

ADDRESS: 5763 EASTHAMPTON DRIVE, UNIT A, HOUSTON, TX 77039

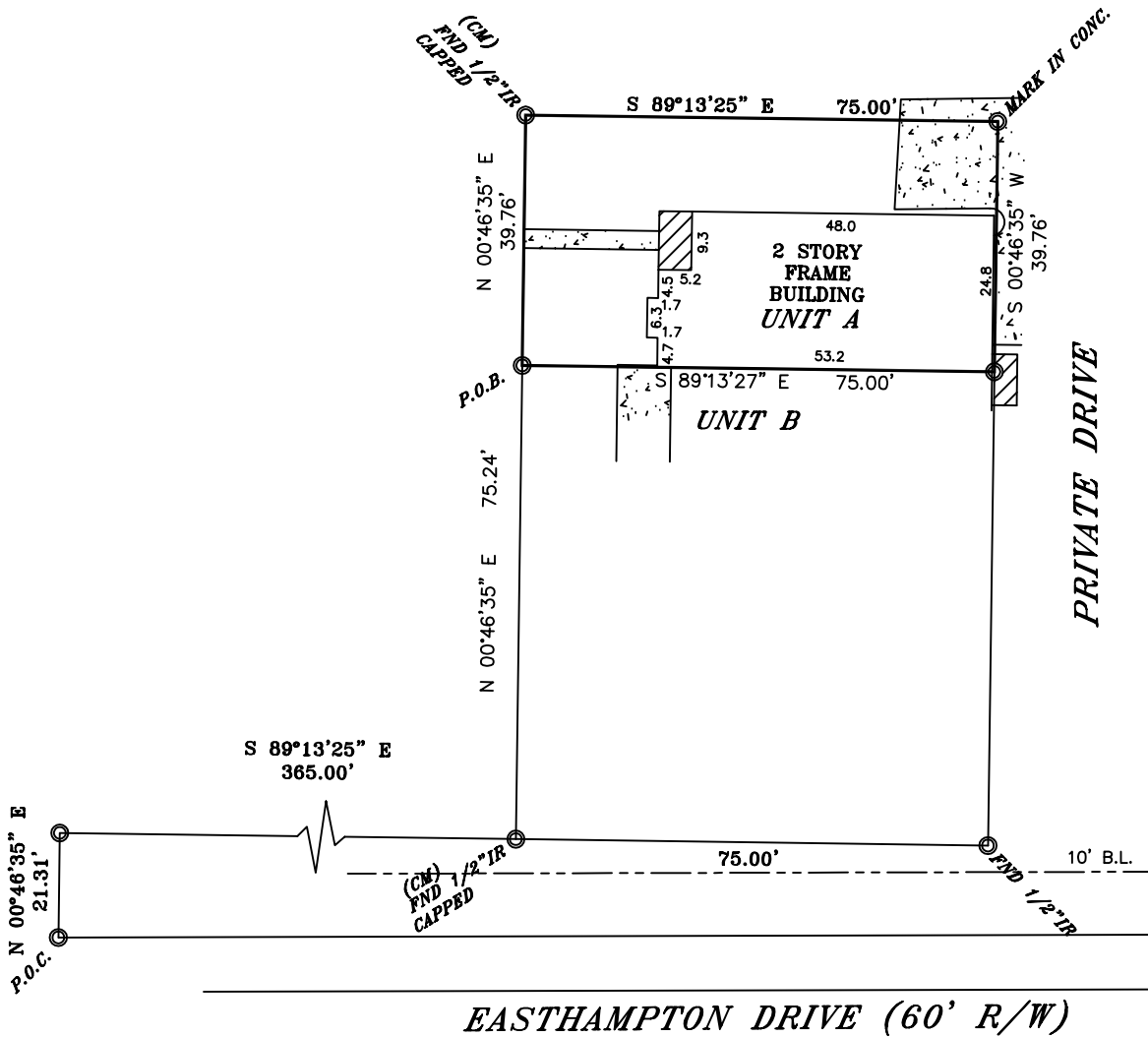
LEGEND

IRON ROD  
UTILITY EASEMENT  
BUILDING LINE  
AERIAL EASEMENT  
WOOD FENCE  
WIRE FENCE  
CHAIN LINK FENCE  
GARAGE BUILDING LINE  
WATER LINE EASEMENT

IR  
U.E.  
B.L.  
A.E.  
CONCRETE  
WOOD  
G.B.L.  
W.L.E.  
CONTROL MONUMENT



RESERVE "C"



LEGAL DESCRIPTION

BEING A PORTION OF RESERVE "C", PINE VILLAGE NORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 205, PAGE 70 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND CONVEYED TO PINE VILLAGE NORTH TOWNHOUSE ASSOCIATION, A TEXAS CORPORATION, BY DEED RECORDED IN COUNTY CLERK FILE NO. R076640 AND TO PINE VILLAGE NORTH ASSOCIATION, INC. BY DEEDS RECORDED IN COUNTY CLERK FILE NO(S). R178041 AND R101364, DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



ELEVATION EXPRESS LAND SURVEYS  
FIRM NO. 10191800  
WWW.ELEVATIONEXPRESSLANDSURVEYS.COM  
1450 W. GRAND PARKWAY SOUTH  
SUITE G-158  
KATY, TX 77494  
281-674-5685



*George J. Maliakkal*

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

BUYER GANYSIS GROUP CORP19  
JOB# 1909034  
GF# 19-432177-CA  
DATE 2/3/2023

-ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORD, IF THE SUBJECT PROPERTIES LIES IN A RECORDED SUBDIVISION OF SAID COUNTY MENTIONED IN LEGAL DESCRIPTION. IN THE CASE WHERE A LEGAL DESCRIPTION MENTIONS NO RECORDED PLAT OR HAS AN ATTACHED METES AND BOUNDS ALL BEARINGS ARE BASED ON TEXAS SOUTH CENTRAL GPS COORDINATE SYSTEM 4204, (NAVD88, 2001 ADU) GEOD099, UNLESS OTHERWISE NOTED.  
-THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.  
-SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY. NO RESEARCH WAS DONE FOR SUCH EASEMENTS OR RESTRICTIONS BY ELEVATION EXPRESS LAND SURVEYS, THEREFORE IS NOT RESPONSIBLE FOR SHOWING SUCH EASEMENTS OR RESTRICTIONS. EASEMENTS SHOWN ON SURVEY ARE RELATED TO NOTES FROM OR SHOWN ON A RECORDED PLAT OF LEGAL DESCRIPTION AND/OR ARE MENTIONED IN SCHEDULE "B" OF PROVIDED TITLE COMMITMENT.

Any reference to the 100 year flood plain of flood hazard zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to the Flood Insurance Rate Map for HARRIS COUNTY, Dated JUNE, 18, 2007, Map No. 48201C 0495 L, the property described lies within "ZONE X" of the 100 yr. flood. Flood information is based on graphic plotting only due to inherent inaccuracies on FEMA maps, we can not assume responsibility for exact determination.

PROPERTY ADDRESS:

5763 EASTHAMPTON DR. UNIT A, HOUSTON, TEXAS 77039

FIELD NOTES

JOB# 1909034

METES & BOUNDS:

Exhibit "A"

BEING A PORTION OF RESERVE "C" PINE VILLAGE NORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 205, PAGE 70 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS SAME BEING THAT TRACT OF LAND CONVEYED TO PINE VILLAGE NORTH TOWNHOUSE ASSOCIATION, INC., BY DEEDS RECORDED IN C.C.FILE NO(S). R178041 AND R101364, DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT FOR CORNER AT THE SOUTHEAST CUTBACK CORNER OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EASTHAMPTON DRIVE (60 FOOT RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF WEST VILLAGE DRIVE (60 FOOT RIGHT-OF-WAY) FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID RESERVE "C";

THENCE NORTH 00°46'35" EAST, A DISTANCE OF 21.31 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89°13' 25" EAST, A DISTANCE OF 365.00 FEET TO A ½ INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF UNIT D WITHIN SAID RESERVE "C";

THENCE NORTH 00°46'35" EAST, A DISTANCE OF 75.24 FEET TO THE PLACE OF BEGINNING FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00°46'35" EAST, A DISTANCE OF 24.70 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89°13'25" EAST, A DISTANCE OF 75.00 FEET TO A MARK FOUND IN CONCRETE FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00°46'35" WEST, A DISTANCE OF 24.70 FEET TO A ½ INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89°13'25" WEST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,981.81 SQUARE FEET, MORE OR LESS.

MORE COMMONLY KNOWN AS 5763 EASTHAMPTON DRIVE, UNIT A, HOUSTON, TEXAS 77039.



*George J. Maliakkal*

George Joseph Maliakkal  
R.P.L.S. 5180  
DATE: 2-3-2023  
Elevation Express Land Surveys-Firm #10191800