

DESCRIPTION

Of 1.5600 acres of land being all of Lots 1, 2 and 10 and the adjacent 20 feet of Lot 9 of the Jensen Subdivision according to the plat thereof, as recorded in Volume 1397, Page 54 of the Deed Records of Harris County, Texas, and Lots 1, 2, 3, 7, 8, & 9 of Schroeder Re Subdivision according to the plat thereof, as recorded in Volume 25, Page 5 of the Map Records of Harris County, Texas and a portion of Tract 75 of Ward Acres Subdivision according to the plat thereof, as recorded in Volume 487, Page 441 of the Deed Records of Harris County, Texas. Said 1.5600 acres being all of that certain tract of land (called Lots 1, 2 & 10 and the South 20 feet of Lot 9 of said Jensen Subdivision) described in a deed to Charles E. Swindoll, recorded in Harris County Clerk's File No. X861954, and all of that certain tract of land (called 0.3023 acres, called Lot 7 and 8 of said Schroeder Re Subdivision and the north 68.50 feet of the west one-half of Lot 75 of said Ward Acres Subdivision) described in a deed to Charles E. Swindoll, recorded in Harris County Clerk's File No. P478692, and all of that certain tract of land (called Lots 1, 2 and 3 of said Schroeder Re Subdivision and a portion of said Tract 75 of Ward Acres Subdivision) described in a deed to Charles E. Swindoll, recorded in Harris County Clerk's File No. R022472. Said 1.5600 acres of land being situated in the Thomas O. Meux Survey, Abstract No. 595, Harris County, Texas, and being more particularly described by metes and bounds as follows: (Bearings based upon Volume 1397, Page 54 of the Deed Records of Harris County, Texas);

BEGINNING at a 1/2 inch iron rod found at the northwesterly corner of said Lot 2, Jensen Subdivision, said point being in the easterly right-of-way line of South Main Street (based upon 80' wide R.O.W.);

THENCE South 89°48'56" East (called East) along the common line of said Lot 2 and Lot 3 of said Jensen Subdivision for a distance of 114.30 feet (called 115.00 feet) to a 5/8 inch iron rod found for corner, said point being the common corner of said Lot 2, Lot 3, Lot 8 and Lot 9 of said Jensen Subdivision;

THENCE South 00°00'00" West along the common line of said Lot 2 and Lot 9, Jensen Subdivision for a distance of 40.00 feet to a 1/2 inch iron rod with cap set for corner;

THENCE North 90°00'00" East for a distance of 115.00 feet to a 1 inch iron pipe found for corner, said point being in the easterly line of said Lot 9, Jensen Subdivision;

THENCE South 00°00'00" West along the easterly line of Lot 9 for a distance of 80.15 feet (called 80.00 feet) to a 1/2 inch iron rod with cap set for corner, said point being the southeasterly corner of said Lot 10, Jensen Subdivision being in the northerly line of said Tract 75, Ward Acres Subdivision;

THENCE North 90°00'00" West along the north line of said Lot 10, Jensen Subdivision, for a distance of 36.64 feet to a 1/2 inch iron rod found for corner, said point being the northeasterly corner of said called 0.3023 acre tract;

THENCE South 00°28'48" West (called South) for a distance of 300.15 feet to a 1/2 inch iron rod with cap (Baldridge) found for corner, said point being in the northerly right-of-way line of Houston Avenue (based upon 60' wide R.O.W. as monumented);

THENCE North 89°36'42" West (called West), along the northerly right-of-way line of said Houston Avenue, for a distance of 190.23 feet to a 1/2 inch iron rod with cap set for corner, said point being in the easterly right-of-way line of said South Main Street;

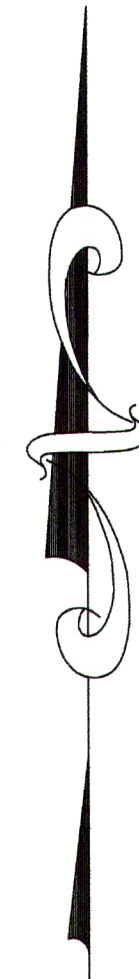
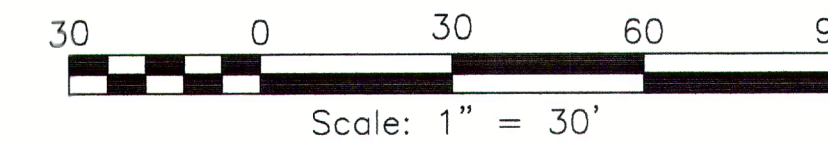
THENCE North 00°00'39" East (called North) along the easterly right-of-way line of said South Main Street, for a distance of 93.86 feet to a 1/2 inch iron rod with cap set for corner, from said point a 5/8 inch iron rod was found bearing East, 1.0 feet and North 0.3 feet, said point being the northwesterly corner of said Lot 3, Schroeder Re Subdivision and the southwesterly corner of Lot 4, Schroeder Re Subdivision;

THENCE North 90°00'00" East along the north line of said Lot 3, Schroeder Re Subdivision for a distance of 120.00 feet to a 1/2 inch iron rod with cap set for corner, said point being the northeasterly corner of said Lot 3, and the southeasterly corner of Lot 4, Schroeder Re Subdivision and being in the westerly line of said Tract 75, Ward Acres Subdivision;

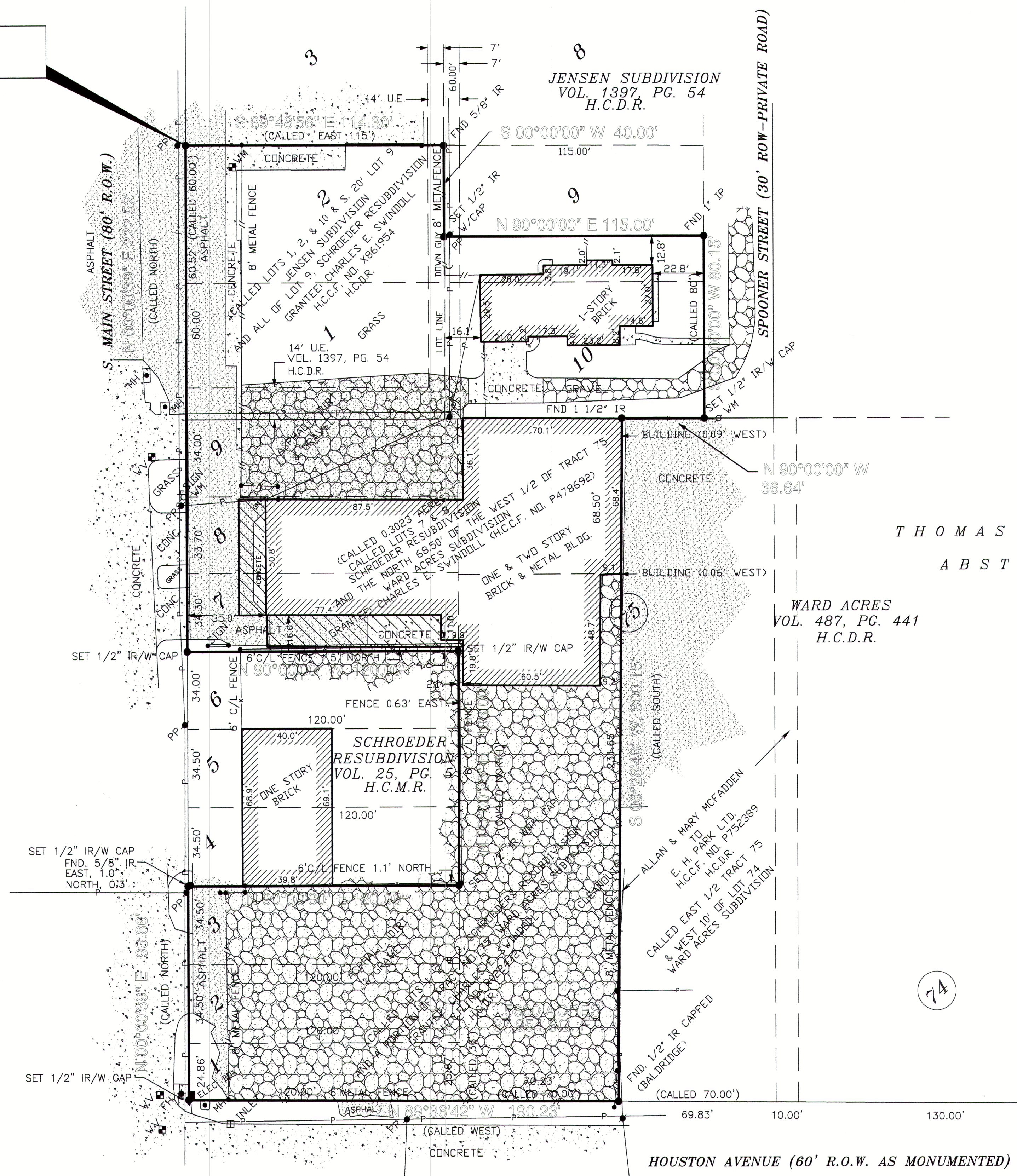
THENCE North 00°00'39" East (called North), along the westerly line of said Tract 75, Ward Acres Subdivision, for a distance of 103.00 feet to a 1/2 inch iron rod with cap set for corner, said point being the northeasterly corner of Lot 6, said Schroeder Re Subdivision and the southeasterly corner of said Lot 7, Schroeder Re Subdivision;

THENCE North 90°00'00" West along the southerly line of said Lot 7, Schroeder Re Subdivision for a distance of 120.00 feet to a 1/2 inch iron rod with cap set for corner, said point being in the southwesterly corner of said Lot 7, Schroeder Re Subdivision in the easterly right-of-way line of said South Main Street;

THENCE North 00°00'39" East (called North) along the easterly right-of-way line of said South Main Street, for a distance of 222.52 feet to the PLACE OF BEGINNING of the herein described tract of land and containing within these calls 1.5600 Acres or 67,954 square feet of land.



POB  
1.5600 ACRES  
FND. 1/2" IR



THOMAS O. MEUX SURVEY  
ABSTRACT NO. 595

WARD ACRES  
VOL. 487, PG. 441  
H.C.D.R.

HOUSTON AVENUE (60' R.O.W. AS MONUMENTED)

- NOTES:
1. SUBJECT TO THE ZONING AND/OR BUILDING ORDINANCES NOW IN FORCE IN THE CITY OF PASADENA, TEXAS.
  2. NO TITLE COMMITMENT FURNISHED AT THE TIME OF THIS SURVEY, SUBJECT TO ANY EASEMENTS OF RECORD, WE SUGGEST A TITLE SEARCH.
  3. BEARINGS BASED ON PLAT RECORDED AS VOLUME 1397, PG. 54 H.C.D.R.
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  - 4) SURVEY PREPARED IN CONJUNCTION WITH METES AND BOUNDS DATED JUNE 19, 2008 PREPARED BY LAND SURVEYING, INC. PROJECT NO. 04052-08.

FLOOD STATEMENT:  
I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0905 L, DATED JUNE 19, 2008, AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.  
WARNING: THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

SURVEY  
OF 1.5600 ACRES OR 67,954 SQUARE FEET OF LAND BEING  
LOTS 1, 2, 10 AND THE ADJACENT 20' OF LOT 9 OF THE JENSEN SUBDIVISION  
ACCORDING TO THE PLAT RECORDED IN  
VOLUME 1397, PAGE 54 H.C.D.R.  
AND LOTS 1, 2, 3, 7, 8 & 9, OF SCHROEDER RE SUBDIVISION  
ACCORDING TO THE PLAT RECORDED IN  
VOLUME 25 PAGE 5 H.C.M.R.  
AND A PORTION OF TRACT 75 OF WARD ACRES SUBDIVISION  
ACCORDING TO THE PLAT RECORDED IN  
VOLUME 487 PAGE 441 H.C.D.R.  
BEING OUT OF THE THOMAS O. MEUX SURVEY, ABSTRACT No. 595,  
HARRIS COUNTY, TEXAS

I, SCOT LOWE, DO HEREBY CERTIFY THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THIS SURVEY. THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.  
WITNESS MY HAND AND SEAL THIS THE 19th DAY OF JUNE, 2008.



SCOT LOWE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5007

Land Surveying, Inc.  
7438 Evie  
Deer Park TX 77536

Phone: (281) 930-0201  
Fax: (281) 930-0220

DRAWN BY: oms	APPROVED BY: SAI
DATE: 06/19/08	PROJ. NO. 04052-08
FIELD BK #: LSI 60/17 & 74/21	DWG. Z:\DWG\2004\04052\04052-08.DWG
	REF: 04052 & RW93110