

ADDRESS : 0 KENNINGS STREET
CROSBY, TEXAS 77532

BUYER : N/A

LENDER : N/A

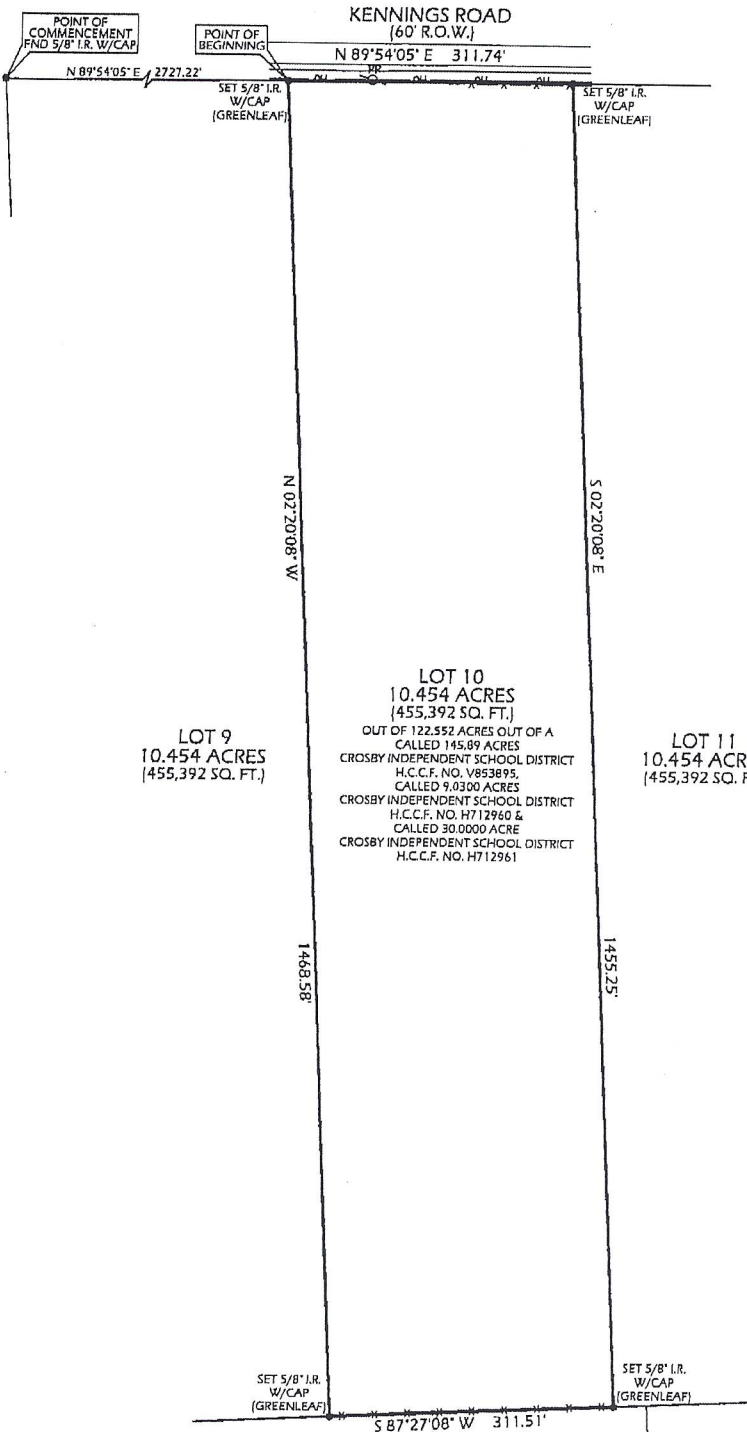
A STANDARD LAND SURVEY OF

LOT 10 - BEING A TRACT OR PARCEL CONTAINING 10.454 ACRES (455,392 SQUARE FEET),
BEING OUT OF 122.552 ACRE TRACT SITUATED IN THE THOMAS TOBY SURVEY, ABSTRACT NO. 784,
ALSO KNOWN AS THE CHARLES WARE SURVEY, HARRIS COUNTY, TEXAS,
AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION

(BEARINGS BASED ON GPS OBSERVATIONS)



SCALE: 1"=150'



LOT 9
10.454 ACRES
(455,392 SQ. FT.)

LOT 10
10.454 ACRES
(455,392 SQ. FT.)
OUT OF 122.552 ACRES OUT OF A
CALLED 145.89 ACRES
CROSBY INDEPENDENT SCHOOL DISTRICT
H.C.C.F. NO. V853895,
CALLED 9.0300 ACRES
CROSBY INDEPENDENT SCHOOL DISTRICT
H.C.C.F. NO. H712960 &
CALLED 30.0000 ACRE
CROSBY INDEPENDENT SCHOOL DISTRICT
H.C.C.F. NO. H712961

LOT 11
10.454 ACRES
(455,392 SQ. FT.)

LOT 10 - LEGAL DESCRIPTION

10.454 ACRES (455,392 SQUARE FEET) OF LAND
BEING A TRACT OR PARCEL, HEREIN CALLED LOT 10, CONTAINING
10.454 ACRES (455,392 SQUARE FEET) OF LAND, BEING OUT OF A
122.552 ACRE TRACT WHICH IS OUT OF AND PART OF THAT
CERTAIN CALLED 145.89 ACRE TRACT TO CROSBY INDEPENDENT
SCHOOL DISTRICT, RECORDED UNDER HARRIS COUNTY CLERK'S
FILE NO. [H.C.C.F.#] V853895 AND SAID 122.552 ACRE TRACT
SITUATED IN THE THOMAS TOBY SURVEY, ABSTRACT NO. 784
[A.K.A. CHARLES WARE SURVEY] IN HARRIS COUNTY, TEXAS, SAID
LOT 10 BEING MORE PARTICULARLY DESCRIBED BY METES AND
BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A FOUND 5/8 INCH IRON ROD
WITH PLASTIC CAP [STAMPED WEST BELT SURVEYING, INC.] ON
THE SOUTHERLY RIGHT OF WAY [R.O.W.] LINE OF KENNING ROAD
[60' R.O.W.] AS RECORDED UNDER VOLUME 193, PAGE 527,
HARRIS COUNTY DEED RECORDS [H.C.D.R.], SAME BEING THE
NORTHERLY LINE OF SAID 145.89 ACRE TRACT, AND ALSO BEING
THE NORTHEAST CORNER OF A 30 FEET WIDE EASEMENT AND
RIGHT OF WAY AGREEMENT TO UNITED TEXAS TRANSMISSION
COMPANY, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO.
K296309, AND ALSO BEING THE NORTH-WEST CORNER OF THE
CALLED 122.552 ACRE TRACT;

THENCE, NORTH 89° 54' 05" EAST, WITH THE SOUTHERLY RIGHT OF
WAY [R.O.W.] LINE OF KENNING ROAD [60' R.O.W.], SAME BEING
THE NORTHERLY LINE OF SAID 122.552 ACRE TRACT, A DISTANCE
OF 2727.22 FEET TO A SET 5/8 INCH IRON ROD WITH CAP
[GREENLEAF] FOR THE NORTHWEST CORNER AND POINT OF
BEGINNING OF THE HEREIN DESCRIBED LOT 10;

THENCE, CONTINUING NORTH 89° 54' 05" EAST, WITH THE
NORTHERLY LINE OF THIS DESCRIBED TRACT, SAME BEING THE
SOUTHERLY RIGHT OF WAY LINE OF KENNING ROAD [60' R.O.W.],
A DISTANCE OF 311.74 FEET TO A SET 5/8 INCH IRON ROD WITH
CAP [GREENLEAF] FOR THE NORTHEAST CORNER;

THENCE, SOUTH 02° 20' 08" EAST, WITH THE EASTERLY LINE OF
THE HEREIN DESCRIBED LOT 10, A DISTANCE OF 1455.25 FEET TO
A SET 5/8 INCH IRON ROD WITH CAP [GREENLEAF] FOR THE
SOUTHEAST CORNER;

THENCE, SOUTH 87° 27' 08" WEST, WITH THE SOUTH LINE OF THIS
DESCRIBED TRACT, A DISTANCE OF 311.51 FEET TO A SET 5/8 INCH
IRON ROD WITH CAP [GREENLEAF] FOR THE SOUTHWEST CORNER;

THENCE, NORTH 02° 20' 08" WEST, WITH THE WESTERLY LINE OF
THE HEREIN DESCRIBED LOT 10, A DISTANCE OF 1468.58 FEET TO
THE POINT OF BEGINNING AND CONTAINING 10.454 ACRES
(455,392 SQUARE FEET) OF LAND.

LEGEND:
H.C.M.R. - HARRIS COUNTY MAP RECORD
H.C.D.R. - HARRIS COUNTY DEED RECORD
H.C.C.F. - HARRIS COUNTY CLERK FILE
R.O.W. - RIGHT OF WAY
CM - CONTROL MONUMENT
I.R./I.P. - IRON ROD/IRON PIPE
PP - POWER POLE
OH - OVERHEAD POWER LINE
-x- BARB WIRE FENCE

GARY GLENN EAGLETON
H.C.C.F. NO. V971749

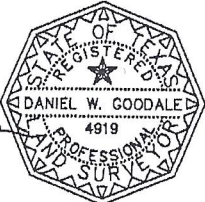
MICHAEL W. EAGLETON AND
WIFE, LISA EAGLETON
H.C.C.F. NO. 20120304982

DATE: 07-26-2016
REVISION:
DRAWN BY: LF
APPROVED BY: DWG
PROJECT NO: GL-1753F

FLOOD INFORMATION
PROPERTY IS NOT IN THE 100 YEAR
FLOOD ZONE. THIS PROPERTY LIES IN
ZONE "X" ACCORDING TO F.I.R.M. MAP
NO. 48201C0545L DATED 6-18-2007.

BY GRAPHIC PLOTTING ONLY, WE DO
NOT ASSUME RESPONSIBILITY FOR
EXACT DETERMINATION.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND UNDER MY SUPERVISION
AND THAT IT CORRECTLY REPRESENTS THE
FACTS FOUND AT THE TIME OF THE SURVEY.
THERE WERE NO ENCROACHMENTS APPARENT
ON THE GROUND EXCEPT AS SHOWN HEREON.



- NOTES:
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS BASED ON LEGAL DESCRIPTION(S) PROVIDED BY CLIENT; THERE MAY BE ADDITIONAL BUILDING LINES AND/OR EASEMENTS AFFECTING SUBJECT PROPERTY; ALL BUILDING LINES AND/OR EASEMENTS SHOWN HEREON ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
 2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 3. 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.
 4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

GREENLEAF LAND SURVEYS, LLC
10900 NORTHWEST FWY
SUITE # 129
HOUSTON, TEXAS 77092



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www.greenleafandsurveys.com

Handwritten signatures and date: Dan B. 20, T. B. Plan, 1/24/17