

GRAPHIC SCALE

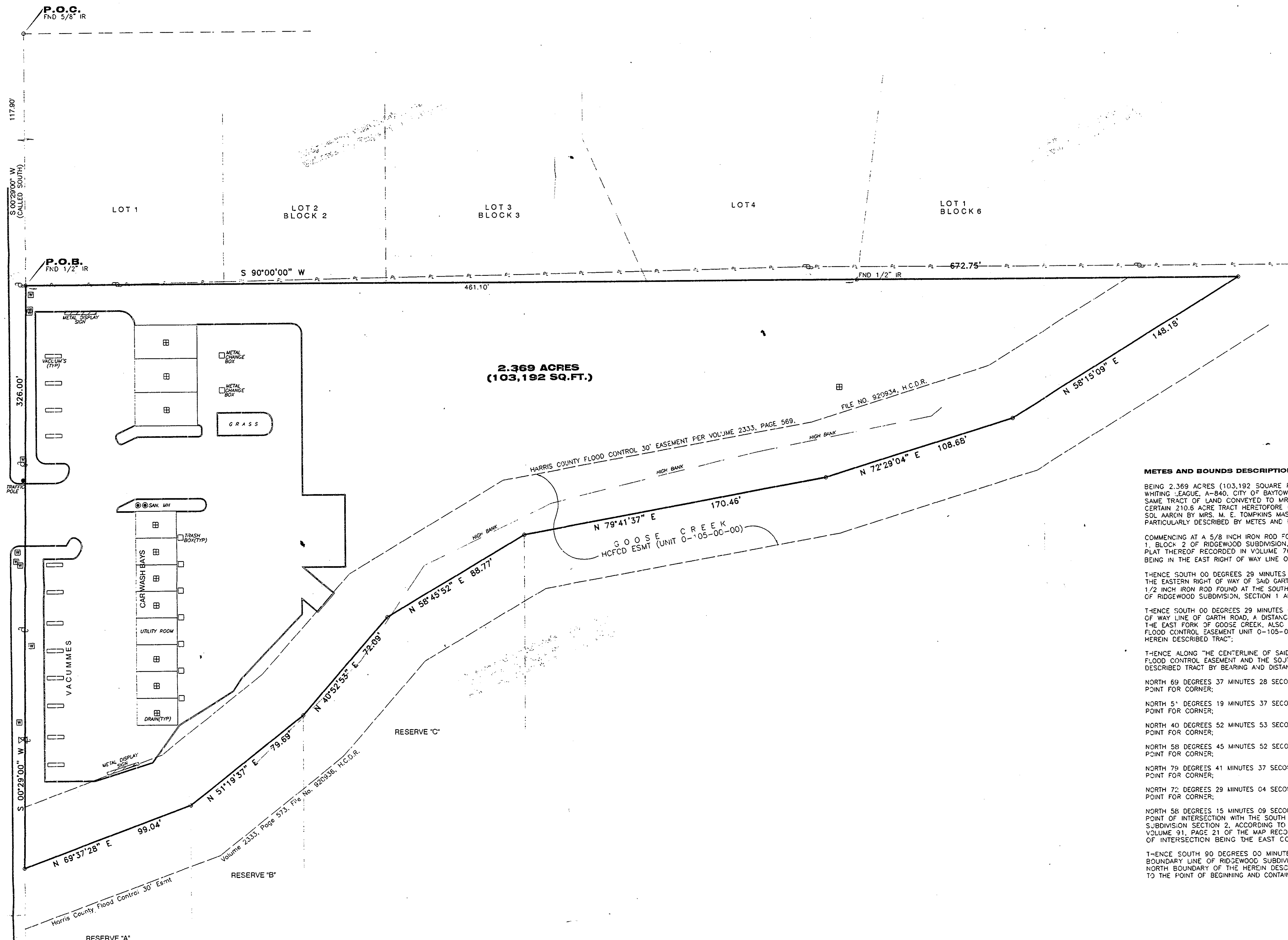


(IN FEET)
1 inch = 30 ft

- LEGEND:**
- AC - ACRES
 - A/C - AIR CONDITION
 - AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLD - BUILDING
 - CB - CATCH BASIN
 - CONC - CONCRETE
 - CABLE - CABLE BOX
 - ELEC - ELECTRIC
 - ESMT - EASEMENT
 - FC - FIRM CODE
 - FH - FIRE HYDRANT
 - FND - FOUND
 - GM - GAS METER
 - HLP - HOUSTON LIGHTING & POWER
 - IP - IRON PIPE
 - IR - IRON ROD
 - LP - LIGHT POST
 - HCCF - HARRIS COUNTY CLERKS FILE
 - HCCR - HARRIS COUNTY DEED RECORDS
 - HCMR - HARRIS COUNTY MAP RECORDS
 - MH - MANHOLE
 - FOB - POINT OF BEGINNING
 - FOC - POINT OF COMMENCING
 - POPP - POWER POLE
 - PS - PARKING SPACES
 - ROW - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - TEL - TELEPHONE
 - UE - UTILITY EASEMENT
 - WM - WATER METER
 - WV - WATER VALVE
 - WIF - WROUGHT IRON FENCE
 - CLF - CHAIN LINK FENCE
 - CONC - CONCRETE
 - CC - COVERED CONCRETE
 - OE - OVERHEAD ELECTRIC LINES
 - WF - WOOD FENCE
 - NK - NO PARKING
 - QW - QUIET WIRE
 - (R) - RECORDED DATA
 - (M) - MEASURED DATA

NORTHWOOD ROAD
(80' PUBLIC RIGHT-OF-WAY)

GARTH ROAD
(80' PUBLIC RIGHT-OF-WAY)



METES AND BOUNDS DESCRIPTION

BEING 2.369 ACRES (103,192 SQUARE FEET) OF LAND SITUATED IN "THE HARVEY WHITING LEAGUE, A-840, CITY OF BAYTOWN, HARRIS COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO MR. BEN FERRILL OUT OF A PART OF THAT CERTAIN 210.6 ACRE TRACT HERETOFORE CONVEYED TO MR. MOSE SUMNER AND MR. SOL AARON BY MRS. M. E. TOMPKINS MASSEY, ET VIR, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF RIDGEWOOD SUBDIVISION, SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 76, PAGE 51, HCMR SAID IRON ROD ALSO BEING IN THE EAST RIGHT OF WAY LINE OF GARTH ROAD (80' ROW):

T-ENCE SOUTH 00 DEGREES 25 MINUTES 00 SECONDS WEST, (CALLED SOUTH) WITH THE EASTERN RIGHT OF WAY OF SAID GARTH ROAD, A DISTANCE OF 117.80 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWESTERN CORNER OF SAID LOT 1, BLOCK 2 OF RIDGEWOOD SUBDIVISION, SECTION 1 AND THE POINT OF BEGINNING;

T-ENCE SOUTH 00 DEGREES 29 MINUTES 00 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE OF GARTH ROAD, A DISTANCE OF 326.00 FEET TO THE CENTERLINE OF THE EAST FORK OF GOOSE CREEK, ALSO BEING THE CENTERLINE OF HARRIS COUNTY FLOOD CONTROL EASEMENT UNIT 0-105-00-00 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

T-ENCE ALONG THE CENTERLINE OF SAID GOOSE CREEK AND SAID HARRIS COUNTY FLOOD CONTROL EASEMENT AND THE SOUTHERLY BOUNDARY OF THE HEREIN DESCRIBED TRACT BY BEARING AND DISTANCE AS FOLLOWS:

NORTH 69 DEGREES 37 MINUTES 28 SECONDS EAST, A DISTANCE OF 99.04 FEET TO A POINT FOR CORNER;

NORTH 5 DEGREES 19 MINUTES 37 SECONDS EAST, A DISTANCE OF 79.69 FEET TO A POINT FOR CORNER;

NORTH 40 DEGREES 52 MINUTES 53 SECONDS EAST, A DISTANCE OF 72.09 FEET TO A POINT FOR CORNER;

NORTH 58 DEGREES 45 MINUTES 52 SECONDS EAST, A DISTANCE OF 88.77 FEET TO A POINT FOR CORNER;

NORTH 79 DEGREES 41 MINUTES 37 SECONDS EAST, A DISTANCE OF 170.46 FEET TO A POINT FOR CORNER;

NORTH 72 DEGREES 29 MINUTES 04 SECONDS EAST, A DISTANCE OF 108.68 FEET TO A POINT FOR CORNER;

NORTH 56 DEGREES 15 MINUTES 09 SECONDS EAST, A DISTANCE OF 148.18 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF RIDGEWOOD SUBDIVISION SECTION 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 91, PAGE 21 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID POINT OF INTERSECTION BEING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

T-ENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINE OF RIDGEWOOD SUBDIVISION SECTIONS 1 AND 2 AND ALONG THE NORTH BOUNDARY OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 672.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.379 ACRES OF LAND, MORE OR LESS.

- NOTES:**
- ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
 - SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY THE CLIENT.
 - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 - 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.
 - SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 - THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY DONE WITHOUT BENEFIT OF DEED OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

FLOOD NOTE:

PROPERTY IS _____ IN THE 100 YEAR FLOOD ZONE, IT IS IN ZONE AE (RFE=150) ACCORDING TO F.I.R.M. MAP NO. 48201C 0785L, DATE 6-18-07 BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

I, hereby certify that this survey was made on the ground and completed on this 26th day of March 2008 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GF _____ N/A _____ N/A _____

Fred W. Lawton, Registered Professional Land Surveyor No. 2321



ADDRESS: 3122 GARTH ROAD BAYTOWN, TEXAS 77521		REVISIONS:	
SITE:		NO.	DATE
JOB NO: 469-08	SCALE: 1" = 30'		
DATE: 03-31-08	SHEET 1 OF 1		

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
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