



RAILROAD COMMISSION OF TEXAS

OIL AND GAS DIVISION

VOLUNTARY CLEANUP PROGRAM FINAL CERTIFICATE OF COMPLETION RELYING ON INSTITUTIONAL CONTROLS

As provided for Chapter 91, Subchapter 0, Texas Natural Resource Code.

I, PETER G. POPE, ASSISTANT DIRECTOR OF THE SITE REMEDIATION SECTION, OIL AND GAS DIVISION, RAILROAD COMMISSION OF TEXAS, CERTIFY UNDER CHAPTER 91, SUBCHAPTER 0, TEXAS NATURAL RESOURCE CODE, THAT NECESSARY RESPONSE ACTIONS HAVE BEEN COMPLETED FOR VOLUNTARY CLEANUP PROGRAM NO. 03-90003 AS OF 16 OCTOBER 2012 FOR THE TRACT OF LAND DESCRIBED IN EXHIBIT "A", BASED ON THE AFFIDAVIT OF COMPLETION OF RESPONSE ACTION AND INSTITUTIONAL CONTROLS, EXHIBIT "B" AND WHICH ARE FURTHER DESCRIBED IN THE APPROVED FINAL REPORT FOR THE SITE. APPLICANTS WHO WERE NOT RESPONSIBLE PARTIES UNDER SECTION 91.113 ON THE DATE OF ISSUANCE OF THIS CERTIFICATE ARE QUALIFIED TO OBTAIN THE PROTECTION FROM LIABILITY PROVIDED BY CHAPTER 91, SUBCHAPTER 0, TEXAS NATURAL RESOURCE CODE.

EXECUTED this the 16th day of October 2012.

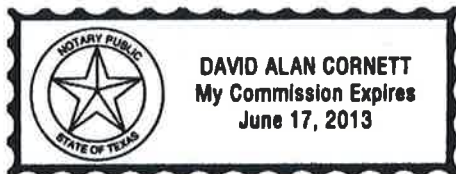

Peter G. Pope, P.G.
Assistant Director, Site Remediation

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, personally appeared Peter G. Pope, Assistant Director, Remediation Section, of the Railroad Commission of Texas, known to me to be the person and agent of said commission whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, *this the 16th day of October 2012.*





Notary Public in and for the State of Texas

EXHIBIT "A"
RAILROAD COMMISSION OF TEXAS
VOLUNTARY CLEANUP PROGRAM
LEGAL DESCRIPTION 2.999 ACRE TRACT

VCP No. 03-90003



METES AND BOUNDS DESCRIPTION
2.999 ACRES (130,627 SQUARE FEET)
JAMES HAMILTON SURVEY, ABSTRACT NUMBER 887
B.B.B. & C. RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 179
HOUSTON, HARRIS COUNTY, TEXAS

Being a tract or parcel containing 2.999 acres (130,627 square feet) of land situated in the James Hamilton Survey, Abstract Number 887 and the B.B.B. & C. Railroad Company Survey, Abstract Number 179, Harris County, Texas; being out of and a portion of the Replat of Unrestricted Reserve "E", Lakes at 610, Section Two, a plat of subdivision recorded in Volume 322, Page 137 Harris County Map Records (H.C.M.R.); being out of and a portion of the Pye Martyr & Fox Subdivision as recorded in Volume 1, Page 120 H.C.M.R., Harris County, Texas; and being all of that certain called 0.982 acre tract as recorded under H.C.C.F. Number W692498, Harris County, Texas; and being all of that certain called 2.018 acre tract as recorded under H.C.C.F. Number Y294667, Harris County, Texas; said 2.999 acre tract being more particularly described as follows (bearings are based on the record information contained in the deed recorded under H.C.C.F. Numbers W130111 and E901231):

BEGINNING at a cut "X" set on the corner of a concrete electrical box in the east right-of-way (R.O.W.) line of Buffalo Speedway (100-foot wide R.O.W.) as delineated by Lakes At 610, Section Two, a plat of subdivision recorded in Volume 315, Page 13 H.C.M.R., marking the northeast corner of Buffalo Speedway Extension as delineated by the plat recorded at Film Code Number 613118 H.C.M.R., and established by information shown on the City of Houston Public Works and Engineering Department Drawing Number 45826, Survey Control Map, Sheets 1 through 4, being in the north line of said B.B.B. & C. Railroad Company Survey, in the north line of said Pye Martyr & Fox Subdivision, in the north line of a called 7.58 acre tract as recorded under H.C.C.F. Number B333302, and in the south line of the James Hamilton Survey, Abstract Number 887, said cut "X" marking the southwest corner of said Replat of Unrestricted Reserve "E", Lakes At 610, Section Two, marking the southwest corner of said called 0.982 acre tract, and marking the northwest corner of said called 2.018 acre tract;

THENCE, North 03°11'07" West, along the east R.O.W. line of existing Buffalo Speedway, along the west line of said Unrestricted Reserve "E" and along the west line of said called 0.982 acre tract, a distance of 22.59 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set marking the southwest end of a cut-back line at the intersection of said east R.O.W. line of Buffalo Speedway with the south R.O.W. line of West Bellfort Boulevard as delineated by said Lakes At 610, Section Two, and marking the most southerly northwest corner of said Unrestricted Reserve "E" and said called 0.982 acre tract and the herein described tract;

THENCE, North 32°44'30" East, along said cut-back line, along the westerly line of said Unrestricted Reserve "E" and along the westerly line of said called 0.982 acre tract, a distance of 24.29 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set marking the northeast end of said cut-back line and marking the most northerly northwest corner of said Unrestricted Reserve "E" and said called 0.982 acre tract and the herein described tract;

THENCE, North 68°40'07" East, along the southerly R.O.W. line of West Bellfort Boulevard (100-foot wide R.O.W.), along the northerly line of said Unrestricted Reserve "E" and along the northerly line of said called 0.982 acre tract, a distance of 415.94 feet to a point for the northwest corner of a called 7.0721 acre tract as recorded under H.C.C.F. Number 20060283641 and for the northeast corner of said called 0.982 acre tract and the herein described tract, from which a found 5/8-inch iron rod bears North 09°51'33" East, 0.21 feet;

METES AND BOUNDS DESCRIPTION
2.999 ACRES
PAGE 2 OF 2

THENCE, South 03°11'14" East, departing said southerly R.O.W. line of West Belfort Boulevard, along the west line of said called 7.0721 acre tract and along the east line of said called 0.982 acre tract, a distance of 171.80 feet to a point in north line of the aforesaid called 7.58 acre tract and in the north line of Restricted Reserve "A" (12.00 Acres), Buffalo Lakes Apartments, a plat of subdivision recorded at Film Code Number 635105 H.C.M.R. and in the south line of said Replat of Unrestricted Reserve "E", Lakes At 610, Section Two, and being the southeast corner of said called 0.982 acre tract, from which a found 5/8-inch iron rod bears North 03°11'14" West, 0.30 feet;

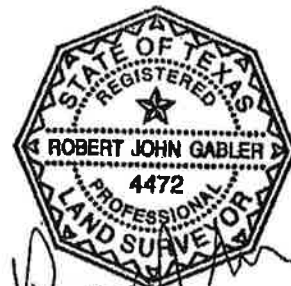
THENCE, South 86°48'53" West, along the north line of said B.B.B. & C. Railroad Company Survey, the north line of said called 7.58 acre tract, and the north line of said Restricted Reserve "A" (12.00 Acres), Buffalo Lakes Apartments, and along the south line of the James Hamilton Survey, Abstract Number 887, the south line of said Replat of Unrestricted Reserve "E", Lakes At 610, Section Two, the south line of said called 0.982 acre tract, a distance of 0.25 feet to a point for the most northerly northwest corner of said Restricted Reserve "A", from which a found 5/8-inch iron rod with cap stamped Brown-Gay bears South 03°11'14" East, 0.08 feet;

THENCE, South 03°11'14" East, along a westerly north-south line of said Restricted Reserve "A" (12.00 Acres), Buffalo Lakes Apartments, a distance of 213.24 feet to a 5/8-inch iron rod with cap stamped Brown-Gay found marking an interior corner of said Restricted Reserve "A" and marking the southeast corner of the herein described tract;

THENCE, South 86°56'34" West, along a northerly east-west line of said Restricted Reserve "A" (12.00 Acres), Buffalo Lakes Apartments, a distance of 420.25 feet (called 420.52 feet) to a cut "X" in concrete set in the curved east R.O.W. line of the aforesaid Buffalo Speedway, said cut "X" marking the most westerly northwest corner of said Restricted Reserve "A" and the southwest corner of the herein described tract;

THENCE, Northerly, along the east R.O.W. line of said Buffalo Speedway, a distance of 212.68 feet along the arc of a curve to the left, having a radius of 2,050.00 feet, a central angle of 05°56'39" and a chord which bears North 00°13'13" West 212.59 feet to the POINT OF BEGINNING and containing 2.999 acres (130,627 square feet) of land. This description is based on the Land Title Survey and plat made by Terra Surveying Company, Inc., dated March 22, 2005, last updated June 13, 2012, Project Number 1851-0244-S.

Compiled by: Robert Gabler R.P.L.S.
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
March 22, 2005
Revised June 25, 2012
P:\Projects\1851\0244\18510244 Neuhaus MB2999Ac UD June2012.doc



1	UPDATE TO REFLECT CURRENT ADJOINER PLATTING	6-13-12	RS
REV.NO.	DESCRIPTION	DATE	APP.
A LAND TITLE SURVEY OF TWO TRACTS OF LAND OUT OF THE JAMES HAMILTON SURVEY, A-887 B.B.B. & C. RR. CO. SURVEY, A-179 HARRIS COUNTY, TEXAS			
TERRA 3000 WILCREST DR. - SUITE 210 HOUSTON, TEXAS 77042 SURVEYING CO., INC. (713) 993-0327 - FAX (713) 993-9231			
DRAWN BY: RJG	SCALE: 1" = 50'	KEY MAP: 532 T	
CHECKED BY: RJG	DATE: APRIL, 2005	PROJECT No. 1851-0244-S	
APPROVED BY:	FIELD BOOK: 08-19 01-18	SHEET 1 OF 1	

NOTES:

1. This survey reflects boundary and easement information according to a commitment for title insurance issued by Charter Title Company, G.F. Number 1033000568, effective date February 14, 2005, issued February 18, 2005 as to that portion of the called 7.65 acre tract and the commitment for title insurance issued by Stewart Title Guaranty Company, G.F. Number 01113853, dated June 18, 2001 as to the 0.982 acre tract; no additional research regarding the existence of easements or restrictions of record has been performed by Terra Surveying Company, Inc.
2. These tracts lie in Zone "X" (unshaded), being defined as "Areas determined to be outside the 0.2% annual chance floodplain" according to the National Flood Insurance Program FIRM Map Number 48201C0870L, Community Panel Number 480296 0870-L, latest available published revision dated June 18, 2007.
3. Any future development of this tract is subject to requirements per City of Houston Ordinance Number 85-1878 recorded under H.C.C.F. Number N253886 and amended by City of Houston Ordinance Number 1999-262 (unrecorded), 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.
4. Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
5. 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.
6. The bearings as shown hereon are based on the record information contained in the deeds recorded under H.C.C.F. Numbers E901231 and W130111.
7. There exists a second part to this survey, being a separate Metes and Bounds Description of the subject tracts.
8. Due to the dense vegetation and wooded conditions of the 2.017 acre tract, there may be old or abandoned improvements that are not shown hereon.
9. The 0.982 acre tract is subject to the restrictive covenants as set out in Volume 332, Page 137 H.C.M.R. and under H.C.C.F. Numbers H616924, H847943 and H884401.
10. The 2.017 acre tract is subject to restrictive covenants recorded under H.C.C.F. Numbers Y294664 and Y294667.
11. The location of the R.O.W. lines of Buffalo Speedway have been established by information shown on the City of Houston Public Works and Engineering Department Drawing Number 45826 Survey Control Map, Sheets 1 through 4.

ABBREVIATIONS:

AC	acres
AE	aerial easement
ASPH	asphalt
(CM)	controlling monument
CO	cleanout
CLF	chain link fence
CONC	concrete
COV'D	covered
CULV	culvert
EJB	electric junction box
ELEC	electrical
ESMT	easement
EOA	edge of asphalt
FH	fire hydrant
FNC	fence
FND	found
"FND"	found 5/8" iron rod w/plastic cap stamped "Terra Surveying"
FDC	fiber optic cable
GI	grate inlet
GA	guy anchor
GIP	galvanized iron pipe
HCCF	Harris County Clerk's File
HCDR	Harris County Deed Records
HCMR	Harris County Map Records
HL&P	Houston Lighting & Power Co
IP	iron pipe
IR	Iron rod
MH	manhole
MTL	metal
NTS	Not to Scale
PBX	pull box
PED	pedestal
PLM	pipeline marker
PMT	pad mounted transformer
PTP	pinch-top pipe
PVMT	pavement
(R)	record drawing information
RCP	reinforced concrete pipe
ROW	right-of-way
SAN	sanitary
"SET"	set 5/8" iron rod w/plastic cap stamped "Terra Surveying"
STM	storm
SWBT	southwestern bell telephone
S/W	concrete sidewalk
TB	top of bank
TELE	telephone
TYP	typical
UP	utility pole
V./P.	Volume/Page
W/	with

LEGEND OF SYMBOLS:

■	W	WATER METER
⊗	GM	GAS METER
●	B	BOLLARD (GUAF)
⊙	WV	WATER VALVE
⊗	GV	GAS VALVE
⊙		UTILITY POLE
⊙	SN	SIGN (SMALL)
⊙		TRAFFIC SIGN
⊙		TRAFFIC SIGN
⊙		MONITOR WELL
⊙		TELEPHONE PE
⊙		PAD MOUNTED
⊙		STREET LIGHT
— OH —		OVERHEAD
— // —		WOOD FEN
— X —		BARB WIR
— T —		TOP BANK
— ··· —		DITCH FL
— → —		GUY LINE

WEST BELLFORT BLVD.
(100-FOOT WIDE R.O.W.)

CONC.

LOT 31

LOT 34

9
RUSTIN
T

**RAILROAD COMMISSION OF TEXAS
ENVIRONMENTAL RESTRICTIVE COVENANT**

STATE OF TEXAS §

COUNTY OF HARRIS §

This Restrictive Covenant is filed pursuant to the authority of the Railroad Commission of Texas ("**Commission**") to control and clean up pollution caused by activities over which the Commission exercises jurisdiction in accordance with Section 91.113 of the Texas Natural Resources Code, and affects the real property ("**Property**") described as follows:

Neuhaus Investment Company and Keystone Plaza, Ltd., are the current Owners of the **Property** and premises, and appurtenances thereto, located in Harris County, Texas, consisting of a tract containing 2.999 acres situated in the James Hamilton Survey, Abstract Number 887 and the B.B.B. & C. Railroad Company Survey, Abstract Number 179 Harris County, Texas; being out of and a portion of the Replat of Unrestricted Reserve "E", Lakes at 610, Section Two, a plat of subdivision recorded in Volume 322, Page 137 Harris County Map Records (H.C.M.R.); being out of and a portion of the Pye Martyr & Fox Subdivision as recorded in Volume 1, Page 120 H.C.M.R., Harris County, Texas; and being all of that certain called 0.982 acre tract as recorded under H.C.C.F Number W692498, Harris County, Texas; and being all of that certain called 2.018 acre tract as recorded under H.C.C.F. Number Y294667, Harris County, Texas; said 2.999 acre tract being more particularly described as follows (bearings are based on the record information contained in the deed recorded under H.C.C.F. Numbers W130111 and E901231), being more particularly described on **Exhibit A**.

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Groundwater on the entire **Property** is affected by certain chemicals of concern ("**COCs**") and for the purpose of this document the entire **Property** described on **Exhibit A** is also identified as the **Affected Property**.

This restrictive covenant is required for the following reasons:

The **Affected Property** was part of an oil and gas exploration and production lease from the late 1950s to the late 1970s. COCs attributable to the historical oil and gas operations at and in the vicinity of the **Affected Property** impacted soil and groundwater. The conditions were discovered during an environmental investigation of soil and groundwater beneath the **Affected Property** conducted by Terracon Consultants, Inc. ("**Terracon**") conducted in 2008, 2009 and 2010, in accordance with Commission regulations. At the time of filing this Restrictive Covenant, the following COCs remain in the groundwater beneath the **Affected Property**:

Chemical Of Concern	Maximum Concentration (mg/l)
Barium	3.44
Chloride	1,710

The investigation, assessment, remediation and analytical data on the Affected Property are contained in the following reports prepared by Terracon, copies of which are located at the offices of Neuhaus Investment Company, 10500 Northwest Freeway, Suite 130, Houston, Texas 77092:

- (i) Phase I Environmental Site Assessment Report dated 3 November 2008;
- (ii) Supplement Environmental Investigation dated 12 February 2009;
- (iii) Supplemental Environmental Site Investigation dated 13 August 2009; and,
- (iv) Groundwater Monitoring and Soil Excavation Activities Report dated 10 January 2011.

Copies of these reports are also available at the Commission's Austin Office, located at 1701 N. Congress Avenue, Austin, Texas under VCP 03-90003.

The response action has been approved by the Commission based on the presumption that the groundwater beneath the **Affected Property** will not be used for any purpose, except monitoring. Upon the filing of this document, the Commission does not require any further remediation of the **Affected Property** as long as groundwater beneath the **Affected Property** is not used for any purpose, other than for monitoring purposes. The Commission has determined that, subject to the restriction imposed on the use of groundwater, the **Affected Property** currently meets acceptable recognized standards for residential land use. For purposes of this Restrictive Covenant, the term "residential use" means use for dwellings such as single family houses and multi-family apartments, children's homes, nursing homes, residential portions of government-owned lands (local, state or federal), day care facilities, educational facilities, hospitals, residential portions of ranch and farm land, and parks (local, state or federal). This Restrictive Covenant is necessary to assure that all present and future owners of the **Affected Property** are aware of its condition and do not use the **Affected Property** in any manner inconsistent with this restriction. If any person intends to use the groundwater beneath the **Affected Property** in the future in any manner inconsistent with the restrictions described in this covenant, the Commission must be notified at least 60 days in advance of such use. Additional response action contemplating a change in land use or in the size of the assumed exposure area may be necessary. The additional response action must be approved by the Commission and completed prior to the commencement of the new use of the **Affected Property**.

In consideration of the response actions leading to the final approved remediation of the **Affected Property**, the Owners of the **Property** have agreed to place the following restrictions on the **Affected Property** in favor of the Commission and the State of Texas. Now therefore, in consideration of these premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following restrictive covenants in favor of the Commission and the State of Texas are placed on the **Property** described in Exhibit A:

1. Use of the groundwater beneath the **Affected Property** shall not be allowed except for monitoring purposes.
2. Penetration or excavation of the impacted groundwater zones for any purpose shall only be conducted in such a manner as to prevent the migration or release of contaminations to any other zone or media, and to prevent uncontrolled exposure to human and ecological receptors.
3. These restrictions shall be a covenant running with the land.


For additional information, contact:


Railroad Commission of Texas
Site Remediation
P.O. Box 12967
1701 N. Congress
Austin, Texas 78711-2967

As of the date of this Restrictive Covenant, the record owners of fee title to the **Affected Property** are Neuhaus Investment Company and Keystone Plaza, Ltd., both of which have the address of 10500 Northwest Freeway, Suite 130, Houston, Texas 77092.

This Restrictive Covenant may be rendered of no further force or effect only by a release executed by the Commission and filed in the same Real Property Records as those in which this Restrictive Covenant is filed.

Executed this 5th day of October 2012.


Laurence B. Neuhaus, President
Neuhaus Investment Company


Laurence B. Neuhaus, President
White Oak Management, Inc.
Gen Partner of Keystone Plaza, Ltd.

STATE OF TEXAS §

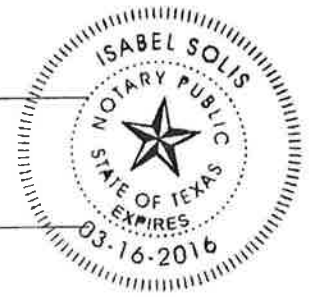
COUNTY OF HARRIS §

BEFORE ME, the undersigned officer, on this day personally appeared Laurence B. Neuhaus, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and in the capacity herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.


Notary Public

03.16.2016
My Commission Expires



Executed this 5th day of October 2012.

FILED

2012 OCT 10 PM 1:36


COUNTY CLERK
HARRIS COUNTY, TEXAS

MAIL TO: LAURENCE B. NEUHAUS JJ
P.O. Box 925567
Houston, TX, 77292-5567

Accepted as Third Party Beneficiary this 9th day of October 2012.

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Railroad Commission of Texas

By: Kathy Keils

Kathy Keils
Printed Name

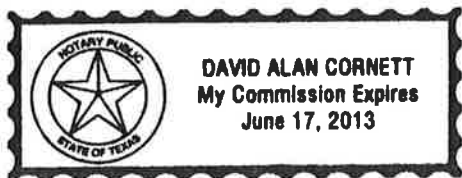
Attorney in Office of General Counsel
Title

STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, on this the 9th day of October 2012, appeared Kathy Keils, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and in the capacity herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.



David Cornett
Signature

Notary Public in and for the State of Texas,
County of Travis
My Commission Expires: 17 Jun 13



METES AND BOUNDS DESCRIPTION
2.999 ACRES (130,627 SQUARE FEET)
JAMES HAMILTON SURVEY, ABSTRACT NUMBER 887
B.B.B. & C. RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 179
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METES AND BOUNDS DESCRIPTION

2.999 ACRES

PAGE 2 OF 2

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Compiled by: Robert Gabler R.P.L.S.

Terra Surveying Company, Inc.

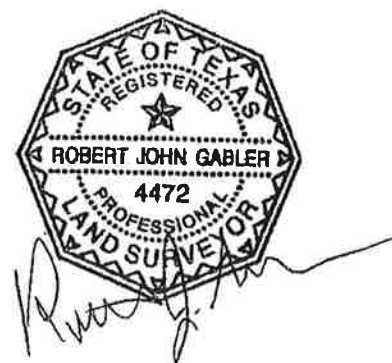
3000 Wilcrest Drive, Suite 210

Houston, Texas 77042

March 22, 2005

Revised June 25, 2012

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1	UPDATE TO REFLECT CURRENT ADJOINER PLATTING	6-13-12	RJG
REV.NO.	DESCRIPTION	DATE	APP.
A LAND TITLE SURVEY OF TWO TRACTS OF LAND OUT OF THE JAMES HAMILTON SURVEY, A-887 B.B.B. & C. RR. CO. SURVEY, A-179 HARRIS COUNTY, TEXAS			
TERRA 3000 WILCREST DR. - SUITE 210 HOUSTON, TEXAS 77042 SURVEYING CO., INC. (713) 993-0327 - FAX (713) 993-9231			
DRAWN BY: RJG	SCALE: 1" = 50'	KEY MAP: 532 T	
CHECKED BY: RJG	DATE: APRIL, 2005	PROJECT No. 1851-0244-S	
APPROVED BY:	FIELD BOOK: 08-19 01-18	SHEET 1 OF 1	

NOTES:

1. This survey reflects boundary and easement information according to a commitment for title insurance issued by Charter Title Company, G.F. Number 1033000568, effective date February 14, 2005, issued February 18, 2005 as to that portion of the called 7.65 acre tract and the commitment for title insurance issued by Stewart Title Guaranty Company, G.F. Number 01113853, dated June 18, 2001 as to the 0.982 acre tract; no additional research regarding the existence of easements or restrictions of record has been performed by Terra Surveying Company, Inc.
2. These tracts lie in Zone "X" (unshaded), being defined as "Areas determined to be outside the 0.2% annual chance floodplain" according to the National Flood Insurance Program FIRM Map Number 48201C0870L, Community Panel Number 480296 0870-L, latest available published revision dated June 18, 2007.
3. Any future development of this tract is subject to requirements per City of Houston Ordinance Number 85-1878 recorded under H.C.C.F. Number N253886 and amended by City of Houston Ordinance Number 1999-262 (unrecorded), 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.
4. Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
5. 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.
6. The bearings as shown hereon are based on the record information contained in the deeds recorded under H.C.C.F. Numbers E901231 and W130111.
7. There exists a second part to this survey, being a separate Metes and Bounds Description of the subject tracts.
8. Due to the dense vegetation and wooded conditions of the 2.017 acre tract, there may be old or abandoned improvements that are not shown hereon.
9. The 0.982 acre tract is subject to the restrictive covenants as set out in Volume 332, Page 137 H.C.M.R. and under H.C.C.F. Numbers H616924, H847943 and H884401.
10. The 2.017 acre tract is subject to restrictive covenants recorded under H.C.C.F. Numbers Y294664 and Y294667.
11. The location of the R.O.W. lines of Buffalo Speedway have been established by information shown on the City of Houston Public Works and Engineering Department Drawing Number 45826 Survey Control Map, Sheets 1 through 4.

ABBREVIATIONS:

AC	acres
AE	aerial easement
ASPH	asphalt
(CM)	controlling monument
CO	cleanout
CLF	chain link fence
CONC	concrete
COV'D	covered
CULV	culvert
EJB	electric junction box
ELEC	electrical
ESMT	easement
EOA	edge of asphalt
FH	fire hydrant
FNC	fence
FND	found
"FND"	found 5/8" iron rod w/plastic cap stamped "Terra Surveying"
FOC	fiber optic cable
GI	grate inlet
GA	guy anchor
GIP	galvanized iron pipe
HCCF	Harris County Clerk's File
HCDR	Harris County Deed Records
HCMR	Harris County Map Records
HL&P	Houston Lighting & Power Co
IP	iron pipe
IR	iron rod
MH	manhole
MTL	metal
NTS	Not to Scale
PBX	pull box
PED	pedestal
PLM	pipeline marker
PMT	pad mounted transformer
PTP	pinch-top pipe
PVMT	pavement
(R)	record drawing information
RCP	reinforced concrete pipe
ROW	right-of-way
SAN	sanitary
"SET"	set 5/8" iron rod w/plastic cap stamped "Terra Surveying"
STM	storm
SWBT	southwestern bell telephone
S/W	concrete sidewalk
TB	top of bank
TELE	telephone
TYP	typical
UP	utility pole
V./P.	Volume/Page
W/	with

LEGEND OF SYMBOLS:

■	WATER METER
W	
⊗	GAS METER
GM	
●	BOLLARD (GUAF)
B	
⊗	WATER VALVE
WV	
⊗	GAS VALVE
GV	
⊗	UTILITY POLE
⊗	
SN	SIGN (SMALL)
⊗	TRAFFIC SIGN
⊗	TRAFFIC SIGN
⊗	MONITOR WELL
⊗	TELEPHONE PEEL
⊗	PAD MOUNTED
⊗	STREET LIGHT
— OH —	OVERHEAD
— // —	WOOD FENCE
— X —	BARB WIRE
— T —	TOP BANK
— · —	DITCH FLOW
— →	GUY LINE

WEST BELLFORT BLVD.
(100-FOOT WIDE R.O.W.)

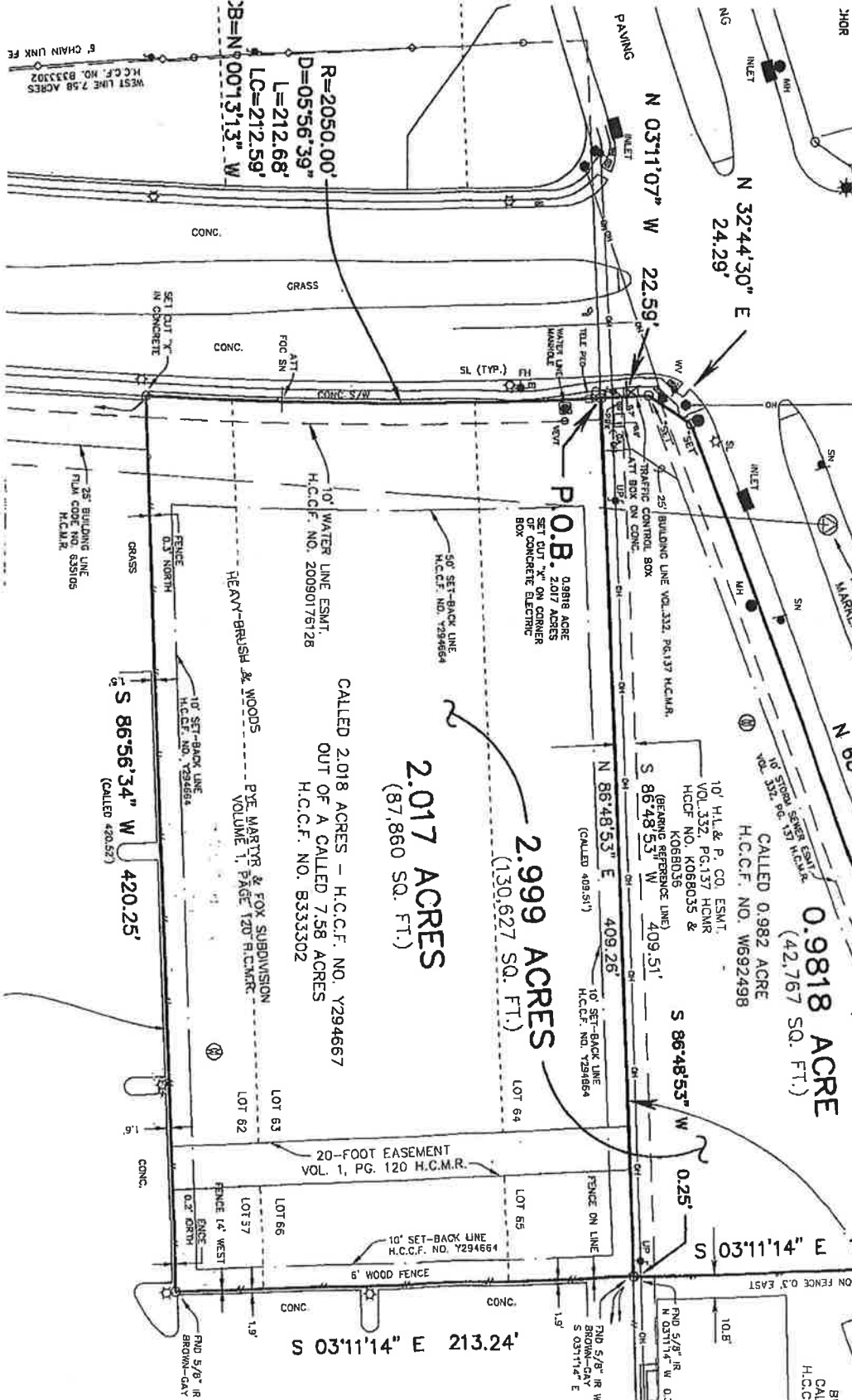
CONC.

C'

1 inch = 50 ft.

BUFFALO SPEEDWAY
(100-FOOT WIDE R.O.W.)
VOL. 315, PG. 13 H.C.M.R.

UTILITY LINES
ENGINE DITCH
LINE
RND 5/8" IR
POND



2.017 ACRES
(87,860 SQ. FT.)

2.999 ACRES
(130,627 SQ. FT.)

0.9818 ACRE
(42,767 SQ. FT.)

CALLED 2.018 ACRES - H.C.C.F. NO. Y294667
OUT OF A CALLED 7.58 ACRES
H.C.C.F. NO. 8333302

20-FOOT EASEMENT
VOL. 1, PG. 120 H.C.M.R.

10' SET-BACK LINE
H.C.C.F. NO. Y294664

S 03°11'14" E 213.24'

S 86°56'34" W 420.25'
(CALLED 420.57')

R=2050.00'
D=05°56'39"
L=212.68'
LC=212.59'
2B=N°001°31'3" W

N 03°11'07" W 22.59'
N 32°44'30" E 24.29'

N 68°40'07" E 415.94'

CALLLED 0.982 ACRE
H.C.C.F. NO. W692498

N 86°48'53" E 409.26'
(CALLED 409.51')

S 86°48'53" W 409.51'
(BEARING REFERENCE LINE)

S 03°11'14" E 171.80'

N 03°11'14" W 0.2'

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

OCT 10 2012



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS