



0.916 ACRE
39,900 SQ. FT.

YAVIER RENAUD
H.C.C.F. NO. P718985

LUIS AYALA BETANCOURT, TERESA AYALA BETANCOURT,
MARIELA H.C.C.F. NO. 2010160953

GENIBO AYALA & APOBACON AYALA
H.C.C.F. NO. P891207

ERIK GAONA & LARA GAONA
H.C.C.F. NO. RP-2018-530139

Facuseh Investments, Ltd. Co.
H.C.C.F. NO. RP-2019-589599

SYMBOLS

- ⊕ = FLUSH VALVE
- ⊕ = WATER VALVE
- ⊕ = WATER METER
- ⊕ = CABLE BOX
- ⊕ = CABLE MARKER
- ⊕ = SANITARY MANHOLE
- ⊕ = CLEAN-OUT
- ⊕ = POWER POLE
- ⊕ = GUY ANCHOR
- ⊕ = SIGN
- ⊕ = GAS METER

ABBREVIATIONS

- CH LINK = CHAIN LINK
- CLIR = CAPPED IRON ROD
- H.C.C.F. = HARRIS COUNTY CLERK'S FILE
- H.C.D.R. = HARRIS COUNTY DEED RECORDS
- H.C.P.R. = HARRIS COUNTY PLAT RECORDS
- FNC = FENCE
- FOUN = FOUND
- IR = IRON ROD
- IRL = IRON LINK
- PAE = PALE OF BEGINNING
- POB = POINT OF BEGINNING
- ROB = RIGHT OF WAY
- SOFT = SQUARE FEET
- TP = TYPICAL
- VOL = VOLUME

GRAPHIC SCALE

(IN US SURVEY FEET)

1 inch = 20 ft.

FIELD NOTES FOR 0.916 ACRE

Being a tract containing 0.916 acre of land located in the NE Waters Survey, A-873, in Harris County, Texas. Said 0.916 acre being a portion of Block "S", Alameda, a subdivision recorded in Volume 3, Page 36 of the Harris County Map Records (H.C.M.R.). Said 0.916 acre being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

BEGINNING at a 1 inch iron pipe found at the southwest corner of a call 2.0661 acre tract recorded in the name of Xavier Renaud under Harris County Clerk's File (H.C.C.F.) No. P718985 and being on the east Right-of-Way (R.O.W.) line of Alameda School Road (60 feet wide) as recorded in said Volume 3, Page 36 of the H.C.M.R.;

THENCE, with the south line of said 2.0661 acre tract, North 87 degrees 35 minutes 33 seconds East, a distance of 300.00 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the southeast corner of said 2.0661 acre tract and being on the west line of said 2.0661 acre tract, North 87 degrees 35 minutes 33 seconds East, a distance of 300.00 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set on the address east R.O.W. line of Alameda School Road;

THENCE, with said east R.O.W. line, North 02 degrees 24 minutes 27 seconds East, a distance of 133.00 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set on the east line of said 2.0661 acre tract, North 02 degrees 24 minutes 27 seconds East, a distance of 133.00 feet to the POINT OF BEGINNING under H.C.C.F. No. P691207;

THENCE, with the north line of said Alameda tract, a tract of land recorded in the name of Erik Gaona and Lara Gaona under H.C.C.F. No. RP-2018-530139 and a tract of land recorded in the name of Byron Huzyuk under H.C.C.F. No. S88666, South 87 degrees 35 minutes 33 seconds West, a distance of 300.00 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set on the address east R.O.W. line of Alameda School Road;

THENCE, with said east R.O.W. line, North 02 degrees 24 minutes 27 seconds West, a distance of 133.00 feet to the POINT OF BEGINNING and containing 0.916 acre of land.

This is to certify that this plat and the survey on which it is based were prepared in accordance with the minimum standards promulgated by the Texas Board of Professional Engineering and Land Surveying. Field Work was completed on October 3, 2019.

GBI Partners, L.P.

Kyle B. Duckett
Registered Professional Land Surveyor
Texas Registration No. 6340

Notes:

- This survey was prepared with the benefit of information contained in an existing Commitment for Title Insurance, GN No. 19-03-1039, Alameda School Road bridge crossing Clear Creek, located approximately 0.9 mile south of Beltway 8 South. Elev=60.66 NAVD88 (2001 Adjustment)
- According to FEMA Flood Insurance Rate Map (FIRM) No. 48201C10104, map revised May 2, 2019, the surveyed tract lies in Zone X (unshaded).
- Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS observations. Distances are surface values and may be converted to grid by applying the combined adjustment factor 0.999875039583.

**BEING A PORTION OF BLOCK "S", ALAMEDA,
A SUBDIVISION RECORDED IN VOLUME 3, PAGE 36
OF THE HARRIS COUNTY MAP RECORDS,
LOCATED IN THE
N.B. WATERS SURVEY, A-873
HARRIS COUNTY, TEXAS**

0.916 ACRE

**PLAT OF SURVEY &
EXHIBIT OF TOPOGRAPHY**

0.916 ACRE

GBI PARTNERS, L.P.
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FBSA FIRM #10158300 • www.GBISurvey.com

SCALE: 1" = 20'
JOB NO. 195610
DATE: 10/09/2019
DRAWN BY: N.M.
FIELD BOOK: 19128
DWG: 195610