line of the herein described tract and the north line of aforesaid 0.1134 acre tract, South 86 Degrees 39 Minutes 26 Seconds West, a distance of 102.18 feet to a 5/8 inch iron rod with "Gruller" cap set for the southwest corner of aforesaid 5,824 sq. ft. tract, being on the east line of a called 15.47 acre tract of record in the name of B.S. Land Company Inc. in H.C.C.F. Number 20100203400;

THENCE, coincident the west line of aforesaid 5,824 sq. ft. tract and the east line of aforesaid 15.47 acre tract, North 03 Degrees 20 Minutes 34 Seconds West, a distance of 57.00 feet to the northwest corner of said 5,824 sq. ft. tract and the northeast corner of said 15.47 acre tract, being on the south line of aforesaid 20,578 sq. ft. tract;

THENCE, coincident the north line of aforesaid 15.47 acre tract, South 86 Degrees 39 Minutes 26 Seconds West, a distance of 42.79 feet to the northwest corner of said 15.47 acre tract, being on the east line of aforesaid remainder of 1.0008 acre tract;

THENCE, coincident the west line of aforesaid 15.47 acre tract the following eight (8) courses:

1. South 03 Degrees 20 Minutes 34 Seconds East, a distance of 23.50 feet;
2. South 86 Degrees 39 Minutes 26 Seconds West, a distance of 7.80 feet;
3. South 03 Degrees 20 Minutes 34 Seconds East, a distance of 13.50 feet;
4. South 86 Degrees 39 Minutes 26 Seconds West, a distance of 5.00 feet;
5. South 03 Degrees 20 Minutes 34 Seconds East, a distance of 48.80 feet;
6. South 86 Degrees 40 Minutes 01 Seconds West, a distance of 34.31 feet;
7. South 01 Degrees 20 Minutes 53 Seconds East, a distance of 86.20 feet;
8. South 03 Degrees 20 Minutes 34 Seconds East, a distance of 85.71 feet to the southeast corner of the aforesaid 1.0008 acre tract;

THENCE, coincident the south line of aforesaid 1.0008 acre tract, South 86 Degrees 39 Minutes 26 Seconds

West, a distance of 48.62 feet to the southwest corner of the herein described tract, being on the east line of a called 7.076 acre tract of record in the name of Kaja Enterprises Inc. in H.C.C.F. Number P413648;

THENCE, coincident the west line of the herein described tract and the east line of aforesaid 7.076 acre tract; North 03 Degrees 21 Minutes 22 Seconds West, a distance of 430.92 feet to the northwest corner of the herein described tract and the northeast corner of said 7.076 acre tract, being on the south line of a called 1.5904 acre tract of record in the name of IGMG, LLC in H.C.C.F. Number RP-2019-15025;

THENCE, coincident the north line of the herein described tract and the south line of aforesaid 1.5904 acre tract, North 86 Degrees 39 Minutes 26 Seconds East, a distance of 243.80 feet to the northeast corner of both the herein described tract and aforesaid 20,578 sq. ft. tract, being in the centerline of aforesaid Wadsworth Street;

THENCE, coincident the east line of the herein described tract, South 03 Degrees 20 Minutes 34 Seconds East, a distance of 230.27 feet to the **POINT OF BEGINNING** and containing 1.4761 acres of land.