

Southampton Estates townhomes



GREATER HOUSTON SURVEYING, INC.

LEGAL DESCRIPTION

ALL THAT CERTAIN 2736 SQUARE FEET OF LAND OUT OF LOT 3, BLOCK 1, OF SOUTHAMPTON HOMES, ACCORDING TO THE PLAT THEREOF RECORDED UNDER FILE NO. P462237 AND FILM CODE 357059 IN THE MAP RECORDS OF HARRIS COUNTY, TEXAS, OUT OF THE OBEDIENCE SMITH SURVEY, A-696, HOUSTON, HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE)

COMMENCING AT THE NORTHEAST CORNER OF RESTRICTED RESERVE "B" OF SAID SOUTHAMPTON HOMES, IN THE SOUTH RIGHT-OF-WAY LINE OF BISSONNET STREET (70' WIDE);

THENCE SOUTH 02 DEGREES 35 MINUTES 15 SECONDS EAST - 219.73' ALONG THE EAST LINE OF SAID RESERVE "B" TO THE SOUTHEAST CORNER OF RESERVE "B";

THENCE SOUTH 87 DEGREES 24 MINUTES 45 SECONDS WEST - 42.00' ALONG THE SOUTH LINE OF AFORESAID SOUTHAMPTON HOMES TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, COMMON TO THE SOUTHWEST CORNER OF SAID RESERVE "B";

THENCE SOUTH 87 DEGREES 24 MINUTES 45 SECONDS WEST - 61.50' CONTINUING ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, COMMON TO THE SOUTHEAST CORNER OF LOT 4 OF THE AFORESAID BLOCK 1;

THENCE, NORTH 02 DEGREES 35 MINUTES 15 SECONDS WEST - 21.60' ALONG THE EAST LINE OF LOT 4 AND ALONG COMMON WALL CENTERLINE TO AN ANGLE CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, NORTH 87 DEGREES 24 MINUTES 45 SECONDS EAST - 1.67' TO AN ANGLE CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, NORTH 02 DEGREES 09 MINUTES 46 SECONDS WEST - 16.13' TO AN ANGLE CORNER OF THE HEREIN DESCRIBED PARCEL IN THE SOUTH LINE OF SOUTHAMPTON ESTATES (PRIVATE STREET);



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THENCE, NORTH 87 DEGREES 24 MINUTES 45 SECONDS EAST - 17.85' ALONG SAID SOUTH LINE TO AN ANGLE CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, SOUTH 02 DEGREES 23 MINUTES 52 SECONDS EAST - 1.67' TO AN ANGLE CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, NORTH 87 DEGREES 24 MINUTES 45 SECONDS EAST - 11.23' TO AN ANGLE CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, SOUTH 02 DEGREES 35 MINUTES 15 SECONDS EAST - 3.33' TO AN ANGLE CORNER OF THE HEREIN DESCRIBED PARCEL;

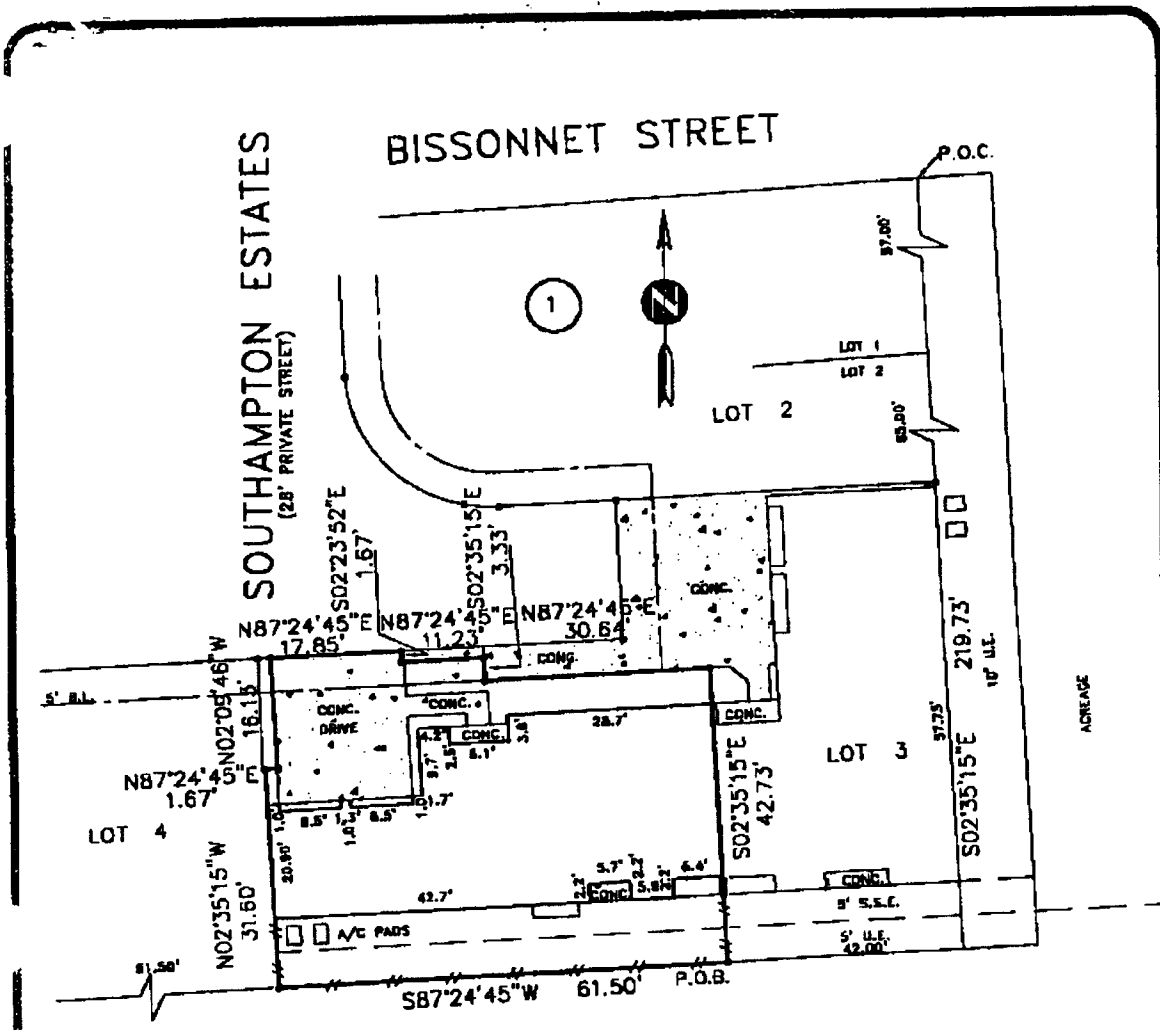
THENCE, NORTH 87 DEGREES 24 MINUTES 45 SECONDS EAST - 30.64' TO AN ANGLE CORNER OF THE HEREIN DESCRIBED PARCEL ON THE CENTERLINE OF A COMMON WALL;

THENCE, SOUTH 02 DEGREES 35 MINUTES 15 SECONDS EAST - 42.73 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL "B" AND CONTAINING 2736 SQUARE FEET OF LAND.

98-20672

Maarten de Waal
R.P.L.S. 5112





NOTES:

- 1.) SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS IN H.C.M.R. AND IN C.F. NO. P503740 AND FILM CODE NO. 357059 H.C.M.R.
- 2.) EASEMENT FOR MINOR ENROACHMENTS IN C.F. NO. P503740
- 3.) BLANKET EASEMENT FOR INGRESS AND EGRESS IN C.F. NO. P503740
- 4.) HL & P AGREEMENT IN C.F. NO. P503740
- 5.) PARTY WALL AGREEMENT IN C.F. NO. P503740
- 6.) COMMON AREA AGREEMENT IN C.F. NO. P187981

Wilbur Lee Gay
Mary Jane Smart

THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. SUBJECT PROPERTY IS BASED ON TITLE COMMITMENT LISTED BELOW. ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT OF SAID SUBDIVISION.

LOT	BLOCK	SUBDIVISION	SECTION
7/16 SQ. FT. OUT OF LOT 3 (METES AND BOUNDS CONVEYANCE)	1	SOUTHAMPTON HOMES	-
COUNTY	STATE	RECORDED	SURVEY:
HARRIS	TEXAS	FILM CODE NO. 357059 H.C.M.R., C.F. NO. P462237	SCALE: 1" = 20'
PURCHASER: WILBUR LEE GAY AND MARY JANE SMART			ADDRESS: 5311 SOUTHAMPTON ESTATES, HOUSTON, TX, 77005

GREATER HOUSTON SURVEYING
GREATER HOUSTON SURVEYING
5450 SAN FELICE
SUITE 205
HOUSTON, TEXAS 77057
TEL: (713) 266 5053
FAX: (713) 266 0164



* Subject Property IS NOT Located in a Federal Insurance Administration Designated Flood Hazard Area. ZONE X
As per map 480296
Panel 0860 J Dated 11-8-86

* THIS INFORMATION IS BASED ON GRAPHER PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT RETENANCER!

	DATED	BY
FIELD WORK	6-1-98	J.W.
DRAFTING	6-2-98	L.R.
FINAL CHECK	6-3-98	M.D.
KEY MAP	492 2	

Maarten de Waal

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THERE ARE NO ENROACHMENTS EXCEPT AS SHOWN HEREON.

MORT. CO.	-
TITLE CO.	COMMONWEALTH LAND TITLE
C.F. NO.	7823-DEL.
JOB NO.	98 - 20672
REV. DATE	-