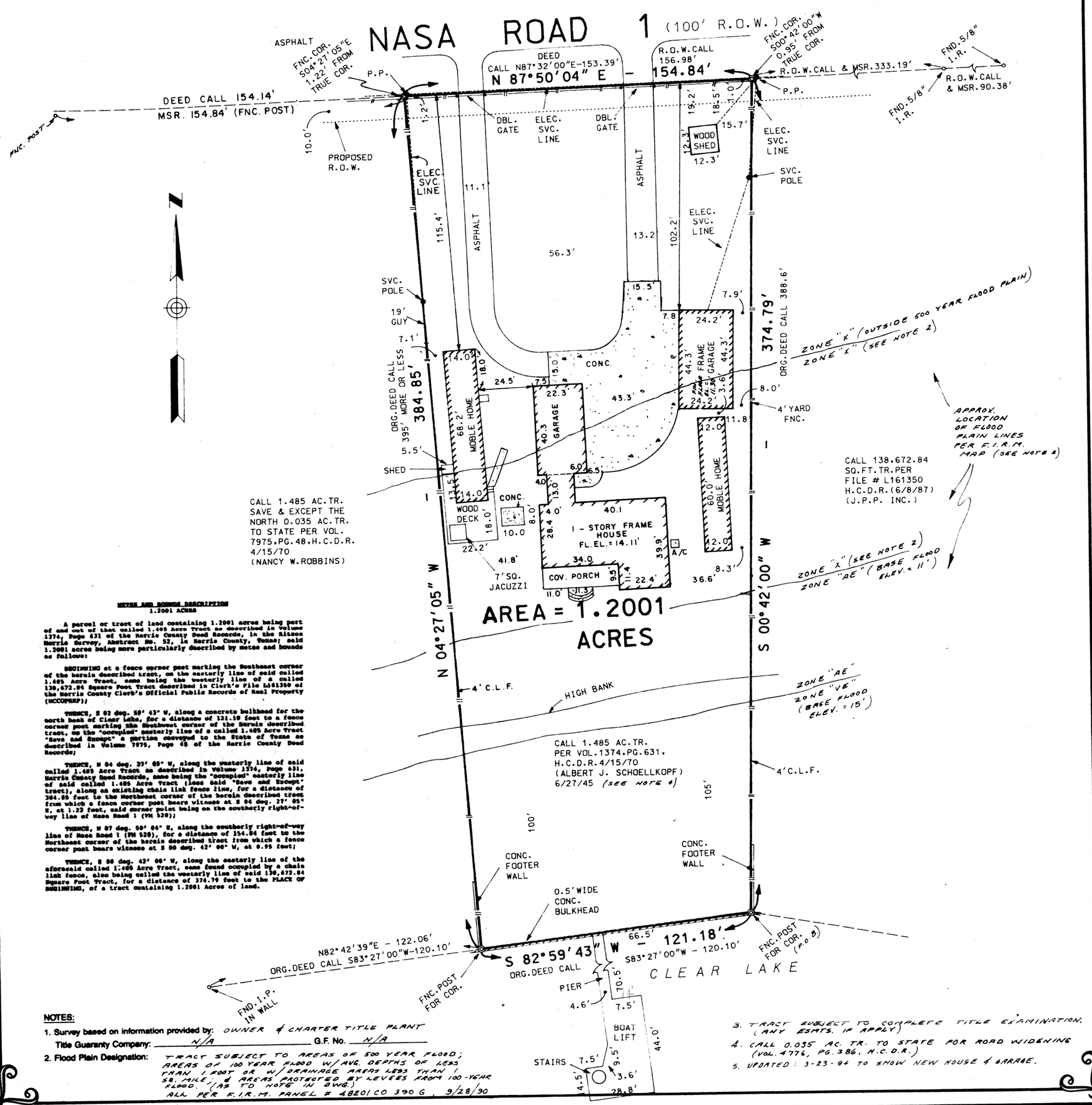
AF 33178



METES AND BOUNDS DESCRIPTION
1.2001 ACRES

A parcel or tract of land containing 1.2001 acres being part of and out of that called 1.485 Acre Tract as described in Volume 1374, Page 631 of the Harris County Deed Records, in the Ritson Morris Survey, Abstract No. 52, in Harris County, Texas; said 1.2001 acres being more particularly described by metes and bounds as follows:

BEGINNING at a fence corner post marking the Southeast corner of the herein described tract, on the easterly line of said called 1.485 Acre Tract, same being the westerly line of a called 138,672.84 Square Foot Tract described in Clerk's File L161350 of the Harris County Clerk's Official Public Records of Real Property (HCCOPRRP);

THENCE, S 82 deg. 59' 43" W, along a concrete bulkhead for the north bank of Clear Lake, for a distance of 121.18 feet to a fence corner post marking the Southwest corner of the herein described tract, on the "occupied" easterly line of a called 1.485 Acre Tract "Save and Except" a portion conveyed to the State of Texas as described in Volume 7975, Page 48 of the Harris County Deed Records;

THENCE, N 04 deg. 27' 05" W, along the easterly line of said called 1.485 Acre Tract as described in Volume 1374, Page 631, Harris County Deed Records, same being the "occupied" easterly line of said called 1.485 Acre Tract (less said "Save and Except" tract), along an existing chain link fence line, for a distance of 384.85 feet to the Northwest corner of the herein described tract from which a fence corner post bears witness at S 04 deg. 27' 05" W, at 1.22 feet, said corner point being on the southerly right-of-way line of Nasa Road 1 (FM 528);

THENCE, N 87 deg. 50' 04" E, along the southerly right-of-way line of Nasa Road 1 (FM 528), for a distance of 154.84 feet to the Northeast corner of the herein described tract from which a fence corner post bears witness at S 00 deg. 42' 00" W, at 0.95 feet;

THENCE, S 00 deg. 42' 00" W, along the easterly line of the aforesaid called 1.485 Acre Tract, same found occupied by a chain link fence, also being called the westerly line of said 138,672.84 Square Foot Tract, for a distance of 374.79 feet to the PLACE OF BEGINNING, of a tract containing 1.2001 Acres of land.

NOTES:

1. Survey based on information provided by: OWNER & CHARTER TITLE PLANT
   Title Guaranty Company: N/A G.F. No. N/A
2. Flood Plain Designation: TRACT SUBJECT TO AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD W/AVG. DEPTHS OF LESS THAN 1 FOOT OR W/DRAINAGE AREAS LESS THAN 1 SQ. MILE, & AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. (AS TO NOTE IN DWG.) ALL PER F.I.R.M. PANEL # 48201 C 0390 G, 9/28/90
3. TRACT SUBJECT TO COMPLETE TITLE EXAMINATION. (ANY ESMTS. IF APPLY)
4. CALL 0.035 AC. TR. TO STATE FOR ROAD WIDENING (VOL. 4776, PG. 386, H.C.D.R.)
5. UPDATED: 3-23-94 TO SHOW NEW HOUSE & GARAGE.

DON DENSON
Registered Professional Land Surveyor
State of Texas

Land Planning, Surveying, and Mapping Services

P.O. Box 27399
Houston, Texas 77227

Office (713) 643-8585
(713) 332-7050
Residence (713) 332-6144
Fax (713) 332-4037

I, DON DENSON, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECTION ON MARCH 23, 1994 AND AT THIS DATE, THE FACTS AS SHOWN HEREON WERE TRUE AND CORRECT.

Date: 3-23-94

Don Denson,
Reg. Professional Land Surveyor No. 2068
STATE OF TEXAS

STATE OF TEXAS · REGISTERED · DON DENSON 2068 · PROFESSIONAL LAND SURVEYOR

Registered Member—
Texas Society of Professional Surveyors

SURVEY

OF

1.2001 ACRE TRACT OUT OF THE RITSON MORRIS SURVEY A - 52

SEABROOK, HARRIS COUNTY, TEXAS

Plat Scale:	Basis of Bearings:		Reference File:
1" = 30'	DEED CALLS & HWY. DEPT.		~
Surveyed By: S./J.	Drawn By: G.A.H.	Checked By: D.D.	FILE NO. 93-031