

ADDRESS: 30 KENNINGS STREET
CROSBY, TEXAS 77532

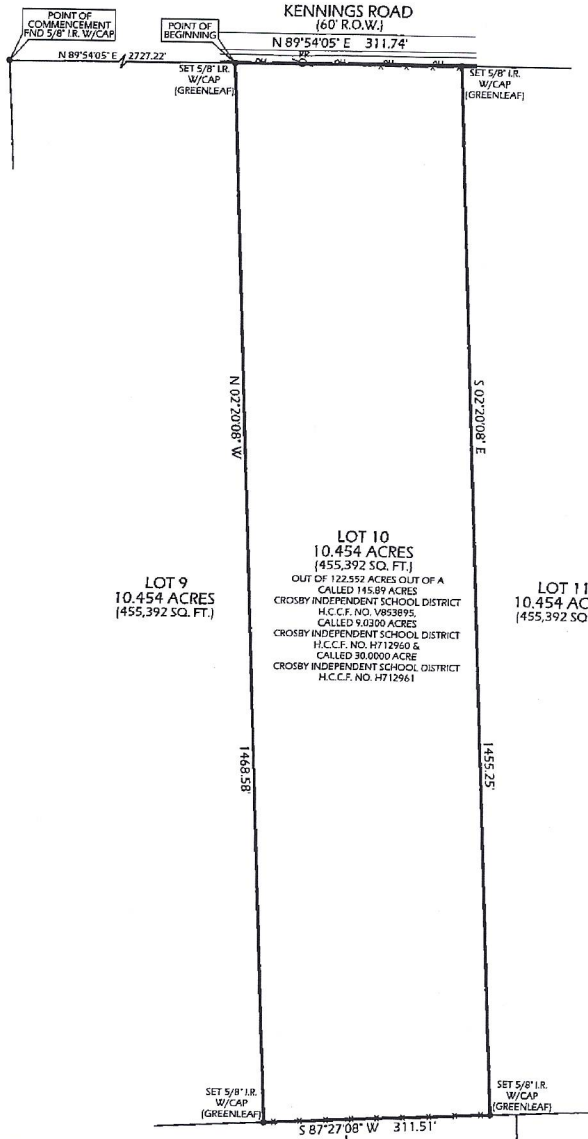
BUYER: N/A

LENDER: N/A

A STANDARD LAND SURVEY OF

LOT 10 - BEING A TRACT OR PARCEL CONTAINING 10.454 ACRES (455,932 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)



LOT 9
10.454 ACRES
(455,932 SQ. FT.)

LOT 10
10.454 ACRES
(455,932 SQ. FT.)
OUT OF 122.552 ACRES OUT OF A
CALLED 145.89 ACRES
CROSBY INDEPENDENT SCHOOL DISTRICT
H.C.C.F. NO. V83895
CALLED 9.0300 ACRES
CROSBY INDEPENDENT SCHOOL DISTRICT
H.C.C.F. NO. R712960 &
CALLED 30.0000 ACRE
CROSBY INDEPENDENT SCHOOL DISTRICT
H.C.C.F. NO. R712961

LOT 11
10.454 ACRES
(455,932 SQ. FT.)

LOT 10 - LEGAL DESCRIPTION
10.454 ACRES (455,932 SQUARE FEET) OF LAND
BEING A TRACT OR PARCEL, HEREIN CALLED LOT 10, CONTAINING 10.454 ACRES (455,932 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.#) V83895 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 KENNINGS ROAD (60' R.O.W.) AS RECORDED UNDER VOLUME 195, PAGE 927, 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 NORTHWEST 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 KENNINGS 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 KENNINGS 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 (455,932 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
+ - BARR 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 XC ACCORDING TO F.I.R.M. MAP NO. 48201100549L 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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