

TITLE COMPANY:



281-265-9500

ISSUE DATE:
DECEMBER 15, 2020

G.F. # 20014407



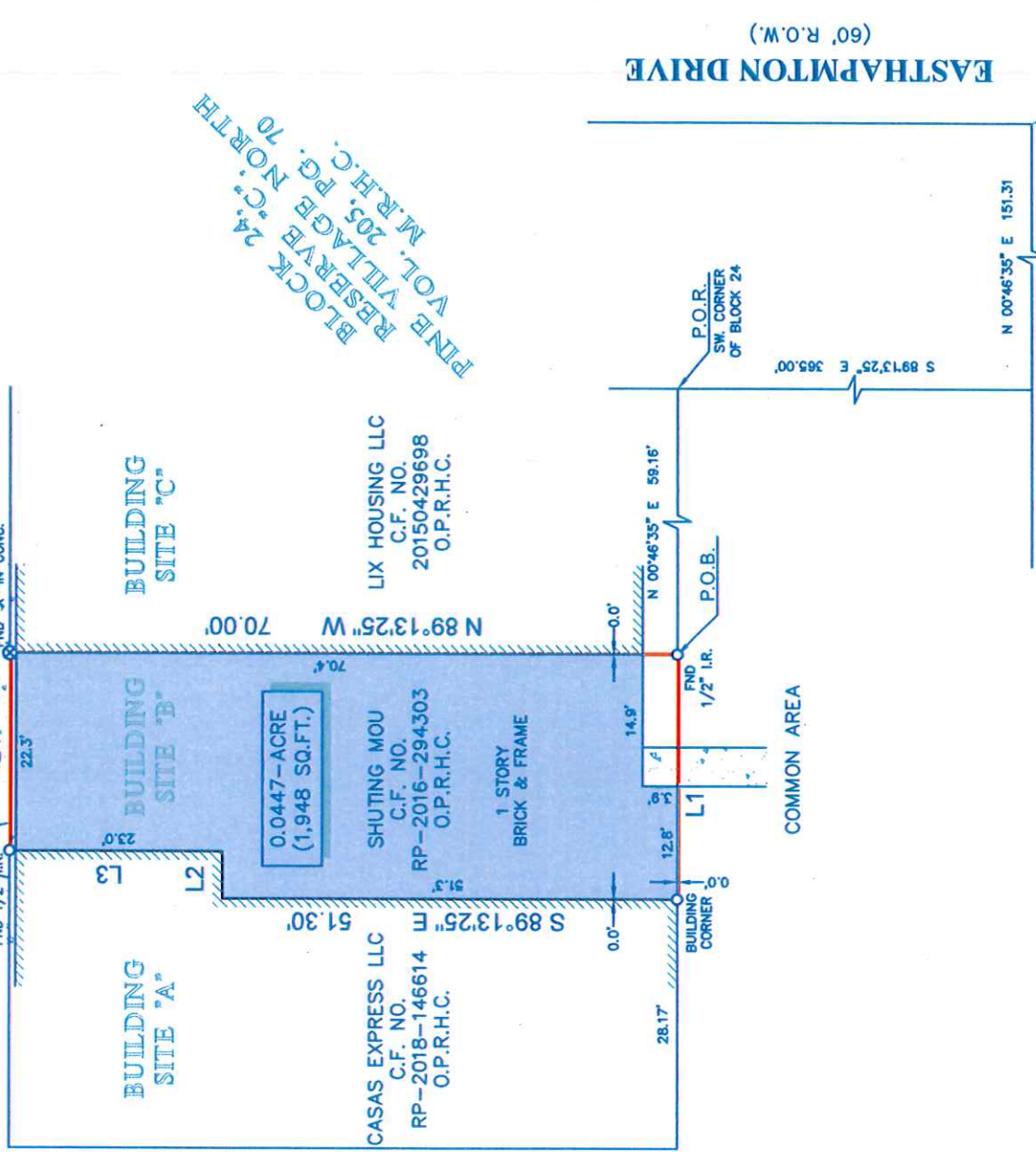
W.R. LOCKWOOD
SURVEY ABSTRACT 521

LINE	BEARING	DISTANCE
L1	N 00°46'35" E	27.67'
L2	S 00°46'35" W	5.36'
L3	S 89°13'25" E	23.70'
L4	S 00°46'35" W	22.31'

SCALE 1"=20'



28' SHARED PRIVATE DRIVE



WEST VILLAGE DRIVE
(60' R.O.W.)

P.O.C.
INTERSECTION OF
E. R.O.W. OF
EASTHAMPTON DR.
& E. R.O.W. OF W.
VILLAGE DR.

LEGEND



- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO SHUTTING MOU, RECORDED IN COUNTY CLERK'S FILE NO. RP-2016-294303 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.
 - ABSTRACT INFORMATION FOR THE SURVEY TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
 - THIS SURVEY IS CERTIFIED TO THE SURVEYING COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NO NATURAL DRAINAGE COURSES OR SUBJECT PROPERTY.
 - SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON DECEMBER 15, 2020, UNDER G.F. NO. 20014407.
 - EASEMENT GRANTED TO H.L.8P, AS RECORDED IN CLERK'S FILE NO. J152553, O.P.R.H.C.
 - AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE, AS RECORDED IN CLERK'S FILE NO. D608821, D.R.H.C.
 - UNIT DESIGNATION - PINE VILLAGE UNIT NO. 1 - Y-5 AND CM-1 AGREEMENT, AS RECORDED IN CLERK'S FILE NO. G708736, O.P.R.H.C.
 - UNIT DESIGNATION - PINE VILLAGE GAS UNIT - 8100' ZONE AGREEMENT, AS RECORDED IN CLERK'S FILE NO. G837017, O.P.R.H.C., AMENDED IN CLERK'S FILE NO. H852551, O.P.R.H.C.
 - RIGHT OF ENTRY AGREEMENT, AS RECORDED IN CLERK'S FILE NO. H205150, O.P.R.H.C.
 - INTERRUPTIBLE GAS GATHERING AGREEMENT, AS RECORDED IN CLERK'S FILE NO. T365293, O.P.R.H.C.
 - PARTIAL SETTLEMENT AGREEMENT, AS RECORDED IN CLERK'S FILE NO. U491099, O.P.R.H.C.
 - BOUNDARY AGREEMENT, AS RECORDED IN CLERK'S FILE NO. U491100, O.P.R.H.C.
 - RULES AND REGULATIONS GOVERNING PARTY WALLS, AS RECORDED IN CLERK'S FILE NO. D686488, O.P.R.H.C.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.0447 ACRE (1,948 SQUARE FEET) SITUATED IN THE W.R. LOCKWOOD SURVEY ABSTRACT 527, HARRIS COUNTY, TEXAS, BEING BUILDING SITE "B", IN UNRECORDED BLOCK 24, OF RESERVE "C", PINE VILLAGE NORTH, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 205, PAGE 70, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYORS CERTIFICATE:
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON DECEMBER 16, 2020 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
 RPLS# 4148

CLIENT: JAMES R. SAUNDERS

ADDRESS: 5759 EASTHAMPTON DRIVE #B
 www.survey1inc.com
 survey1@survey1inc.com



Your Land Survey Company
 Firm Registration No. 100758-00
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW:	TECH:
JO	LG3
DRAFTER:	FINAL CHECK:
LG3	EF
DATE:	
12-21-20	
JOB#	
12-91763-20	

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.0447 ACRES (1,948 SQUARE FEET) SITUATED
IN THE W.R. LOCKWOOD SURVEY, ABSTRACT 527
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.0447 acres (1,948 square feet), situated in the W.R. Lockwood Survey, Abstract 527, Harris County, Texas, being Building Site "B", in unrecorded Block 24, of Reserve "C", Pine Village North, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 205, Page 70, of the Map Records of Harris County, Texas, being all of a tract conveyed unto Shuting Mou by deed recorded under Clerk's File No. RP-2016-294303, of the Official Public Records of Harris County, Texas. Said 0.0447-acre tract being more particularly described by metes and bounds as follows:

COMENCING at the intersection of the north right-of-way line of Easthampton Drive (60 feet wide) and the east right-of-way line of West Village Drive (60 feet wide);

THENCE North $00^{\circ}46'35''$ East, along the east right-of-way line of said West Village Drive, a distance of 151.31 feet to a point;

THENCE South $89^{\circ}13'25''$ East, a distance of 365.00 feet to a point for the southwest corner of said Block 24;

THENCE North $00^{\circ}46'35''$ East, a distance of 59.16 feet to a found 1/2-inch iron rod for the southwest corner and POINT OF BEGINNING of the said tract herein described;

THENCE North $00^{\circ}46'35''$ East, a distance of 27.67 feet to a building corner for the northwest corner of the said tract herein described;

THENCE with the following courses and distance along the centerline of a party wall:

South $89^{\circ}13'25''$ East, a distance of 51.30 feet;

South $00^{\circ}46'35''$ West, a distance of 5.36 feet;

South $89^{\circ}13'25''$ East, a distance of 23.70 feet to a found 1/2-inch iron rod for the northeast corner of the said tract herein described;

THENCE South $00^{\circ}46'35''$ West, a distance of 22.31 to a found "X" in concrete for the southeast corner of the said tract herein described;

THENCE North $89^{\circ}13'25''$ West, along the centerline of the party wall, a distance of 75.00 feet to the POINT OF BEGINNING and containing 0.0447 acres (1,948 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey I, Inc. (Firm Registration No. 100758-00) dated December 21, 2020, job number 12-91763-20.



A handwritten signature in blue ink, appearing to read "R. Fussell", written over the seal.

Survey 1, Inc.
Your Land Survey Company