

SPENCER HIGHWAY
(100' R.O.W.)

SCALE 1"=20'

REFERENCE POINT
NORTH WEST
CORNER OF
LOT 111 BLOCK 7
(A) FND 1/2" IR

(B) FND 5/8" IR W/ CAP
MARKED "WIND ROSE"

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

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

SPENWICK PLACE
VOL. 42, P.G. 1, 62
M.R.H.C.

SPENWICK PLACE
VOL. 48, P.G. 2, 11
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SPENWICK PLACE
VOL. 42, P.G. 1, 62
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DESCRIPTION OF A TRACT OF LAND CONTAINING 1.4574-ACRES (63,484 SQUARE FEET) SITUATED IN THE WILLIAM M. JONES SURVEY, A-482, HARRIS COUNTY, TEXAS.

BEING A TRACT OF LAND CONTAINING 1.4574 ACRE (63,484 SQUARE FEET), BEING ALL OF LOTS 161, 162, 177, AND 178, IN BLOCK 10, OF SPENWICK PLACE, SECTION 2, A SUBDIVISION PLAT RECORDED UNDER VOLUME 48, PAGE 11, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND LOT 114, IN BLOCK 7, OF SPENWICK PLACE, SECTION 1, A SUBDIVISION PLAT RECORDED UNDER VOLUME 42, PAGE 62, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING OUT OF THE WILLIAM M. JONES SURVEY, ABSTRACT NO. 482, HARRIS COUNTY, TEXAS, SAID 1.4574-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A FOUND 1/2" IR W/ CAP MARKED "SURVEY 1" IN THE SOUTH RIGHT-OF-WAY LINE OF HILLSDALE ROAD (60.00 FEET WIDE) WITH THE SOUTH RIGHT-OF-WAY LINE OF SPENCER HIGHWAY (100.00 FEET WIDE) FOR THE NORTHWEST CORNER OF SAID BLOCK 7,
THENCE EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SPENCER HIGHWAY AND THE NORTH LINE OF SAID BLOCK 7, A DISTANCE OF 309.26 FEET TO A SET 1/2" IR W/ CAP MARKED "SURVEY 1" IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SPENCER HIGHWAY FOR THE NORTHWEST CORNER OF SAID LOT 114, IN THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SPENCER HIGHWAY, AT A DISTANCE OF 80.23 FEET PASS THE NORTHEAST CORNER OF SAID SPENWICK PLACE, SECTION 1, AND THE NORTHWEST CORNER OF SAID SPENWICK PLACE, SECTION 2, CONTINUING FOR A TOTAL DISTANCE OF 225.23 FEET TO A SET 1/2" IR W/ CAP MARKED "SURVEY 1" IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SPENCER HIGHWAY, FOR THE NORTHEAST CORNER OF SAID LOT 162, THE NORTHWEST CORNER OF LOT 163, IN BLOCK 10 OF SAID SPENWICK PLACE, SECTION 2, AND FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED, FROM WHICH A FOUND 5/8" IR W/ CAP MARKED "CIVIL CONCEPTS 713-947-6606" BEARS NORTH 86° 44' WEST, A DISTANCE OF 1.20 FEET;

THENCE SOUTH WITH THE EAST LINES OF SAID LOTS 162 AND 177, AND THE WEST LINES OF SAID LOT 161 AND LOT 176, IN SAID BLOCK 10, AT A DISTANCE OF 147.27 FEET PASS THE COMMON CORNER OF SAID LOTS 162, 163, 177 AND THE NORTHWEST CORNER OF LOT 176 OF SAID BLOCK 10, FROM WHICH A FOUND 5/8" IR W/ CAP MARKED "CIVIL CONCEPTS 713-947-6606" BEARS NORTH 11° 30' WEST, A DISTANCE OF 1.15 FEET, CONTINUING FOR A TOTAL DISTANCE OF 289.83 FEET (CALLED 290.27 FEET) TO A SET 1/2" IR W/ CAP MARKED "SURVEY 1" IN THE NORTH RIGHT-OF-WAY LINE OF SAID ANDRICKS ROAD (60.00 FEET WIDE) FOR THE SOUTHWEST CORNER OF SAID LOT 177, THE SOUTHWEST CORNER OF SAID LOT 176, AND FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 89° 45' 29" WEST WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ANDRICKS ROAD AND THE SOUTH LINE OF SAID LOTS 177 AND 178, A DISTANCE OF 146.63 FEET (CALLED 145.00 FEET) TO A FOUND 1/2" IR W/ CAP MARKED "SURVEY 1" IN THE NORTH RIGHT-OF-WAY LINE OF SAID ANDRICKS ROAD AND THE EAST LINE OF SAID SPENWICK PLACE, SECTION 1, FOR THE SOUTHWEST CORNER OF SAID LOT 178, THE SOUTHWEST CORNER OF SAID LOT 115, IN BLOCK 7, OF SAID SPENWICK PLACE, SECTION 1, AND FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH WITH THE WEST LINE OF SAID LOT 178 AND THE EAST LINE OF SAID LOT 115, A DISTANCE OF 141.25 FEET (CALLED 143.00 FEET) TO A SET 1/2" IR W/ CAP MARKED "SURVEY 1" FOR THE NORTHWEST CORNER OF SAID LOT 178, THE SOUTHWEST CORNER OF SAID LOT 161, THE SOUTHWEST CORNER OF SAID LOT 114, THE NORTHEAST CORNER OF SAID LOT 115, AND FOR AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE WEST WITH THE SOUTH LINE OF SAID LOT 114 AND THE NORTH LINE OF SAID LOT 116, IN BLOCK 7, OF SAID SPENWICK PLACE, SECTION 1, A DISTANCE OF 205.69 FEET (CALLED 206.72 FEET) TO A SET 1/2" IR W/ CAP MARKED "SURVEY 1" FOR THE SOUTHWEST CORNER OF SAID LOT 114, THE NORTHEAST CORNER OF SAID LOT 116, THE NORTHEAST CORNER OF LOT 117, IN BLOCK 7, OF SAID SPENWICK PLACE, SECTION 1, IN THE SOUTHWEST CORNER OF SAID HUMBLE OIL AND REFINING COMPANY RIGHT-OF-WAY, AND FOR A SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 40° 39' 33" EAST WITH THE NORTHWEST LINE OF SAID LOT 114 AND THE SOUTHWEST LINE OF SAID HUMBLE OIL AND REFINING COMPANY RIGHT-OF-WAY, A DISTANCE OF 195.05 FEET (CALLED 194.13 FEET) TO THE POINT OF BEGINNING AND CONTAINING 1.4574 ACRE (63,484 SQUARE FEET) OF LAND, MORE OR LESS.

NOTES:

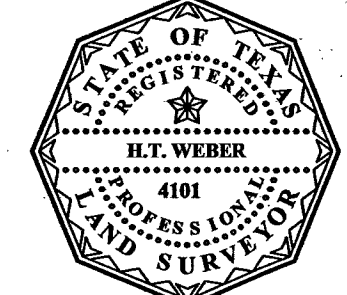
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO SPENWICK PLACE SECTION 1, A SUBDIVISION PLAT RECORDED IN VOLUME 42, PAGE 62, AND SPENWICK PLACE SECTION 2 VOLUME 48 PAGE 11 OF THE MAP RECORDS OF HARRIS COUNTY TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL POSITION.
- SUBJECT TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADED) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48201C0949L, DATED 6-18-07.
- ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND SURVEY" PERFORMED ON 17-AUG-08.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PERFORMED BY CHICAGO TITLE INSURANCE COMPANY, OF NO. 470999, ISSUED ON 13-AUG-08. SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY TITLE INFORMATION.
- RESTRICTIVE COVENANTS AS RECORDED IN VOL. 48, PG. 11 MAP RECORDS OF HARRIS COUNTY, TEXAS AND IN VOL. 6058, PG. 95 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
- THIS SURVEY IS CERTIFIED TO CHICAGO TITLE INSURANCE COMPANY, FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- NO AERIAL EASEMENT ENCROACHMENTS.

SURVEYORS CERTIFICATE

IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON AUGUST 14, 2008 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II URBAN SURVEY.

WITNESS MY HAND AND SEAL THIS 19TH DAY OF AUGUST, 2008.

H.T. WEBER
H.T. WEBER
REGISTERED PROFESSIONAL LAND SURVEYOR #4101



LEGEND

	GRAVEL
	CONCRETE
	COVERED CONCRETE
	CONTROL MONUMENT
	SET 1/2" IR W/CAP MARKED "SURVEY 1"
	ANCHOR
	GRATE INLET
	LIGHT STANDARD
	MANHOLE
	POWER POLE
	ELECTRIC METER
	SIGN
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	OVERHEAD ELECTRIC
	GAS METER
	CLEAN OUT
	ASPHALT
	GAS PIPELINE
	GAS PIPELINE MARKER
	OVERHEAD POWER LINE
	GUY WIRE
	6" x 6" METAL SHED ON GROUND
	4" x 3.5" FRAME SHED W/ HOTWATER HEATER
	FENCE
	6" CHAIN LINK
	METAL
	WOOD

PIPELINE MARKER INFO.

- (A) GAS PIPELINE KINDER MORGAN 800-633-0184
- (B) NITROGEN PIPELINE EXXON MOBIL 800-537-5200
- (C) BUTYLENE PIPELINE EXXON MOBIL 800-537-5200
- (D) ABANDONED CASING PIPELINE EXXON MOBIL 800-537-5200
- (E) REFINED PRODUCTS PIPELINE EXXON MOBIL 800-537-5200

CLIENT: TORTILLAS MEXICAN RESTAURANT, INC. ADDRESS: 6902 SPENCER HIGHWAY

PROJECT: A LAND TITLE SURVEY OF 1.4574 ACRE SITUATED IN THE WILLIAM M. JONES SURVEY, ABSTRACT NO. 482, HARRIS COUNTY, TEXAS.

PARTY CHIEF	KR	JOB#
SURVEY TECH	SB	8-3894-08
DRAFTER	RLC	DATE 19-AUG-08

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