



# KLSS

[LEE]

## KING'S LAND SURVEYING SOLUTIONS, LLC

*Professional Land Surveyors*

www.kingslandsurveying.com

*"We set the boundaries you need in life"*

METES AND BOUNDS  
0.215 ACRE PARCEL  
SITUATED IN THE  
A. HARRINGTON LEAUGE  
WASHINGTON COUNTY, TEXAS

Being a 0.215 acre parcel, also known as a portion of Lot 3 and all of Lot 5, Block 15, of the Washington Terrace Addition as recorded in Volume 1, Page 7 of the Deed Records of Washington County, in the City of Brenham, and being the same 0.215 acres tract of land as recorded in Vol. 1260, Page 1003 D.R.W.C., with the base of bearings being the recorded deed of the said called 0.215 acre tract.

Beginning at 1/2 inch iron rod found in the east right of way of Higgins Street, called 50.00 feet right of way, for the southwest corner of Lot 7 and the northwest corner of the herein described parcel of land for the **POINT OF BEGINNING**:


**THENCE**, North 75° 00' 00" East, along the common line of the said called Lot 7 and the herein described parcel, a distance of 125.00 feet to a 1/2 inch iron rod found in the west line of a called 12.00 foot alley way for the southeast corner of the said called Lot 7 and the northeast corner of the herein described parcel of land;

**THENCE**, South 15° 00' 00" East, along the common line of the said called alleyway and the herein described parcel, a distance of 75.00 feet to a 3/8 inch iron rod found for the southeast corner of the herein described parcel of land;

**THENCE**, South 75° 00' 00" West, along the south line of the herein described parcel, a distance of 125.00 feet to a point, (from which a 3/8 inch iron rod found bears South 57° 40' 17" West a distance of 0.43 feet) in the east right of way line of the said called Higgins Street, for the southwest corner of the herein described parcel of land;

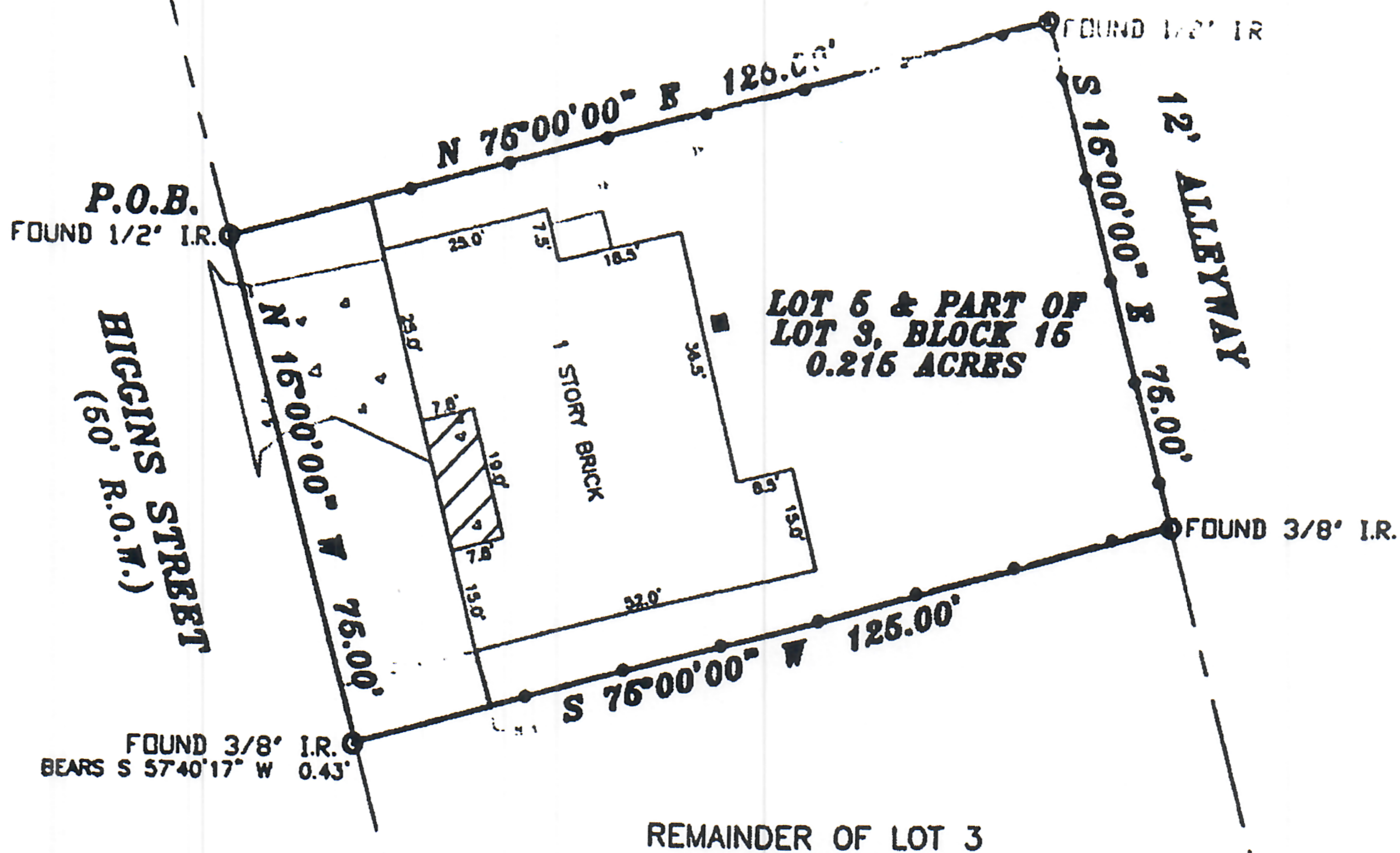
**THENCE**, North 15° 00' 00" West, along the common line of the said called Higgins Street and the herein described parcel, a distance of 75.00 feet to the **POINT OF BEGINNING** and containing 0.215 acres.

This metes and bounds was made in conjunction with a survey plat.

  
David E. King, Sr.  
King's Land Surveying Solutions, LLC  
July 28, 2014  
Job Number 1407184



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**NOTES:**  
THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A WRITTEN METES AND BOUNDS DESCRIPTION SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY BEARING ORIENTATION BASED ON THE EASTERN ROW OF HIGGINS STREET, AS PER DEED ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES BEARINGS BASED ON RECORDED DEED OF THE CALLED 0.215 ACRES (VOL 1260, PG 1003 D.R.W.C.) FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS

1" = 30'

**LEGEND**

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- AC PAD
- POWER POLE
- COVERED AREA
- CONCRETE
- CHAIN LINK FENCE
- OVERHEAD POWER

<b>DESCRIPTION:</b> BEING A 0.215 ACRE PARCEL OF LAND, ALSO BEING LOT 5 & PART OF LOT 3, BLOCK 15 OF WASHINGTON TERRACE ADDITION		This lot does not appear to lie in the 100 year flood plain and appears to be in ZONE X as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 484700293C dated 08/18/2011	
<b>RECORDATION:</b> VOL 1260, PG 1003 D.R.W.C.	<b>COUNTY:</b> WASHINGTON		<b>ST:</b> TX
<b>RECORD OWNER:</b> KENNETH & PATRICIA MOSLEY		<b>TITLE COMPANY:</b> STEWART TITLE	<b>JOB #:</b> 1407184
<b>PURCHASER:</b> CLINTON & TERRY MANTHEY <b>LENDER:</b> FLAGSTAR BANK, FSB <b>ADDRESS:</b> 1304 HIGGINS STREET BRENNAM, TX 77833			
<b>FIELD WORK:</b> LK		I, David E. King, Sr. Texas Registered Professional Surveyor Number 4503, hereby certify to the Title Insurer, Lender and Purchaser referenced herein ONLY that this plat was made from an actual survey on the ground by me or under my direction, this survey substantially complies to the current Texas Society of Professional Surveyors Standards and Specifications. Not valid without both electronic seal and signature.	
<b>DRAFTED BY:</b> DK, JR			
<b>CHECKED BY:</b> DAVID E. KING 4503			
<b>C.F. NUMBER:</b> 140628			
		DATE: 7-28-14	