



 Boundary

Texas, AC +/-



Boundary

4327 Pinemont Dr - 2.222 Acres
Texas, AC +/-



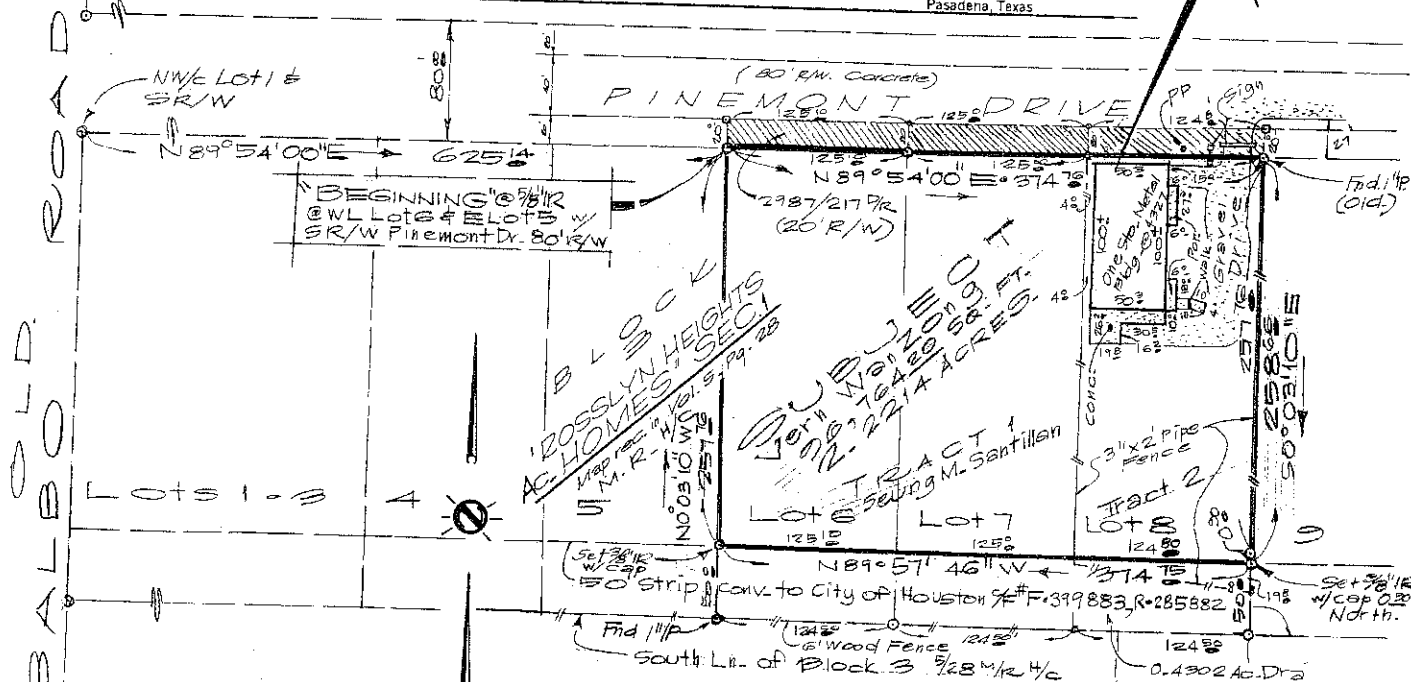
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

SAMUEL MCLELLAND
ONE-THIRD LEAGUE, ABST. 544

THE MCKINLEY COMPANY, INC.

Pasadena, Texas

Box 4218



0.1721 ACRE IN 20 FT. R/W
OFF North Lr. of Lots 6, 7 & 8, Bk. 3
R/W Deeds V. 3071, Pg. 305 & 308 P. 2/4C
Vol. 2987, Pg. 217 1/2 (Lot 8)

METES AND BOUNDS DESCRIPTION OF 2.2214 ACRE TRACT OR 96,764.20 SQUARE FEET - VERN WANZONG

A TRACT OR PARCEL OF LAND CONTAINING 2.2214 ACRES OR 96,764.20 SQUARE FEET BEING LOTS 6, 7 & 8 SAVE THE NORTH 20.00 OF SAID LOTS DESCRIBED IN INSTRUMENT RECORDED IN RIGHT-OF-WAY DEEDS IN VOLUME 5, PAGE 28 OF THE DEED RECORDS OF HARRIS COUNTY, AND IN VOLUME 2987, PAGE 217 OF THE DEED RECORDS OF HARRIS COUNTY IN BLOCK 3 OF ROSSLYN HEIGHTS HOMES SECTION 1 HOWEVER LESS TO THE SOUTH 50.00 FT. CONVEYED TO THE CITY OF HOUSTON IN INSTRUMENT RECORDED IN CLERKS FILE NO. F-399883 OR R-285882 OF THE OFFICIAL REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS OUT OF THE SAMUEL MCLELLAND ONE-THIRD LEAGUE, ABSTRACT 544 IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 28 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS SAID 2.2214 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a 5/8 inch iron rod found at the residual Northwest corner of Lot 6 and the Northeast corner of Lot 5 with the South right-of-way line of Pinemont Drive (80 ft. in width) this 5/8 inch iron rod being located Southerly 20.00 ft. from the original Northwest corner of Lot 6 and located North 89 degrees 54 minutes 00 seconds East a distance of 625.14 ft. from the original Northwest corner of Lot 3 and Lot 1, Block 3 of said subdivision recorded in Volume 5, Page 28 of the Map Records of Harris County, Texas, also marking the Northwest corner of that tract conveyed to Seung M. Santillan;

THENCE North 89 degrees 54 minutes 00 seconds East with the South right-of-way line of Pinemont Drive a distance of 374.76 ft. to an old 1 inch iron pipe found at the Northeast corner of the herein described tract also marking the intersection of the South right-of-way line of said Pinemont Drive with the East boundary line of Lot 8 and the West boundary line of Lot 9 of said Block 3;

THENCE South 00 degrees 03 minutes 10 seconds East with a 2 foot high pipe fence and with the division line between Lots 8 & 9 passing a 3/8 inch iron rod on line with cap at 257.76 ft. in all a total distance of 257.76 ft. to a point at the Southeast corner of the herein described tract in the Northerly boundary of a 50 foot strip conveyed to the City of Houston as described in instrument in Clerk's File No. F-399883 and R-285882 of the Real Property Records of Harris County, Texas;

THENCE with the North boundary line of a 50 foot drainage easement and the South line of the herein described tract and 50.00 ft. parallel to and perpendicularly distant from the South boundary of said Block 3 as delineated on map or plat recorded in Volume 5, Page 28 of the Harris County Map Records a total distance of 374.75 ft. to a 3/8 inch iron rod with cap set at the Southwest corner of the herein described tract marking the intersection of the North line of said 50 foot strip and the West line of Lot 6 and the East line of Lot 5;

THENCE North 00 degrees 03 minutes 10 seconds West with the division line between Lots 5 & 6 a distance of 257.76 ft. to the PLACE OF BEGINNING and containing 2.2214 acres of land and being known as 4327 Pinemont Drive, Houston, Texas 77091.

LOTS 6, 7 & 8
A SUBDIVISION IN THE SAMUEL MCLELLAND TO C.O.H.
1/3RD LEAGUE, HARRIS COUNTY, TEXAS.
SCALE: 1" = 60 FT. DATE: 2-15-2000

NOTES:

- ① Bearings referred to R/W taken off South Side (N89°54'E)
- ② Address = 4327 Pinemont Dr., Houston, Tx. Zip 77091.
- ③ Tract is in Zone #15 in 100yr. Flood Plain Per FIRM #F48201C-0655J 11/2/96.

OWNER:
Vern Wanzong

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:
I CERTIFY THAT THIS IS A PLAT OF A LOT (2.2214 ACRES) KNOWN AS 4327 PINEMONT DRIVE, THE PROPERTY OF VERN WANZONG, SHOWING ALL OF IMPROVEMENTS AS SURVEYED BY ME ON THE GROUND FEB. 15, 2000 BEING LOTS 6, 7 & 8, ROSSLYN HEIGHTS ACRES, SECTION 1, A SUBDIVISION IN THE SAMUEL MCLELLAND TO C.O.H. 1/3RD LEAGUE, HARRIS COUNTY, TEXAS, THERE ARE NO ENCUMBRANCES ON THIS PROPERTY AT THE TIME OF THIS SURVEY - AND ALL IMPROVEMENTS ARE SHOWN ON THE MAP RECORDS OF HARRIS COUNTY, TEXAS. SET AT THE TIME OF THIS SURVEY.
FIELD BOOK: 222, PAGE: 63

BY: C. A. MCKINLEY, PRES.
C. A. MCKINLEY, SURVEYOR
LICENSE NO. 1194 STATE TEXAS

REGENCY TITLE CO. GF-99-11-86568 1/4