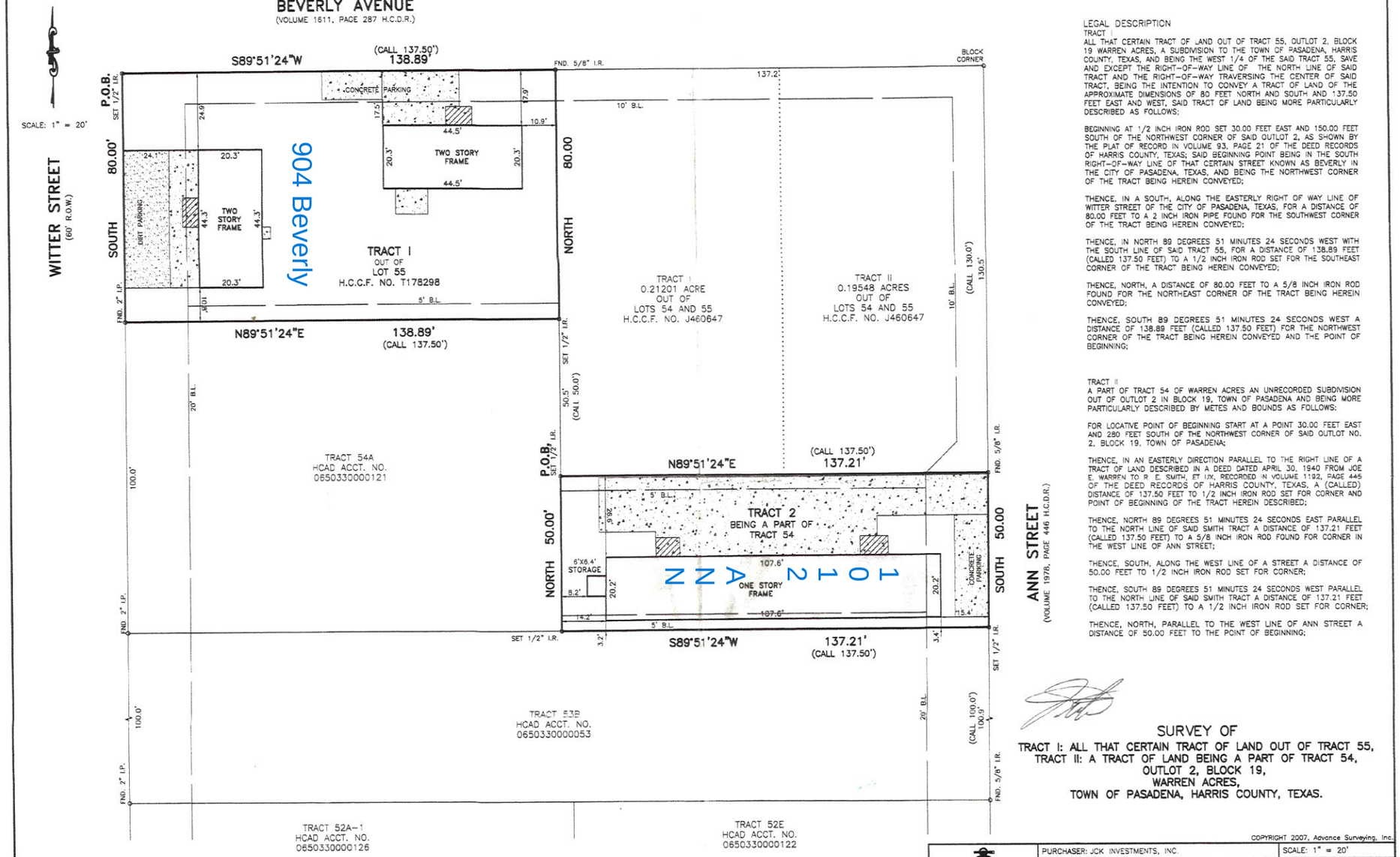

LEGAL DESCRIPTION

TRACT I

ALL THAT CERTAIN TRACT OF LAND OUT OF TRACT 55, OUTLOT 2, BLOCK 19 WARREN ACRES, A SUBDIVISION TO THE TOWN OF PASADENA, HARRIS COUNTY, TEXAS, AND BEING THE WEST 1/4 OF THE SAID TRACT 55, SAVE AND EXCEPT THE RIGHT-OF-WAY LINE OF THE NORTH LINE OF SAID TRACT AND THE RIGHT-OF-WAY TRAVERSING THE CENTER OF SAID TRACT, BEING THE INTENTION TO CONVEY A TRACT OF LAND OF THE APPROXIMATE DIMENSIONS OF 80 FEET NORTH AND SOUTH AND 137.50 FEET EAST AND WEST, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD SET 30.00 FEET EAST AND 150.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID OUTLOT 2, AS SHOWN BY THE PLAT OF RECORD IN VOLUME 93, PAGE 21 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; SAID BEGINNING POINT BEING IN THE SOUTH RIGHT-OF-WAY LINE OF THAT CERTAIN STREET KNOWN AS BEVERLY IN THE CITY OF PASADENA, TEXAS, AND BEING THE NORTHWEST CORNER OF THE TRACT BEING HEREIN CONVEYED;

THENCE, IN A SOUTH, ALONG THE EASTERLY RIGHT OF WAY LINE OF WITTER STREET OF THE CITY OF PASADENA, TEXAS, FOR A DISTANCE OF 80.00 FEET TO A 2 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE TRACT BEING HEREIN CONVEYED;

THENCE, IN NORTH 89 DEGREES 51 MINUTES 24 SECONDS WEST WITH THE SOUTH LINE OF SAID TRACT 55, FOR A DISTANCE OF 138.89 FEET (CALLED 137.50 FEET) TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE TRAC" BEING HEREIN CONVEYED;

THENCE, NORTH, A DISTANCE OF 80.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE TRACT BEING HEREIN CONVEYED;

THENCE, SOUTH 89 DEGREES 51 MINUTES 24 SECONDS WEST A DISTANCE OF 138.89 FEET (CALLED 137.50 FEET) FOR THE NORTHWEST CORNER OF THE TRACT BEING HEREIN CONVEYED AND THE POINT OF BEGINNING;

TRACT II

A PART OF TRACT 54 OF WARREN ACRES AN UNRECORDED SUBDIVISION OUT OF OUTLOT 2 IN BLOCK 19, TOWN OF PASADENA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR LOCATIVE POINT OF BEGINNING START AT A POINT 30.00 FEET EAST AND 280 FEET SOUTH OF THE NORTHWEST CORNER OF SAID OUTLOT NO. 2, BLOCK 19, TOWN OF PASADENA;

THENCE, IN AN EASTERLY DIRECTION PARALLEL TO THE RIGHT LINE OF A TRACT OF LAND DESCRIBED IN A DEED DATED APRIL 30, 1940 FROM JOE E. WARREN TO R. E. SMITH, ET UX, RECORDED IN VOLUME 1192, PAGE 445 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, A (CALLED) DISTANCE OF 137.50 FEET TO 1/2 INCH IRON ROD SET FOR CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 89 DEGREES 51 MINUTES 24 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID SMITH TRACT A DISTANCE OF 137.21 FEET (CALLED 137.50 FEET) TO A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF ANN STREET;

THENCE, SOUTH, ALONG THE WEST LINE OF A STREET A DISTANCE OF 50.00 FEET TO 1/2 INCH IRON ROD SET FOR CORNER;

THENCE, SOUTH 89 DEGREES 51 MINUTES 24 SECONDS WEST PARALLEL TO THE NORTH LINE OF SAID SMITH TRACT A DISTANCE OF 137.21 FEET (CALLED 137.50 FEET) TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE, NORTH, PARALLEL TO THE WEST LINE OF ANN STREET A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

SURVEY OF

TRACT I: ALL THAT CERTAIN TRACT OF LAND OUT OF TRACT 55,
TRACT II: A TRACT OF LAND BEING A PART OF TRACT 54,
OUTLOT 2, BLOCK 19,
WARREN ACRES,
TOWN OF PASADENA, HARRIS COUNTY, TEXAS.

NOTES:
1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY AMERIPOINT TITLE COMPANY UNDER G.F. NO. 0729061CT.
2. BUILDING LINE RESTRICTIONS PER VOLUME 1703, PAGE 223 H.C.D.R.
3. SUBJECT TO CITY OF PASADENA ORDINANCE NO. PER H.C.C.F. NO. M494333.
4. ONE STORY FRAME BUILDING OVER THE SIDE 5' B.L. AS SHOWN.

*ALL BEARINGS ARE BASED ON ASSUMED BEARING "SOUTH" ALONG THE EAST R.O.W. LINE OF WITTER STREET.

FLOOD NOTE:

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE X MAP # 48201C, PANEL 0905J, DATED 11-06-96. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF 0729061CT of AMERIPOINT TITLE COMPANY

HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450

STATE OF TEXAS REGISTERED HENRY M. SANTOS 5450 PROFESSIONAL LAND SURVEYOR

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PURCHASER: JCK INVESTMENTS, INC.	SCALE: 1" = 20'
ADDRESS: 1012 ANN STREET, PASADENA, TEXAS 77506	FIELD WORK: 05-03-07/GG
	DRAFTING: 05-03-07/MD
LENDER:	FINAL CHECK: 05-03-07/AT
TITLE CO.: AMERIPOINT TITLE COMPANY	REVISIONS:
JOB NO.: 5785-07	1
G.F. NO.: 0729061CT	2
KEY MAP: 536M	3

PHONE: 281 530-2939
FAX: 281 530-5464

ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE B-1 • HOUSTON, TEXAS 77099