

P.T.  
SET 5/8" I.R.  
W/ "TRI-TECH" CAP

S85°17'50"E  
255.00'

FND 3/4" I.R.

S85°17'50"E  
145.00'

FND 3/4" I.R.

L=39.21'  
R=25.00'

FND 3/4" I.R.

2.034 ACRES  
88,603 SQ. FT.

**SURVEY, A-474**

S04°42'10"W  
330.00'

LOT 1

S04°42'10"W  
305.00'

YONDER WAY  
(80' ROW)

W.FNC 0.6'  
OUTSIDE P.L.

S 79°53'59" E 283.65'

W.FNC 0.8'  
OUTSIDE P.L.

POB  
FNC POST  
N 05° W 0.9'

N85°17'50"W  
170.00'

FND 5/8" I.R. W/  
"DANNENBAUM" CAP

1.046 ACRES  
45,572 SQ. FT.

\*15' B.L.

S32°40'26" W 225.30'

**BLOCK 2  
COMMONS OF LAKE HOUSTON  
SECTION 14  
VOL. 508 PG. 117 H.C.M.R.**

LOT 2

S04°42'10"W  
206.23'

\*15' B.L.

S08°24' W 225.96'

FND 5/8" I.R. W/  
"DANNENBAUM" CAP  
S 65° W 0.3'

LOT 3

L=112.67'  
R=260.00'

FND 5/8" I.R. W/  
"DANNENBAUM" CAP

L=113.21'  
R=260.00'

FND 3/4" I.R.

S54°28'49"W  
22.18'





NOTES:

1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
2. SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
3. EXCEPTIONS FROM COVERAGE LISTED IN SCHEDULE "B" OF TITLE COMMITMENT SHOWN HEREON ARE AS FOLLOWS: H.C.C.F. NOS. P412800, R030040.
4. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED PRIOR TO PLANNING AND/OR CONSTRUCTION.
5. MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.
6. SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
7. ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS AND TITLE INFORMATION OWNER/BUILDER SHOULD VERIFY ALL BUILDINGS LINES, EASEMENTS, RESTRICTION, AND ORDINANCES, IF ANY, AS SHOWN HEREON.
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9. BURIED UTILITIES HAVE NOT BEEN SHOWN, VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
10. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

\*PER ANNEXATION TO BE RECORDED AT LATER DATE

A TRACT OF LAND CONTAINING 1.046 ACRES (45,572 SQUARE FEET) OF LAND OUT OF A CALLED 3327.097 ACRE TRACT DESCRIBED TO COMMONS OF LAKE HOUSTON LTD., AS RECORDED IN HARRIS COUNTY CLERKS FILE NO. P412800, AND BEING OUT OF J.H. ISBELL SURVEY, A-474, SAID 1.046 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

**BEGINNING** AT A POINT BEING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2 AND NORTHWEST CORNER OF LOT 2 BLOCK 2 OF COMMONS OF LAKE HOUSTON SECTION 14, AS RECORDED IN VOL. 508, PG. 117 HARRIS COUNTY MAP RECORDS, AND NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, A FOUND FENCE POST BEARS NORTH 05° WEST A DISTANCE OF 0.9 FEET;

**THENCE** SOUTH 32°40'26" WEST, ALONG THE WEST LINE OF SAID LOT 2 AND COMMON EAST LINE OF HEREIN DESCRIBED TRACT A DISTANCE OF 225.30 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2, THE NORTHWEST CORNER OF LOT 3 AND SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, A FOUND 5/8 INCH IRON ROD WITH "DANNENBAUM" CAP BEARS SOUTH 65° WEST A DISTANCE OF 0.3 FEET;

**THENCE** NORTH 64°08'24" WEST, A DISTANCE OF 225.96 FEET TO A SET 5/8 INCH IRON ROD WITH "TRI-TECH" CAP BEING ON THE EAST RIGHT-OF-WAY OF A PROPOSED 80' ROAD AND SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID ROD BEING ON A CURVE TO THE LEFT,

**THENCE** ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 80' PROPOSED ROAD AND CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET A LENGTH OF 148.53 FEET AND HAVING A CHORD BEARING OF NORTH 17°58'48" EAST, A DISTANCE OF 148.06 FEET TO A FOUND 5/8 INCH IRON ROD WITH "TRI-TECH" CAP MARKING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

DRAWING INFORMATION

JOB NO.: 7910-11  
CALCULATED BY: C. CONDRON  
DRAWN BY: S. GUNAWAN  
SCALE: 1"=60'  
BEARING BASE: REFERRED TO PLAT NORTH  
FIELD CREW: C.WOODLOCK / B.BAUTISTA  
PATH: G:\2011\GLOBAL\7910-11\DWG\1  
PEN TABLE: TRI-TECH.CTB  
DATE: 05-06-11  
COGO VER: ADESK LDD 2004

BOUNDARY SURVEY

PROPERTY INFORMATION

LOT: SEE METES AND BOUNDS  
BLOCK: SEE METES AND BOUNDS  
SUBDIVISION: SEE METES AND BOUNDS  
RECORDING: SEE METES AND BOUNDS  
BORROWER: N/A  
TITLE COMPANY: FIRST AMERICAN TITLE COMPANY, LLC  
GF NO.: 1577219-H166  
GF EFFECTIVE DATE: 04-20-11  
SURVEYED FOR: JOHN ISBELL

1.046 ACRES  
J.H. ISBELL SURVEY, A-474

HUFFMAN, HARRIS COUNTY, TEXAS 77336

, Inc.

Inc.  
Company, L.P.

COM

0800

5848



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**THENCE** SOUTH 79°53'59" EAST, A DISTANCE OF 283.65 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.0468 ACRES (45,572 SQUARE FEET) OF LAND.

#### CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat and/or deeds thereof, indicated hereon.

THIS SURVEY IS NULL AND VOID WITHOUT THE ORIGINAL EMBOSSED SEAL AND SIGNATURE OF SURVEYOR.  
THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.  
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5/16/11

4677

SURVEYOR REGISTRATION

#### FLOOD INFORMATION

F.I.R.M. NO. 48201C PANEL: 0330L  
REVISED DATE 6-18-2007 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

#### BOUNDARY SURVEY

##### PROPERTY INFORMATION

LOT: SEE METES AND BOUNDS

BLOCK: SEE METES AND BOUNDS

SUBDIVISION: SEE METES AND BOUNDS

RECORDING: SEE METES AND BOUNDS

BORROWER: N/A

TITLE COMPANY: FIRST AMERICAN TITLE

GF. NO. 1577219-H168

GF. EFFECTIVE DATE: 04-20-11

SURVEYED FOR: JOHN ISBELL

## 1.046 ACRES J.H. ISBELL SURVEY, A-474

HUTTMAN, HARRIS COUNTY, TEXAS 77136

**Global Surveyors, Inc.**  
Formerly Residential Land Surveyors, Inc.  
An affiliate of Tri-Tech Surveying Company, L.P.



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Houston, Texas 77042 Fax: (713) 667-5848