

Line Table		
No.	Bearing	Length
L1	N77°47'43"E	2.95'

STATE HIGHWAY No. (73)
(A.K.A. I.H.10)
(WIDTH VARIES) (EAST BOUND FRONTAGE ROAD)
(TEXAS STATE HIGHWAY DEPARTMENT)
(CONTROL 508 SECTION I)

GEO. C. DAVIS SURVEY, A-1472

METES AND BOUNDS DESCRIPTION
1.958 ACRES (85,309 SQUARE FEET)
REMAINDER OF LOT 15
HURON SUBDIVISION
GEO. C. DAVIS SURVEY, A-1472
CITY OF BAYTOWN, HARRIS COUNTY, TEXAS

Being a tract or parcel containing 1.958 acres (85,309 square feet) situated in the Geo. C. Davis Survey, Abstract Number (No.) 1472, City of Baytown, Harris County, Texas, being all of the remainder of Lot 15 of HURON SUBDIVISION, a subdivision plat of record in Volume (Vol) 44, Page (Pg) 53 of the Harris County Map Records (H.C.M.R.), same being all of a tract of land conveyed to Kensingier Properties, Limited as recorded under Harris County Clerk's File (H.C.C.F.) No. X389466 & X305572; said 1.958 acre tract being more particularly described by metes and bounds as follows: (Bearings stated herein are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83):

BEGINNING at a 5/8-inch iron rod with cap stamped "Terra Surveying" set in the south right-of-way (R.O.W.) line of State Highway No. (73) Also-Known-As Interstate Highway (I.H.) 10 (width varies) as referenced on Texas State Highway Department Control 508 Section I, same being the southeast corner of a called 0.042 acre tract of land conveyed to the County of Harris, State of Texas as recorded by deed in Vol. 3161, Pg. 571 of the Harris County Deed Records and the northeast corner of the herein described tract, from which a found 1/2-inch iron rod bears South 32°49' East, 2.96 feet;

THENCE, South 12°12'17" East, departing said south R.O.W. line of I.H. 10 and along the common line of Lot 16 and said remainder of Lot 15 of said Huron Subdivision, a distance of 420.41 feet to a point in the north line of Lot 24 of Highland Farms, a subdivision plat of record in Vol. 10 Pg. 47 of the H.C.M.R. and being the southeast corner of the herein described tract, from which a found 1/2-inch iron pipe bears North 67°25' East, 0.83 feet;

THENCE, South 77°47'43" West, a distance of 200.00 feet to a found 1/2-inch iron rod with cap stamped "RPLS4980" in the north line of Lot 23 of said Highland Farms, same being the common south corner of the remainder of said Lot 15 and Lot 14 of said Huron Subdivision and marking the southwest corner of the herein described tract;

THENCE, North 12°12'17" West, a distance of 435.60 feet to a found 1/2-inch iron rod with cap stamped "RPLS 4880" in the aforesaid south R.O.W. line of said I.H. 10, same being common north corner of the remainder of said Lot 15 and said Lot 14;

THENCE, continuing along said south R.O.W. line of I.H. 10, the following three (3) courses:

North 77°47'43" East, a distance of 2.95 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the west corner of the aforesaid 0.042 acre tract and marking an angle point, from which a found Texas Department of Transportation Monument (broken) bears North 02°20' West, 3.57 feet;

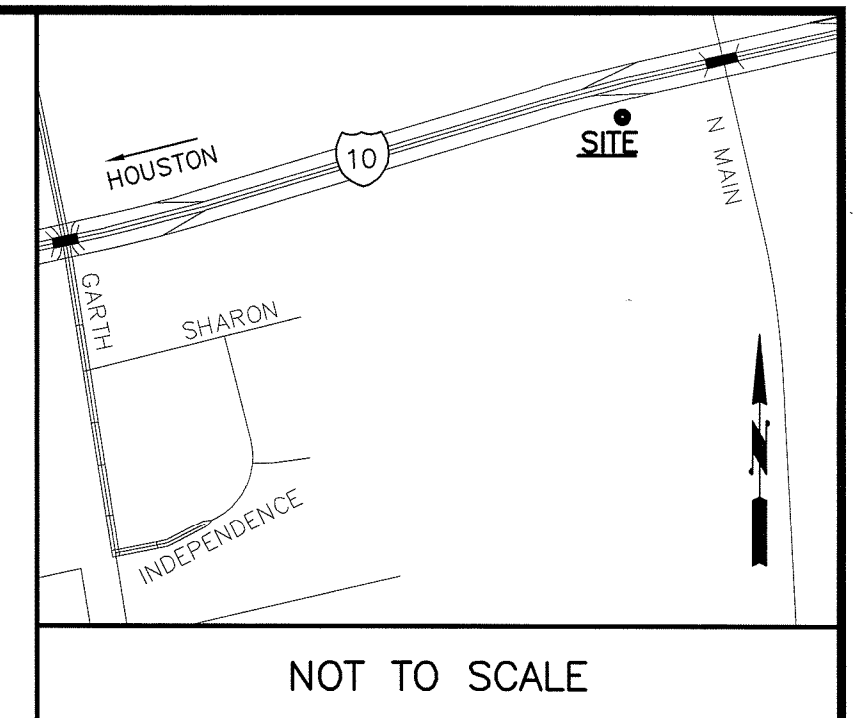
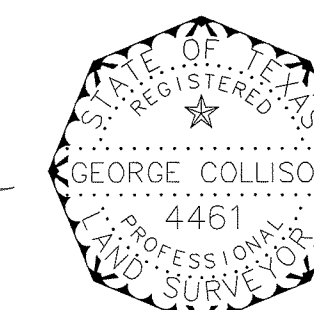
North 83°23'43" East, a distance of 152.98 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking an angle point;

North 78°07'43" East, a distance of 44.80 feet to the POINT OF BEGINNING and containing 1.958 acres (85,309 square feet) of land.

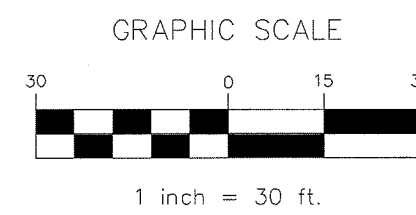
TO: KENSINGER PROPERTIES LIMITED, a Texas limited Partnership
CHARTER TITLE COMPANY, as agent for
FIDELITY NATIONAL TITLE INSURANCE COMPANY

I hereby certify that this plat correctly represents a survey made on the ground under my supervision on April 4, 2014, and that said survey complies with the current Texas Society of Professional Surveyors Standards for Land Surveys for a Category 1A, Condition II Land Title Survey.

George Collison
Registered Professional
Land Surveyor
Texas Registration No. 4461



NOT TO SCALE



PIPELINE MARKER LEGEND:
ENERGY TRANSFER (800)392-1965

SYMBOL LEGEND:	ABBREVIATIONS LEGEND:
☉ TELEPHONE PULL BOX	A.K.A. ALSO-KNOWN-AS
☐ SERVICE POLE	CM CONTROLLING MONUMENT
☐ UTILITY POLE	FOCM FIBER OPTIC CABLE MARKER
☐ PIPELINE MARKER	H.C.C.F. HARRIS COUNTY CLERK'S FILE
☐ ELECTRIC METER	H.C.M.R. HARRIS COUNTY MAP RECORDS
☐ CORNER MARKER (SEE DESCRIPTION)	IP IRON PIPE
☐ FIBER OPTIC CABLE MARKER	IR IRON ROD
	MON MONUMENT
	PLM PIPELINE MARKER
	PVCR PVC RISER
	P.O.B. POINT OF BEGINNING
	SET IR SET 5/8" IR WITH PLASTIC CAP STAMPED "TERRA SURVEYING"
	TEMP TEMPORARY
	WCS WITH CAP STAMPED

NOTES:

- This survey reflects boundary and easement information as per a commitment for title insurance issued by Charter Title Company, as agent for Fidelity National Title Insurance Company, G.F. Number 1017003145, dated effective March 3, 2014, date issued March 13, 2013; no additional research regarding the existence of easements or restrictions of record has been performed by Terra Surveying, Inc.
- This tract lies in Zone "X" (unshaded), designated as "Areas determined to be outside the 2% annual chance floodplain", as per the National Flood Insurance Program FIRN Community Panel Number48201C0765L, latest available published revision dated June 18, 2007.
- Any future development of this tract is subject to requirements per City of Houston Ordinance Number 99-262, which stipulates platting and setbacks constraints. Proposed usage of this tract will determine actual building setback line(s) along any adjoining streets. Refer to City of Houston building codes to establish minimum published setback requirements. Ultimately the City of Houston Planning Commission will determine required setbacks upon review of plans or plats submitted to said Commission. This tract may require platting as a condition for receiving building permits.
- There are no natural drainage courses on the subject tract.
- Mineral Rights are not survey related and therefore not a part of this survey.
- This tract is subject to the restrictive covenants of record in Volume 44, Page 53 of the Harris County Map Records and those filed for record in Volume 2738, Page 229 of the Harris County Deed Records.
- Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
- Fences shown hereon are graphic only, with dimensioned ties shown at specific locations where they were physically measured; the fence lines may meander between said measured locations.
- There is no zoning in the City of Houston or in Harris County, Texas.
- The subject tract lies within the boundaries of that certain 361 acres annexed into the City of Baytown by Ordinance No. 10,965 as recorded under Harris County Clerk's File Number 20080591333.
- This tract lies within a General Commercial (GC) Zone and is subject to the developmental requirements of the City of Baytown, Texas.
- Subject property has frontage or abuts East Freeway (I-10) which is a controlled access highway.
- All bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone No. 4204, NAD 83.
- This tract is subject to unlocated pipeline easements to Houston Pipe Line Company as recorded in Volume 2219, Page 586 and in Volume 3175, Page 689 of the Harris County Deed Records. (Blanket, not plottable).
- This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named above and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

REV.NO.	DESCRIPTION	BY	DATE	APP.

A LAND TITLE SURVEY
1.958 ACRES (85,309 SQ. FT.)
THE REMAINDER OF LOT 15
HURON SUBDIVISION
SITUATED IN THE
GEO. C. DAVIS SURVEY, A-1472
CITY OF BAYTOWN, HARRIS COUNTY, TEXAS

TERRA SURVEYING CO., INC.		3000 WILCREST DR. - SUITE 210 HOUSTON, TEXAS 77042 (713) 993-0327 - FAX (713) 993-9231	
DRAWN BY: G. MATA	SCALE: 1" = 30'	KEY MAP: 461 U&Y	
CHECKED BY: <i>EC</i>	DATE: APRIL 4, 2014	PROJECT No.1611-1401-S	
APPROVED BY: <i>EC</i>	FIELD BOOK: 14-13	SHEET 1 OF 1	