

J. P. SJOLANDER SURVEY  
 ABSTRACT 1644

SCALE 1"=40'

GINGER L. GARDNER  
 FILE NOS. K063329  
 & K768512  
 O.P.R.H.C.

PRIVATE ROAD  
 (30' R.O.W.)(INGRESS & EGRESS)

JOHN L. WELCH &  
 KELLEY R. WELCH  
 FILE NO. 20070183178  
 O.P.R.H.C.

NON-EXCLUSIVE  
 EASEMENT

1.0509-ACRE  
 (45,775 SQ.FT.)  
 (VACANT)

GALEN DAVID  
 GARDNER  
 FILE NO. S188736  
 O.P.R.H.C.

10' ENTX  
 PIPELINE EAESMENT  
 P591295

RAYMOND SJOLANDER  
 FILE NO. N510906  
 O.P.R.H.C.

GALEN DAVID  
 GARDNER  
 FILE NO. P329883  
 O.P.R.H.C.

11'6"X16' H.L.&P. A.E.  
 K291226

10' H.L.&P. EASEMENT  
 K291226

REFERENCE POINT  
 NORTHWEST CORNER OF  
 4.00-ACRE ELLEN SJOLANDER  
 GARDNER TRACT  
 VOL. 7607, PG. 336 &  
 NORTHWEST CORNER OF  
 3.203-ACRE ELLEN SJOLANDER  
 GARDNER TRACT  
 C.F. NO. F028272

LEGEND

|  |                        |  |                     |
|--|------------------------|--|---------------------|
|  | FENCE                  |  | CONTROL MONUMENT    |
|  | WOOD                   |  | SET 1/2" IR W/CAP   |
|  | WIRE                   |  | MARKED "SURVEY 1"   |
|  | METAL                  |  | COVERED AREA        |
|  | GRAVEL                 |  | COVERED CONCRETE    |
|  | COVERED AREA           |  | UTILITY EASEMENT    |
|  | A.E. = AERIAL EASEMENT |  | OVERHEAD POWERLINES |
|  | ADJOINING RESIDENCE    |  |                     |

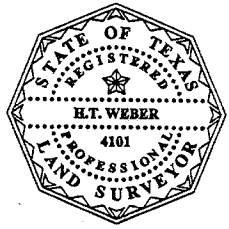
NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO PREVIOUS DEED CONVEYED UNTO GALEN DAVID GARDNER AS RECORDED IN FILE NO. S188736 OF THE OFFICIAL RECORDS OF HARRIS COUNTY TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL POSITION.
- SUBJECT TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X"(UNSHADED) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48201 C 0770 L DATED JUNE 18, 2007.
- ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND SURVEY" PERFORMED ON JULY 13, 2009.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PERFORMED BY STEWART TITLE INSURANCE COMPANY, OF NO. 09106721, ISSUED ON JUNE 25, 2009. SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY TITLE INFORMATION.
- UNLOCATED PIPELINE RIGHT-OF-WAY EASEMENT TO TEXAS EASTERN TRANSMISSION CORP. AS RECORDED IN VOL. 3690, PG. 216 D.R.
- THIS SURVEY PLAT IS REFERENCED TO A METES AND BOUNDS DESCRIPTION PREPARED BY SURVEY 1, INC. DATED JULY 15, 2009.
- THERE ARE NO NATURAL DRAINAGE COURSES ON THIS PROPERTY.
- THIS SURVEY IS CERTIFIED TO STEWART TITLE INSURANCE COMPANY, FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEYORS CERTIFICATE:

IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JULY 13, 2009 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

*H.T. Weber*  
 H.T. WEBER  
 RPLS# 4101



|  |                         |
|--|-------------------------|
| CLIENT: JOHNNIE CRAIG AND MELANIE CRAIG  | ADDRESS: SJOLANDER ROAD |
| PROJECT:<br>A LAND TITLE SURVEY OF A TRACT OF LAND CONTAINING 1.0509 ACRE (45,775 SQUARE FEET) SITUATED IN THE J. P. SJOLANDER SURVEY, ABSTRACT 1644, HARRIS COUNTY, TEXAS |                         |



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 P.O. BOX 2543 ALVIN, TX 77512  
 (281)393-1382 Fax(281)393-1383

|             |    |      |            |
|-------------|----|------|------------|
| PARTY CHIEF | RG | JOB# |            |
| SURVEY TECH | LG |      | 7-7278-09  |
| DRAFTER     | RG | DATE | 15-JULY-09 |

## EXHIBIT "A"

Being a tract of land containing 1.0509 acres (45,775 square feet), being all of a tract of land conveyed unto Galen David Gardner by Deed recorded under County Clerk's File No. S188736 of the Official Public Records of Harris County, Texas, being part of a 4.000-acre tract of land conveyed unto Ellen Sjolander Gardner by Deed recorded under Volume 7607, Page 366, of the Deed Records of Harris County, Texas, and part of a 3.203-acre tract of land conveyed unto Ellen Sjolander Gardner by Deed recorded under County Clerk's File No. F028272 of the Official Public Records of Harris County, Texas, situated in the J. P. Sjolander Survey, Abstract 1644, Harris County, Texas. Said 1.0509-acre tract being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a point in the east right-of-way line of Sjolander Road for the northwest corner of said 4.000-acre tract, and the northwest corner of said 3.204-acre tract;

THENCE North 82° 00' 00" East with the north line of said 4.000-acre tract and the north line of said 3.203-acre tract, a distance of 947.61 feet to a found 1/2-inch iron rod in the south right-of-way line of a 30.00 wide private road for the northwest corner of said Gardner Tract (S188736), the northeast corner of a tract of land conveyed unto Galen David Gardner by Deed recorded under County Clerk's File No. P329883 of the Official Public Records of Harris County, Texas, and for the northwest corner and POINT OF BEGINNING of said tract herein described;

THENCE North 82° 00' 00" East with the south right-of-way line of said private road, the north line of said 4.000-acre tract, the north line of said 3.203-acre tract, and the north line of said Gardner Tract (S188736), a distance of 245.83 feet to a found 1/2-inch iron rod in the south right-of-way line of said private road for the northeast corner of said Gardner Tract (S188736), the northwest corner of a tract of land conveyed unto Ginger L. Gardner by Deed recorded under County Clerk's File Nos. K063329 and K768512 of the Official Public Records of Harris County, Texas, and for the northeast corner of said tract herein described;

THENCE South 07° 41' 42" East with the east line of said Gardner Tract (S188736) and the west line of said Gardner Tract (K063329 and K768512), a distance of 186.21 feet to a set 1/2-inch iron rod with cap marked "Survey-1" for the southeast corner of said Gardner Tract (S188736), the southwest corner of said Gardner Tract (K063329 and K768512), in the north line of a tract of land conveyed unto John L. Welch and Kelley R. Welch by Deed recorded under County Clerk's File No. 20070183178 of the Official Public Records of Harris County, Texas, in the south line of said 4.000-acre tract and the south line of said 3.203-acre tract, and for the southeast corner of said tract herein described;

THENCE South 82° 00' 00" West with the south line of said Gardner Tract (S188736), the north line of said Welch Tract, the south line of said 4.000-acre tract, and the south line of said 3.203-acre tract, a distance of 245.83 feet to a found 1/2-inch iron rod for the southwest corner of said Gardner Tract (S188736), the northwest corner of said Welch Tract, the northeast corner of a tract of land conveyed unto Raymond Sjolander by Deed recorded under County Clerk's File No. N510906 of the Official Public Records of Harris County, Texas, the southeast corner of said Gardner Tract (P329883), in the south line of said 4.000-acre tract, and the south line of said 3.203-acre tract, and for the southwest corner of said tract herein described;

THENCE North 07° 41' 42" West with the west line of said Gardner Tract (S188736) and the east line of said Gardner Tract (P329883), a distance of 186.21 feet to the POINT OF BEGINNING and containing 1.0509 acres (45,775 square feet), more or less.

*Non-exclusive Easement*

EXHIBIT "A"

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the full and free right and liberty at  
all times, in common with all other persons who have the like right, to use  
the private roadway described as follows:

BEING a part of the J. C. Sjolander Estate out of the J. P. Sjolander  
Survey, Abstract No. 1644, Harris County, Texas, and BEGINNING in the East  
line of Sjolander Road at the Northwest corner of that certain 4 acre tract  
of land described in deed executed by Ellen Sjolander dated January 10,  
1959, and recorded in Volume 7607 at Page 336 of the Deed Records of Harris  
County, Texas;

THENCE Easterly with the North line of the above described 4 acre  
tract of land a distance of 935.71 feet to the Northeast corner of said 4  
acre tract;

THENCE continuing Easterly with the North line of that 3.203 acre  
tract of land described in deed executed by Ellen Sjolander dated May 27,  
1976, and filed for record under Harris County Clerk's File No. F028272, a  
distance of 749.39 feet to the Northeast corner of said 3.203 acre tract of  
land;

THENCE North 07 deg. 41 min. 42 sec. West a distance of 30 feet to  
point for corner;

THENCE Westerly along a line parallel to the North line of the 3.203  
acre tract and the 4 acre tract hereinabove described a distance of 1685.10  
feet to the East line of Sjolander Road;

THENCE Southerly along the East line of Sjolander Road a distance of  
30 feet to the POINT OF BEGINNING.