



SPRING CYPRESS ROAD
(80' ROW)

SLEEPYHOLLOW LANE
(60' ROW)

SURVEY OF

- TRACT 1:**
BEING A TRACT OF LAND, BEING PART OF AND OUT OF THAT 38.4421 ACRE TRACT OF LAND DESCRIBED IN PARTITION DEED RECORDED IN VOLUME 2686, PAGE 244 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
- TRACT 2:**
BEING A TRACT OF LAND, BEING PART OF AND OUT OF THAT 38.4421 ACRE TRACT OF LAND DESCRIBED IN PARTITION DEED RECORDED IN VOLUME 2686, PAGE 244 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
- TRACT 3:**
BEING A TRACT OF LAND, BEING PART OF AND OUT OF THAT 38.4421 ACRE TRACT OF LAND DESCRIBED IN PARTITION DEED RECORDED IN VOLUME 2686, PAGE 244 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

- NOTES:
1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE PER RECORDED PLAT.
 2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 01-40600658 OF ALAMO TITLE COMPANY.
 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 4. 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.
 5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 6. 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.

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IN ZONE X
 ACCORDING TO F.I.R.M. MAP NO. 480287 0255J, DATE 11-6-96
 BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

LEGAL DESCRIPTION

TRACT 1:
BEING A TRACT OF LAND, BEING PART OF AND OUT OF THAT 38.4421 ACRE TRACT OF LAND DESCRIBED IN PARTITION DEED RECORDED IN VOLUME 2686, PAGE 244 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, IN THE A. SCALES SURVEY, ABSTRACT 687, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 5/8 INCH IRON ROD FOUND NORTH 32 DEGREES 09 MINUTES 42 SECONDS WEST, A DISTANCE OF 1994.94 FEET FROM THE SOUTHWESTERLY CORNER OF THE AFORESAID 38.4421 ACRE TRACT OF LAND;
 THENCE, NORTH 32 DEGREES 09 MINUTES 42 SECONDS WEST, ALONG THE WESTERLY LINE OF THE SAID 38.4421 ACRE TRACT OF LAND, A DISTANCE OF 161.01 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWESTERLY CORNER OF THE SAID 38.4421 ACRE TRACT OF LAND ON THE SOUTHERLY SIDE OF SPRING-CYPRESS ROAD (8 FEET WIDE);
 THENCE, NORTH 57 DEGREES 55 MINUTES 00 SECONDS EAST, ALONG THE NORTHERLY LINE OF THE SAID 38.4421 ACRE TRACT OF LAND ON THE SOUTHERLY SIDE OF SPRING-CYPRESS ROAD, A DISTANCE OF 54.80 FEET TO A POINT;
 THENCE SOUTH 32 DEGREES 09 MINUTES 42 SECONDS EAST, A DISTANCE OF 161.01 FEET TO A POINT;
 THENCE, SOUTH 57 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 54.80 FEET TO THE PLACE OF BEGINNING, KNOWN AS LOT ONE (1), BLOCK ONE (1), SPRING DELL AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS.

TRACT 2
 BEING A TRACT OF LAND, BEING PART OF AND OUT OF THAT 38.4421 ACRE TRACT OF LAND DESCRIBED IN PARTITION DEED RECORDED IN VOLUME 2686, PAGE 244 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, IN THE A. SCALES SURVEY, ABSTRACT 687, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A POINT LOCATED NORTH 32 DEGREES 09 MINUTES 42 SECONDS WEST, A DISTANCE OF 1994.94 FEET AND NORTH 57 DEGREES 55 MINUTES EAST, A DISTANCE OF 54.80 FEET FROM THE SOUTHWESTERLY CORNER OF THE AFORESAID 38.4421 ACRE TRACT OF LAND;
 THENCE, NORTH 32 DEGREES 09 MINUTES 42 SECONDS WEST, A DISTANCE OF 161.01 FEET TO A POINT ON THE NORTHERLY LINE OF SAID 38.4421 ACRE TRACT OF LAND ON THE SOUTHERLY SIDE OF SPRING-CYPRESS ROAD (80 FEET WIDE);
 THENCE, NORTH 57 DEGREES 55 MINUTES 00 SECONDS EAST, ALONG THE NORTHERLY LINE OF THE SAID 38.4421 ACRE TRACT OF LAND ON THE SOUTHERLY SIDE OF SPRING-CYPRESS ROAD, A DISTANCE OF 54.80 FEET TO A POINT;
 THENCE, SOUTH 32 DEGREES 09 MINUTES 42 SECONDS EAST, A DISTANCE OF 161.01 FEET TO A POINT;
 THENCE, SOUTH 57 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 54.80 FEET TO THE PLACE OF BEGINNING, KNOWN AS LOT TWO (2), BLOCK ONE (1), SPRING DELL AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS.

TRACT 3
 BEING A TRACT OF LAND, BEING PART OF AND OUT OF THAT 38.4421 ACRE TRACT OF LAND DESCRIBED IN PARTITION DEED RECORDED IN VOLUME 2686, PAGE 244 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, IN THE A. SCALES SURVEY, ABSTRACT 687, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A POINT LOCATED NORTH 32 DEGREES 09 MINUTES 42 SECONDS WEST, A DISTANCE OF 1994.94 FEET AND NORTH 57 DEGREES 55 MINUTES EAST, A DISTANCE OF 109.60 FEET FROM THE SOUTHWESTERLY CORNER OF THE AFORESAID 38.4421 ACRE TRACT OF LAND;
 THENCE, NORTH 32 DEGREES 09 MINUTES 42 SECONDS WEST, A DISTANCE OF 161.01 FEET TO A POINT ON THE NORTHERLY LINE OF THE SAID 38.4421 ACRE TRACT OF LAND ON THE SOUTHERLY SIDE OF SPRING-CYPRESS ROAD;
 THENCE, NORTH 57 DEGREES 55 MINUTES 00 SECONDS EAST, ALONG THE NORTHERLY LINE OF THE SAID 38.4421 ACRE TRACT OF LAND ON THE SOUTHERLY SIDE OF SPRING-CYPRESS ROAD, 80 FEET WIDE, A DISTANCE OF 54.80 FEET TO THE SOUTHWESTERLY INTERSECTION OF SPRING-CYPRESS ROAD AND SLEEPYHOLLOW LANE FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS NORTH 73 DEGREES 28 MINUTES EAST, 1.1 FEET;
 THENCE, SOUTH 32 DEGREES 09 MINUTES 42 SECONDS EAST, ALONG THE WESTERLY LINE OF SLEEPYHOLLOW LANE, 60 FEET WIDE, A DISTANCE OF 161.01 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;
 THENCE, SOUTH 57 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 54.80 FEET TO THE PLACE OF BEGINNING KNOWN AS LOT THREE (3), BLOCK ONE (1), SPRING DELL, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
 I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF 01-40600658 of ALAMO TITLE COMPANY

Fred W. Lawton



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

ADDRESS: VACANT LOTS @ SPRING-CYPRESS ROAD

REV: 12/12/01
 JOB NO.: 3642-01 SCALE: 1" = 20' DATE: 12-10-01 SHEET 1 OF 1

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