

LOT 2, ROYS SUBDIVISION

S 89°52'40"E 391.98'

LOT 3, ROYS SUBDIVISION

S 89°49'39"E 270.26'

454.76'

98.94'

No 5/8" IR

No 1/2" IR
188 3274571, 977

SAN JACINTO RIVER AUTHORITY CANAL

S 36°21'09"E 181.93'

WILSON HILBUS

WEST 1/2" IR

453.00'

281.86'

0.3598 ACRES
(C.F. NO. 7871195)

1.878 ACRES
(C.F. NO. 1458936)

LEGAL DESCRIPTION

BEING A 2.4908 ACRE TRACT OF LAND OUT OF THE WILLIAM HILBUS SURVEY, ABSTRACT NUMBER 308 HARRIS COUNTY, TEXAS, AND BEING LOT 3 ROYS SUBDIVISION ACCORDING TO FILM CODE NUMBER 514025 MAP RECORDS OF HARRIS COUNTY, TEXAS AND THE NORTH PART OF LOT 5, BLOCK 27, OF HIGHLAND FARMS, A SUBDIVISION SITUATED IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 61, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 2.4908 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RECOVERED 1" PIPE ON THE EAST LINE OF MIDDLETON ROAD THE NORTHWEST CORNER OF LOT 5, HIGHLAND FARMS, AND THE SOUTHEAST CORNER OF LOT 3, ROYS SUBDIVISION;

THENCE N 01°06' E 77.22 FEET ALONG THE EAST LINE OF SAID MIDDLETON ROAD TO A POINT THE NORTHWEST CORNER OF THIS TRACT AND THE NORTH-EAST CORNER OF LOT 3 WHENCE A RECOVERED CAPPED 1/2" IRON ROD BEARS S 89°52'40"E 1.48 FEET;

THENCE S 89°24'07"E 391.98 FEET TO A RECOVERED CAPPED 1/2" IRON ROD ON THE WEST SIDE OF THE SAN JACINTO RIVER AUTHORITY CANAL THE NORTHEAST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF LOT 3;

THENCE S 38°12'52"E 98.94 FEET TO A RECOVERED 5/8" IRON ROD THE NORTHEAST CORNER OF LOT 5;

THENCE S 36°21'09"E 181.93 FEET TO A POINT THE SOUTHEAST CORNER OF THIS TRACT WHENCE A RECOVERED CAPPED 1/2" IRON ROD BEARS S 03°24'53"E 0.77 FEET;

THENCE WEST AT 202.68 FEET PASS A RECOVERED 1/2" IRON ROD AND CONTINUE A TOTAL DISTANCE OF 453.00 FEET TO A RECOVERED 1/2" IRON ROD AN "L" CORNER OF THIS TRACT;

THENCE SOUTH 8.10 FEET TO A RECOVERED 1/2" IRON ROD ANOTHER "L" CORNER OF THIS TRACT;

THENCE WEST 106.60 FEET TO A SET 1/2" IRON ROD ON THE EAST LINE OF MIDDLETON ROAD THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 196.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.4908 ACRES OF LAND MORE OR LESS.

- NOTES:
1. DONE WITHOUT BENEFIT OF A CURRENT TITLE REPORT.
 2. SUBJECT TO ANY & ALL EASEMENTS & RESTRICTIONS OF RECORD NOT SHOWN HEREON.
 3. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS & BUILDING LINES.

-ABSTRACTING BY TITLE COMPANY.
-ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT OF SAID SUBDIVISION.



PHONE: 713-468-7707
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SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION ESTIMATED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAPS DATED 04-20-2004. THIS INFORMATION IS BASED ON PUBLICLY AVAILABLE DATA. WE DO NOT ASSUME RESPONSIBILITY FOR ANY ABSTRACTING ERRORS.

PURCHASER: WILLIAM A. STABS
ADDRESS: 5130 MIDDLETON ROAD, BAYTOWN, TEXAS

MORTG. CO.: - TITLE CO.: - G.F. NO.: -
FIELD WORK: 08-20-04/MV DRAFTING: 08-25-04/JM FINAL CHECK: 08-31-04/BC

ALLTEX REALTY SERVICES 9610 LONGPOINT ROAD, SUITE 150 HOUSTON, TX

JOB NO. 1 04-83290
KEY MAP 500 F
REVISED SEPT 08 2004
ADDED LOT 3
ROYS SUBDIVISION

SCALE: 1" = 100'



WILLIAM L. CORBETT
STATE OF TEXAS
LICENSE NO. 1996
SURVEYOR