

**PROPERTY DESCRIPTION**  
1.40 ACRES OUT OF THE J.H. CALLAHAN SURVEY, ABSTRACT NO. 10

A 1.40-ACRE TRACT OUT OF THE J.H. CALLAHAN SURVEY, ABSTRACT NO. 10, HARRIS COUNTY, TEXAS, BEING ALL OF THAT 1.40-ACRE TRACT RECORDED UNDER HARRIS COUNTY CLERKS FILE NUMBER 20070037286, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SPRING CYPRESS ROAD (60 FEET WIDE) AT THE SOUTH MOST CORNER OF THAT 4348-SQUARE FOOT TRACT DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY BY PLAT OF CYPRESS-FAIRBANKS I.S.D. ELEMENTARY SCHOOL, NO. 3 AS RECORDED IN FILM CODE NO. 603276 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING THE EAST MOST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED 1.40-ACRE TRACT;

**THENCE**, SOUTH 45° 00' 00" WEST, ALONG SAID SPRING CYPRESS ROAD LINE, A DISTANCE OF 175.00 FEET TO A 5/8 INCH IRON ROD FOUND ON SAID LINE AT THE COMMON SOUTHEAST CORNER OF SAID 1.40-ACRE TRACT AND A 1.198-ACRE TRACT RECORDED UNDER HARRIS COUNTY CLERKS FILE NUMBER Z290371, BEING THE SOUTH MOST CORNER OF THE HEREIN DESCRIBED 1.40-ACRE TRACT;

**THENCE**, NORTH 48° 20' 15" WEST, ALONG THE COMMON LINE OF SAID 1.40-ACRE TRACT AND SAID 1.198-ACRE TRACT, A DISTANCE OF 349.07 FEET TO A 1/2 INCH IRON ROD WITH CAP SET ON THE SOUTHEAST LINE OF ROCK CREEK, SECTION 11 AS RECORDED IN FILM CODE NO. 599172 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING AT THE COMMON NORTHWEST CORNER OF SAID 1.40-ACRE TRACT AND SAID A 1.198-ACRE TRACT, AND BEING THE WEST MOST CORNER OF THE HEREIN DESCRIBED 1.40-ACRE TRACT;

**THENCE**, NORTH 45° 00' 00" EAST, ALONG THE COMMON LINE OF SAID 1.40-ACRE TRACT AND SAID ROCK CREEK, SECTION 11, AT A DISTANCE OF 160.37 FEET PASSING A 5/8 INCH IRON ROD WITH CAP FOUND AT THE EAST MOST CORNER OF SAID ROCK CREEK, SECTION 11, AND CONTINUING FOR A TOTAL DISTANCE OF 175.00 FEET TO A 5/8 INCH IRON ROD FOUND AT A CORNER OF SAID CYPRESS-FAIRBANKS I.S.D. ELEMENTARY SCHOOL NO. 3, BEING THE NORTH MOST CORNER OF THE HEREIN DESCRIBED 1.40-ACRE TRACT;

**THENCE**, SOUTH 48° 20' 15" EAST, ALONG THE COMMON LINE OF SAID 1.40-ACRE TRACT AND SAID CYPRESS-FAIRBANKS I.S.D. ELEMENTARY SCHOOL NO. 3, AT A DISTANCE OF 310.06 FEET PASSING THE WEST MOST CORNER OF SAID 4348-SQUARE FOOT TRACT DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY, AND CONTINUING FOR A TOTAL DISTANCE OF 349.07 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.40 ACRES AS SURVEYED ON 03/24/2011.

LEGEND	
—○—	CHAIN LINK FENCE
—OH/PL—	OVERHEAD POWER LINE
●	PP POWER POLE
●	SP SERVICE POLE
—SL—	SERVICE LINE
●	PROPERTY CORNER
—//—	WOOD FENCE
—X—	WIRE FENCE

**NOTES:**

1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY CHICAGO TITLE COMPANY UNDER GF NO. CTH-CYP-CTH11508183CS.

2.) SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. THERE MAY BE ADDITIONAL EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.

- IF CONSTRUCTION UPON OR A DIVISION OF SUBJECT TRACT IS PROPOSED AND IF TRACT LIES IN THE CITY OF HOUSTON OR ITS EXTRATERRITORIAL JURISDICTION, PLATTING AND OTHER REQUIREMENTS MAY APPLY PER CITY OF HOUSTON ORDINANCES.

- BEARINGS SHOWN ARE BASED ON THE DEED RECORDED UNDER HARRIS COUNTY CLERKS FILE NUMBER 20070037286.

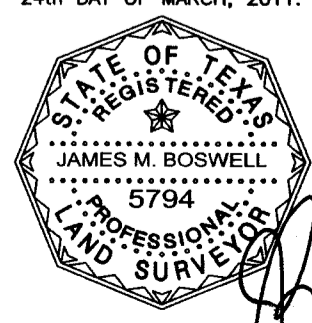
SCALE: 1" = 30'

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA. LOCATED IN ZONE "X", AS PER MAP 48201C0220L, DATED: 6-18-07.		THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.	
LOT 1.40-ACRE TRACT (H.C.C.F. NO. 20070037286) (SEE METES & BOUNDS)		SUBDIVISION J.H. CALLAHAN SURVEY, ABSTRACT 10	
BLOCK	SECTION	RECORDATION	
—	—	—	
COUNTY	STATE	I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 24th DAY OF MARCH, 2011.	
HARRIS	TEXAS		
LENDER Co.	WESTSTAR MORTGAGE, INC.		
TITLE Co.	CHICAGO TITLE COMPANY		
PURCHASER	PETER PHAM		
ADDRESS	14248 SPRING CYPRESS ROAD CYPRESS, TEXAS		
<b>MERIDIAN</b> SURVEYING & MAPPING 1080 W. SAM HOUSTON PKWY. N., STE. 113 HOUSTON, TEXAS 77043 <small>© COPYRIGHT 2011 MERIDIAN SURVEYING &amp; MAPPING. ALL RIGHTS RESERVED.</small>			



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JOB No.	11-23611	
G.F. No.	CTH-CYP-CTH11508183CS	
FIELD WORK	03-24-11	JP
DRAFTED BY	03-25-11	LE
CHECKED BY	03-25-11	JB
KEY MAP	328T	
REVISION	-	



03/25/2011