

JOHN AUSTIN TWO LEAGUE GRANT A - 1

METES AND BOUNDS DESCRIPTION

0.2976 acres of land from a tract of land out of that certain 5.5 acre tract out of the John Austin Two League Grant in the City of Houston in Harris County, Texas, conveyed to S. R. Smith by M. E. Via, et al, by deed dated May 21, 1921, and recorded in volume 482 page 116 of the deed records of Harris County, Texas, said 0.2976 acre tract being more particularly described as follows:

COMMENCING at a city of Houston monument number 5359-1607, located in the esplanade in the center on Cavalcade on the west side of Fulton;

THENCE S 30 degrees 05 minutes 49 seconds E a distance of 49.75 feet to a 1/2 inch iron rod set for corner, said point being on the west right-of-way line of Fulton and the south right-of-way line of Cavalcade to the POINT OF BEGINNING;

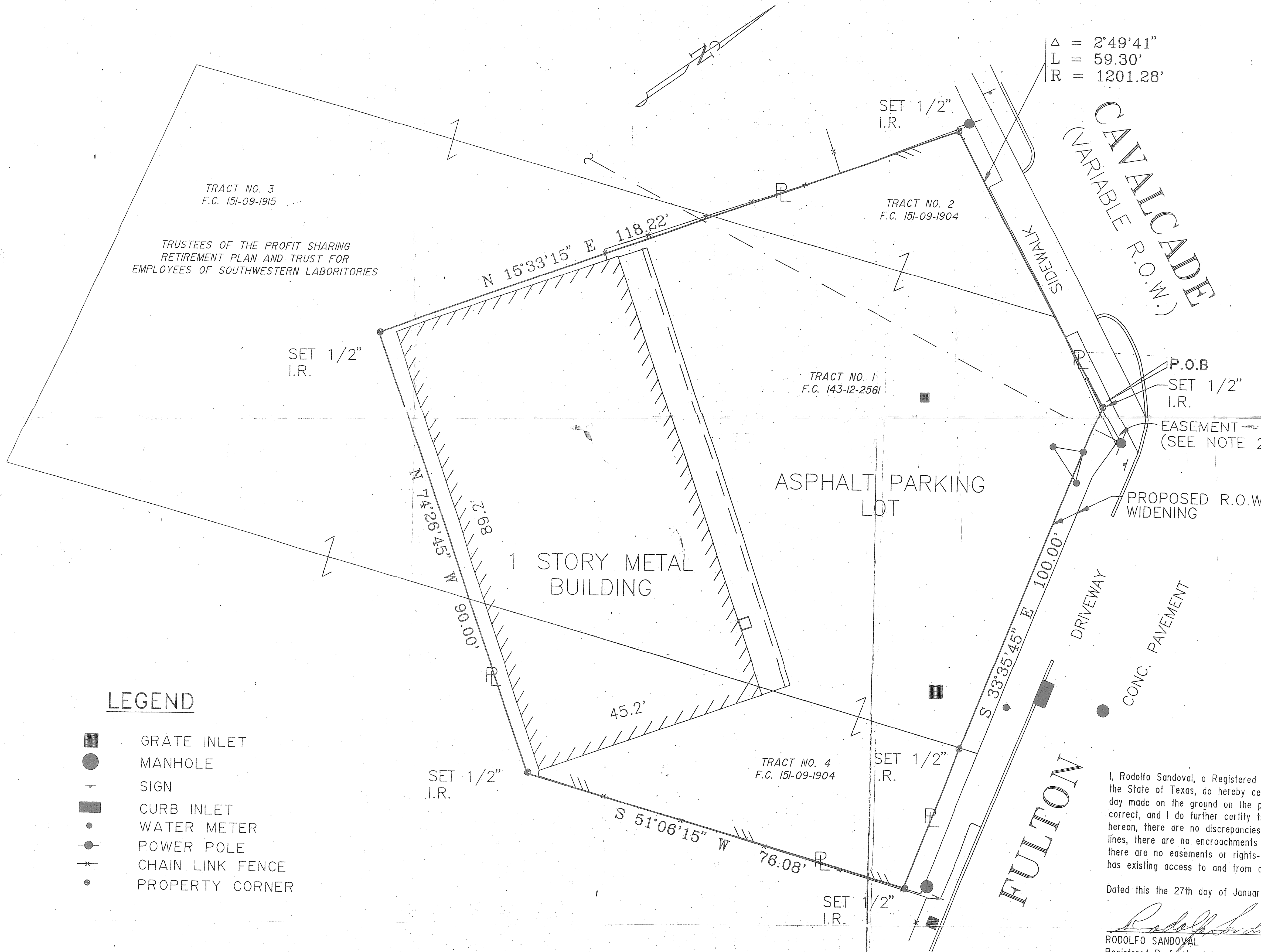
THENCE S 33 degrees 35 minutes 45 seconds E along the west right-of-way line of Fulton a distance of 100.00 feet to a 1/2 inch iron rod set for corner;

THENCE S 51 degrees 06 minutes 15 seconds W a distance of 76.08 feet to a 1/2 inch iron rod set for corner;

THENCE N 74 degrees 26 minutes 45 seconds W a distance of 90.00 feet to a 1/2 inch iron rod set for corner;

THENCE N 15 degrees 33 minutes 15 seconds E a distance of 118.22 feet to a 1/2 inch iron rod set for corner on the south right-of-way line of Cavalcade;

THENCE along a curve to the left with a delta of 2 degrees 49 minutes 41 seconds, an arc length of 59.30 feet, and a radius of 1201.28 feet, said curve being the south right-of-way line of Cavalcade to the POINT OF BEGINNING and containing 0.2976 acres of land (12,966 square feet of land).



LEGEND

- GRATE INLET
- MANHOLE
- + SIGN
- CURB INLET
- WATER METER
- POWER POLE
- ✱ CHAIN LINK FENCE
- PROPERTY CORNER

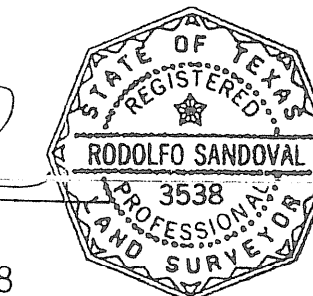
GENERAL NOTES

1. This survey is tied to the City of Houston monumentation system.
Monument no. 5359-1607
X = 3151600.79
Y = 734039.09
Elev = 55.50
1973 Adjustment
2. 15 foot guy easement and 10 foot H.L. & P. easement as shown taken from H.L. & P. sketch no. 76-1008 dated December 9, 1976.
3. This site lies outside the 100-year flood plain (zone C) according to Community Panel No. 480296 0090 C, dated September 27, 1985.

I, Rodolfo Sandoval, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground on the property described hereon, is correct, and I do further certify that, except as shown or noted hereon, there are no discrepancies or conflicts in boundaries, there are no encroachments or overlapping of improvements, there are no easements or rights-of-way, and the subject property has existing access to and from a dedicated roadway.

Dated this the 27th day of January, 1992.

Rodolfo Sandoval
RODOLFO SANDOVAL
Registered Professional Land Surveyor No. 3538



SANDOVAL CONSULTING ENG., INC.
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HOUSTON, TEXAS 77008
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BOUNDARY SURVEY OF
PETTYGREW SMITH AUTO PARTS STORE,
POPLAR GROVE ADDITION LOT NO. 5
HARRIS COUNTY, TEXAS

SCALE: 1"=10'

DATE: 1/26/92

DRAWN BY: R.S.J.

CHECK BY: R.S.