

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

NEUHAUS AVENUE

(70' PUBLIC RIGHT-OF-WAY)

- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLDG - BUILDING
 - ESMT - EASEMENT
 - FND - FOUND
 - HL&P - HOUSTON LIGHTING & POWER
 - IP - IRON PIPE
 - IR - IRON ROD
 - HCF - HARRIS COUNTY CLERKS FILE
 - HCDR - HARRIS COUNTY DEED RECORDS
 - HCMR - HARRIS COUNTY MAP RECORDS
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - PS - PARKING SPACES
 - ROW - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - UE - UTILITY EASEMENT
 - WF - WROUGHT IRON FENCE
 - CLF - CHAIN LINK FENCE
 - CONC - CONCRETE
 - CC - COVERED CONCRETE
 - OE - OVERHEAD ELECTRIC LINES
 - WF - WOOD FENCE
 - WIF - WROUGHT IRON FENCE
 - GW - GUY WIRE
 - CB - CATCH BASIN
 - CBX - CABLE BOX
 - EB - ELECTRIC BOX
 - EMH - ELECTRIC MH
 - FH - FIRE HYDRANT
 - FOM - FIBER OPTIC MARKER
 - FP - FLAG POLE
 - GM - GAS METER
 - GV - GAS VALVE
 - CI - CURB INLET
 - LP - LIGHT POLE
 - MH - MANHOLE
 - MW - MONITORING WELL
 - PM - PIPELINE MARKER
 - PP - POWER POLE
 - SP - SERVICE POLE
 - SMH - SANITARY MANHOLE
 - SM - STORM MANHOLE
 - TP - TELEPHONE PEDESTAL
 - TR - TRANSFORMER
 - TSB - TRAFFIC SIGNAL BOX
 - TSP - TRAFFIC SIGNAL POLE
 - UCM - UNDERGROUND CABLE MARKER
 - WW - WATER WELL
 - WM - WATER METER
 - WV - WATER VALVE
 - VL - VOL. 104, PG. 1 HCMR

TRACT 2, BLOCK 2
CENTRAL INDUSTRIAL PARK
VOL. 104, PG. 1 HCMR

3/4" SMOOTH LEAD TRACK EASEMENT
CENTERED ON PROPERTY LINE

N 00°26'00" W

675.00'

FND. 5/8" IR BEARS
N 83°21' W 0.62'

ONE STORY
TILT WALL
BUILDING
(106,461 SQ. FT.)
31.4' HIGH

6.1983 ACRES
(270,000 SQ. FT.)

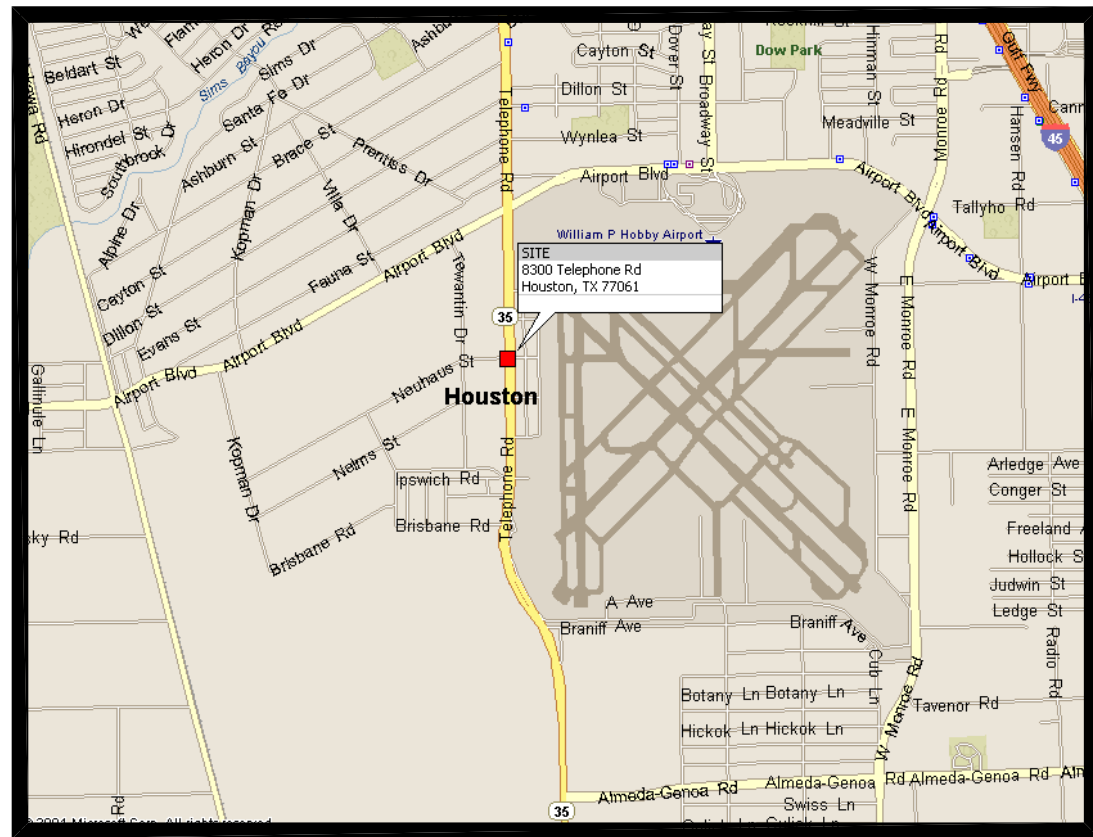
TELEPHONE ROAD
(120' PUBLIC RIGHT-OF-WAY)

POINT OF BEGINNING
FND. 3/4" IR

S 00°26'00" E

675.00'

FND. 5/8" IR



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

BEING A 6.1983 ACRE TRACT OF LAND OUT OF TRACT 1, BLOCK 2, CENTRAL INDUSTRIAL PARK, FIRST SECTION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 104, PAGE 1, HARRIS COUNTY MAP RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 3/4" IRON ROD FOUND MARKING THE WEST RIGHT-OF-WAY LINE OF TELEPHONE ROAD (120 FEET WIDE) WITH THE SOUTH RIGHT-OF-WAY LINE OF NEUHAUS AVENUE (70 FEET WIDE);

THENCE SOUTH 00 DEGREES 26 MINUTES 00 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID TELEPHONE ROAD, A DISTANCE OF 675.00 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER;

THENCE SOUTH 89 DEGREES 34 MINUTES 00 SECONDS WEST, A DISTANCE OF 400.00 FEET TO A POINT IN THE EAST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY'S LEAD TRACK NO. 8 AS NOW CONSTRUCTED FOR THE SOUTHWEST CORNER, FROM WHICH A 5/8" IRON ROD FOUND BEARS NORTH 83 DEGREES 21 MINUTES WEST, A DISTANCE OF 0.62 FEET;

THENCE NORTH 00 DEGREES 26 MINUTES 00 SECONDS WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID RAILWAY, A DISTANCE OF 675.00 FEET TO A 5/8" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID NEUHAUS AVENUE FOR THE NORTHWEST CORNER;

THENCE NORTH 89 DEGREES 34 MINUTES 00 SECONDS EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID NEUHAUS AVENUE, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.1983 ACRES (270,000 SQUARE FEET) OF LAND MORE OR LESS.

PARKING SPACES
REGULAR PARKING - 78 SPACES
HANDICAP PARKING - 0 SPACES
TOTAL PARKING - 78 SPACES

- NOTES:**
- ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
 - SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING SETBACK LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. CTH-COM-C71125140572JK OF CHICAGO TITLE INSURANCE COMPANY.
 - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 - 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.
 - SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 - THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
 - THERE IS NO ZONING IN THE CITY OF HOUSTON. (NOT PROVIDED BY INSURER)

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48201C 0895L, DATE 06-18-07, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED, SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SURVEYOR'S CERTIFICATION

TO: SMART RAGS RECYCLERS, INC., LINCOLN FINANCIAL & CHICAGO TITLE INSURANCE COMPANY

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I, hereby certify that this survey was made on the ground and completed on this 1st day of February, 2012 and that this plot correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition I Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GF CTH-COM-C71125140572JK of CHICAGO TITLE INSURANCE COMPANY

Fred W. Lawton
Fred W. Lawton, Registered Professional Land Surveyor No. 2321



"SURVEY OF"

A 6.1983 ACRE TRACT OF LAND OUT OF TRACT 1, BLOCK 2, CENTRAL INDUSTRIAL PARK, FIRST SECTION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 104, PAGE 1, HARRIS COUNTY MAP RECORDS

ADDRESS: 8300 TELEPHONE ROAD
HOUSTON, TEXAS 77061

JOB NO: 132-12
DATE: 02-01-12

SCALE: 1" = 30'
SHEET 1 OF 1

REVISIONS:	
NO.	DESCRIPTION

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77062
281-556-6918 FAX 281-556-9331

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