

LONGLEAF LANE
(60' R.O.W.)

KNIPP ROAD
(60' R.O.W.)

REMAINDER
OF LOT 6
CALLED 0.3429
C.C.F. NO. Z-371975

TRIANGLE STRIP
CALLED 0.0166 ACRES
OF LOT 6
C.C.F. NO. S-909447

LOT 4, BLOCK 7
SANDALWOOD, SECTION 1
VOL. 50, PG. 46, M.R.H.C.
C.C.F. NO. P-676101

LEGEND

- | | | |
|-----------------------|----------------|----------------|
| — PALET | — 2" IRON PIPE | — 6" IRON PIPE |
| — 4" IRON PIPE | — 4" IRON PIPE | — 8" IRON PIPE |
| — DRAPING SIGNAL POLE | — 4" IRON PIPE | — 8" IRON PIPE |
| — 4" IRON PIPE | — 4" IRON PIPE | — 8" IRON PIPE |
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ABBREVIATIONS

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|-----------|--------------------------------|
| FOUND | = FOUND |
| EASMT | = EASEMENT |
| BLDG LINE | = BUILDING LINE |
| MAP | = MAP RECORDS OF HARRIS COUNTY |
| REC | = RECORDS OF HARRIS COUNTY |
| C.C.F. | = COUNTY CLERK'S FILE NUMBER |
| H.L.P. | = HOUSTON LIGHT & POWER |
| VOL. | = VOLUME |
| POL. | = PAGE |
| CONCL. | = CONCRETE |
| ROW | = RIGHT OF WAY |
| D | = CENTRAL ANGLE |
| L | = LENGTH |
| R | = RADIUS |
| CB | = CHORD BEARING |
| CD | = CHORD DISTANCE |
| CLR. | = CAPPED IRON ROD |
| "S" | = SET 5/8" CR |

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.339 ACRES (17,367 SQUARE FEET) BEING ALL OF LOT 5 AND A TRIANGLE STRIP ON THE EAST SIDE OF LOT 6, BLOCK 7 OF SANDALWOOD, SECTION 2, AN ADDITION TO THE CITY OF HOUSTON, TEXAS ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 52, PAGE 28 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN GENERAL WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. 5809447 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 6, BEING THE NORTHEAST CORNER OF LOT 4, BLOCK 7, SANDALWOOD, SECTION 1, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 50, PAGE 46 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, IN THE NORTHERLY BIRTH-OF-WAY LINE OF KNIPP ROAD (60 FEET WIDE);

THENCE SOUTH 68 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 117.50 FEET TO 5/8 INCH CAPPED IRON ROD SET AT THE COMMON SOUTH CORNER OF SAID LOTS 5 AND 4 FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE TO A 5/8 INCH CAPPED IRON ROD SET FOR THE COMMON SOUTH CORNER OF LOT 3 AND LOT 6 BLOCK 7, OF SANDALWOOD, SECTION 2, WHICH BEARS NORTH 45 DEGREES 25 MINUTES 52 SECONDS WEST, 12.25 FEET, AND BEING THE SOUTHEAST CORNER OF SAID TRIANGLE STRIP;

THENCE SOUTH 68 DEGREES 30 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRIANGLE STRIP A DISTANCE OF 10.55 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID TRIANGLE STRIP AND THE HEREIN DESCRIBED TRACT LYING IN THE EAST LINE OF A CALLED 0.3429 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. 2371975;

THENCE NORTH 14 DEGREES 36 MINUTES 08 SECONDS WEST WITH THE EAST LINE OF SAID 0.3429 ACRE TRACT AND THE WEST LINE OF SAID TRIANGLE STRIP A DISTANCE OF 148.60 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF LOT 5 AND LOT 6, BLOCK 7, SANDALWOOD, SECTION 2, AND BEING THE NORTHEAST CORNER OF SAID TRIANGLE STRIP AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH BIRTH-OF-WAY LINE OF LONGLEAF LANE (60 FEET WIDE);

THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LONGLEAF LANE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET AND AN ARC LENGTH OF 103.11 FEET (CALLED 104.27 FEET) TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHERLY CORNER OF SAID LOT 5 AT THE INTERSECTION OF SAID LONGLEAF LANE WITH SAID KNIPP ROAD;

THENCE IN A SOUTHEAST DIRECTION ALONG THE WEST LINE OF SAID KNIPP ROAD WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 716.00 FEET, AN ARC LENGTH OF 134.00 FEET (CALLED 130.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.339 ACRES (17,367 SQUARE FEET) OF LAND.

GENERAL NOTES:

- 1) BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN ZONE "C" AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 4893G OR 4893G, EFFECTIVE DATE OF JUNE 10, 2007. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION STUDY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE INFORMATION PROVIDED IN TITLE COMMITMENT PREPARED BY TRADITION TITLE COMPANY OF NO. 08-4401946 EFFECTIVE DATE OF OCTOBER 22, 2008, AND IS SUBJECT TO LOCAL, MUNICIPALITIES AND ORDINANCES, ZONING REQUIREMENTS AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
- 3) PROPERTY SUBJECT TO RESTRICTIONS AS SHOWN IN TITLE COMMITMENT, PREPARED BY TRADITION TITLE COMPANY OF NO. 08-4401946 EFFECTIVE DATE OF OCTOBER 22, 2008, AND IS SUBJECT TO LOCAL, MUNICIPALITIES AND ORDINANCES, ZONING REQUIREMENTS AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
- 4) NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- 5) 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, AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESS OR IMPLIED.
- 6) SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTES, UNSATURATED CONDITIONS OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED AS PART OF THE SCOPE OF THIS SURVEY.

SURVEYOR'S CERTIFICATION

I, FRED F. LAWTON A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION AND THAT THE METES AND BOUNDS THEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEETS) IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS ARE CORRECTLY SHOWN WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREBIN. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE TO ADDITIONAL ACRES OR SUBSEQUENT OWNERS. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC. SHOWN HEREBIN ARE AS DEFINED BY TRADITION TITLE COMPANY OF NO. 08-4401946 EFFECTIVE DATE OF OCTOBER 22, 2008.

WITNESS MY HAND THIS 31ST DAY OF OCTOBER 2008.

Fred F. Lawton

FRED F. LAWTON
REGISTERED PROFESSIONAL LAND SURVEYOR # 6530
EXPIRES DATE 11-3-08



PURCHASER: FABIAN E. TORRES
ADDRESS: 147 KNIPP ROAD, HOUSTON, TEXAS
LENDER: US BANK
JOB NO. 0250-05SCALE 1"=20' DATE: 10-31-08 SHEET 1 OF 1 DRAWN BY: KT

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