



**LEGAL DESCRIPTION**

BEING 0.1732 ACRES (7,243 SQ. FT.) OF LAND, MORE OR LESS, OUT OF LOTS 21, 22, AND 23, IN BLOCK 1, OF KINGWOOD LAKES VILLAGE, SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREON, RECORDED IN PUBLIC RECORDS IN HARRIS COUNTY, TEXAS, WITH SAID 0.1732 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A POINT MARKING THE INTERSECTION OF THE CENTERLINE OF MOORE ESPY DRIVE (WIDTH VARIES) AND THE CENTERLINE OF DEEP RIVER COURT (BASED ON A WIDTH OF 50.00 FEET);

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SAID CENTERLINE OF DEEP RIVER COURT FOLLOWING A CURVED COURSE OF 164.41 FEET TO A POINT MARKING THE CENTER OF A 50.00 FOOT RADIUS CUL-DE-SAC;

THENCE NORTH 87 DEGS. 04' 35" WEST A DISTANCE OF 50.00 FEET TO A 5/8-INCH ROUND ROD FOR CORNER OF BEGINNING, SAID ROUND ROD BEING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DEEP RIVER COURT;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF DEEP RIVER COURT FOLLOWING A CURVED COURSE OF 164.41 FEET TO A POINT MARKING THE CENTER OF A 50.00 FOOT RADIUS CUL-DE-SAC;

THENCE NORTH 79 DEGS. 01' 40" WEST A DISTANCE OF 29.78 FEET TO A 5/8-INCH ROUND ROD MARKING AN ANGLE POINT IN THE SOUTHWESTERLY LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 35 DEGS. 58'44" WEST A DISTANCE OF 88.18 FEET TO A 5/8-INCH ROUND ROD FOR CORNER, THENCE NORTH 54 DEGS. 01' 16" EAST A DISTANCE OF 91.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1732 ACRES (7,243 SQ. FT.) OF LAND, MORE OR LESS.

4. Easement as shown on the recorded plat and dedication.
  5. Easement for utility purposes as shown on the recorded plat and dedication.
  6. Gauge setback as set forth on the recorded plat and dedication.
1. Easement: Underground Distribution System
- Recorded in County Clerk's File No. F539899, of the Official Public Records, Harris County, Texas.



1210 DEEP RIVER COURT  
KINGWOOD, TEXAS 77339

LEGAL DESCRIPTION (AS SUBMITTED)

(SEE LEGAL DESCRIPTION ABOVE)

ALL SET BACK FROM ROSS BEAR A  
157' 11" ALLEY  
157' 11" ALLEY  
157' 11" ALLEY  
157' 11" ALLEY  
157' 11" ALLEY  
157' 11" ALLEY  
157' 11" ALLEY

DATE: 03-31-15

**RESIDENTIAL LAND SERVICES**

3550 North Richardson Street, Third Floor  
Mehln Office Phone No.: 416-253-2444

**First American Title Company**

**RE/MAX Associates Northeast**

**SURVEYOR'S CERTIFICATE**

JOSEPH L. ROEBER

DATE: 03-31-15

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

**BOUNDARY SURVEY**

1. UNLESS OTHERWISE INDICATED, ALL DIMENSIONS ARE IN FEET AND INCHES.

2. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE INDICATED.

3. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY EASEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY.

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