Legal Description

METES AND BOUNDS DESCRIPTION
1.2591 ACRE (54,848 SQ FEET)
ALL OF THE CALLED 1.3899 ACRE
SEMINOLE CREEK LTD
WARD ACRES
THOMAS MEUX SURVEY, ABSTRACT 595
CITY OF PASADENA
HARRIS COUNTY, TEXAS

Being 1.2591 acre (54,848 square feet) of land, all of the called 1.3899 acre tract, conveyed to Seminole Creek Ltd., by deed recorded under County Clerk's File Number (CCF) V606911 of the Official public Records of Real Property of Harris County, Texas (OPRRP HCT), being part of Lot 147 and Lots 148-152 of the ward Acres Subdivision, as described in the map or plat thereof recorded in Volume 487, Page 442 of the Deed Records of Harris County, Texas (DR HCT); said 1.2591 acre tract lying in the Thomas Meux Survey, Abstract 595 in Harris County Texas and more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod in the North right of way line (ROW) of Garner Road, 50 feet wide, marking the Southeast corner of Lots 8-17 of the Shaver Addition in Harris County, described in the plat or map thereof recorded in Volume 1397, Page 232 DR HCT, said Lots, conveyed to Cinema Motel Inc., by deed recorded under CCF M267740 OPRRP HCT;

THENCE North 00°11'15" East, called North, along the East line of said Lots 8-17, a distance of 283.85 feet, to a point in the South line of Lot 120 and 70 westerly feet of Lot 121 of said Ward Acres Subdivision, conveyed to Temple Bethel by deed recorded under CCF F421690 OPRRP HCT;

THENCE South 89°35'32" West, called West, along said North line of said Lots 8-17, a distance of 121.91 feet to a point for the Northeast corner of the herein described tract, also called the POINT OF BEGINNING

THENCE South 88°34'00" West, along the North line of said Lots 8-17 and Lots 4-7, conveyed to the City of Pasadena, no recording information found, a distance of 749.95 feet, called 749.93 feet to a point in the East ROW of South Shaver Street, 80 feet wide, for the Southwest corner of the herein described tract;

THENCE North, along said ROW, pass at a distance of 20.44 feet, a found 5/8 inch iron rod, and continuing to a total distance of 97.36 feet, called 107.72 feet to a point for the most Westerly Northwest corner of the herein described tract

THENCE North 88°34'00" East, along the South line of Lots 1-3 of said Shaver Addition, conveyed to Eliseo and Olegario Sanchez, a distance of 460.82 feet, to a point in the South line of Lots 148 to 152 of said Ward Acres Subdivision, conveyed to Fairmont Spanish Congregation of Jeovah's Witnesses by deed recorded under CCF W818392 OPRRP HCT, for the most Northerly Western Northeast corner of the herein described tract

THENCE North 88°13'17" East, along said South line of said Lots 116-118, and the South line of the West part of Lot 119 also conveyed to Fairmont Spanish Congregation of Jeovah's Witnesses by deed recorded under CCF U185218 OPRRP passing a distance of 249.83 feet a found 5/8 inch iron rod, for a total distance of 269.45 feet, called South 89°39'00" East 268.46 feet, to the POINT OF BEGINNING and containing a computed 1.2591 acre (54,848 square feet) of land.

General Notes

1. The surveyor has not abstracted the site. This survey relies on the title search from Alamo Title Insurance Company GF No. 05-42610121, effective date of February 28, 2005.

2. The professional service reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above; it is not to be used for any other purpose.

3. Bearings based on the North ROW of Garner Road, as described in deed recorded under Volume 487, Page 442 of the DR HCT.

4. Property lies within the city limits of the City of Pasadena and is subject to all building setbacks, platting requirements and other development requirements of that entity.

5. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.

Notes Corresponding to Schedule B

(Q) Easements for street and utility purposes, as reserved in instrument recorded in Volume 1782, Page 27 of the Deed Records of Harris County, Texas. Subject to the terms, conditions and stipulations contained therein.

(Q) Easements for parking purposes granted to the City of Pasadena as evidenced by instrument recorded under Harris County Clerk's No. G380782. Subject to the terms, conditions and stipulations contained therein.

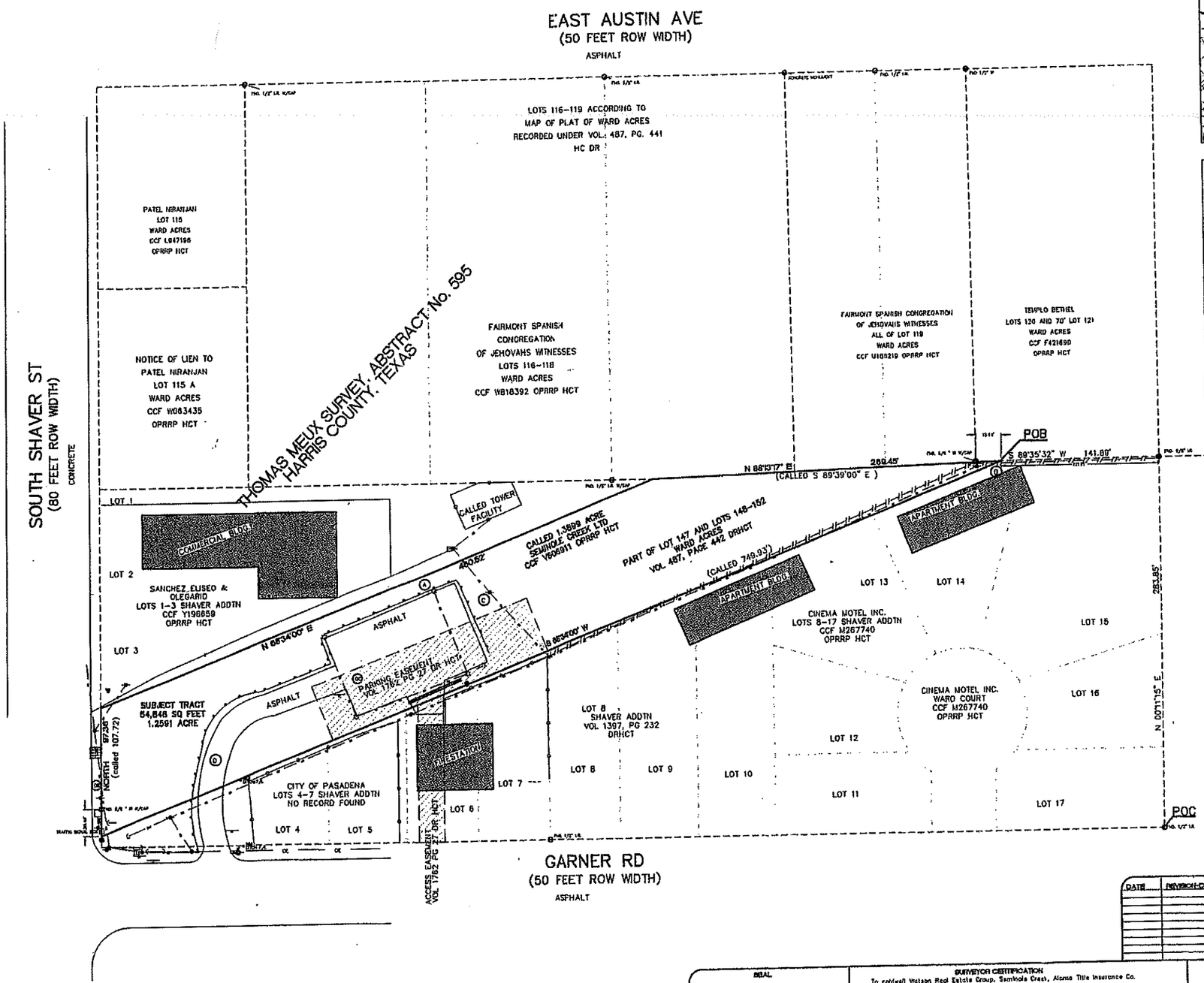
Encroachments

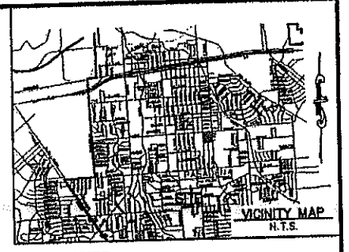
(A) Parking Lot exceeds easement area including light pole, asphalt and fences.

(B) Fence and Building of Cinema Motel Property encroaches of South Property Line.

(C) Power Line across property Northeast of Parking Lot.

(D) Asphalt Access to Parking Lot.





LEGEND

FENCES
BARBED WIRE
CHAIN LINE
WOOD
IRON/PIPE
ELECTRIC
POWER POLE
LIGHT POLE
BOX
OVERHEAD LINE
UNDERGROUND L
STORM SEWER
WATER INLET
U INLET
MANHOLE
SAN SEWER
MANHOLE
PIPE
CLEANOUT
WATER
VALVE
METER
FIRE/HYDRANT
GAS
VALVE
METER
TELEPHONE
MANHOLE
PEDESTAL
CABLE TV
BOX
PIPELINE MARKER
PROPERTY MARKER
UNDERGROUND CABLE

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

DATE	REVISION-DESCRIPTION	BY	CHECKED

Flood Statement

Flood Statement: I have examined the Federal Emergency Management Agency's Flood Insurance Rate Map for Harris County, Texas, Map Number 48201C0915 J, effective date of November 6, 1996, and the map indicates this tract to be in "Zone X", determined to be outside 100 year flood plain"; No portion of this plat lies within a designated Special Flood Hazard Area, inundated by 100 year flood or Other Flood Areas.

Warning: If this site is not within an Identified Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

NOTE

July 12, 2005

Note:

Confidentiality

This drawing is presented to you only as a reference to the situation on the ground to discuss with you client. As we have not yet been paid for this work, the other work is unfurnished. We will wait for your authorization to proceed and issue this drawing and bill you or your client.

BOUNDARY SURVEY
1.2591 ACRES, (54,848 SQ. FT.)
IN THE
THOMAS MEUX SURVEY, ABSTRACT No. 595
HARRIS COUNTY, TEXAS

SEAL

SURVEYOR CERTIFICATION
To caldwell Watson Real Estate Group, Seminole Creek, Alamo Title Insurance Co. and lender:
I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

David J. Strauss
R.P.L.S. 4833
Date June 2, 2005

OWNER	FIELD BOOK	122/195
CALDWELL WATSON REAL ESTATE GROUP	FIELD WORK	B.ROY
	DATE	6-24-05
	DRAFTING	ST
PURCHASER	DATE	06-06-05
SEMINOLE CREEK	CHECKED	DJS
	DATE	06-07-05
	TITLE CO.	
ADDRESS	TITLE CO.	ALAMO TITLE INSURANCE CO
SHAVER RD	G.F. NO.	05-42610121
PASADENA TX 77502	SCALE	1"=40'
	KEY MAP	N/A
	JOB NO.	0517-0001

TOWN AND COUNTRY LAND SURVEYING
DAVID J. STRAUSS - PRESIDENT
REGISTERED PROFESSIONAL LAND SURVEYOR - 4833
25307 NORTH FREEWAY SUITE 100
P.O.BOX 8693
THE WOODLANDS, TEXAS 77380
PHONE (281) 465-8730
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SHEET 1 OF 1