

EAST AVENUE
(50' R.O.W.)

EDMUNDO SUAREZ & ELDA SUAREZ
TRACTS 11B & 11B-1

0.3488 ACRE TRACT
(CF NO. V824556)

0.3368 ACRE TRACT
(CF NO. V196377)

FELICIA FITZGERALD
EAST PART OF CALLED 0.9412 ACRES TRACT
(CF NO. RP-2019-386326)

DENNIS J. CORLISS, JR.
& LINDA L. CORLISS
TRACT 12B
(CF NO. J535540)

0.3692 ACRE TRACT
(WEST PART OF CALLED 0.9412 ACRES TRACT)
(CF NO. RP-2019-386326)
16084 ACRES/SQ. FT.

LEONARD WAGGONER
S. 62.5' OF N. 200' LOT 12
(A.K.A. TRACT 12C)
(DESCRIBED IN CF NO. J676734)

ELIAS CHAVEZ ROMERO
& GRISELD J. ROMERO
TRACTS 12D & 12H

0.3692 ACRE TRACT
H. & T.C. R. R. SURVEY, ABSTRACT NO. 44
HARRIS COUNTY, TEXAS

BEING A 0.3692 ACRE TRACT OF LAND OUT OF AND A PART OF KATY OUTLOTS 11, 12 AND 13 OF THE TOWN OF KATY, LOCATED IN THE H. & T.C. R. R. SURVEY, ABSTRACT NO. 44, IN HARRIS COUNTY, TEXAS, AND BEING OUT OF THE SAME TRACT OF LAND CALLED 0.9412 ACRES CONVEYED TO FELICIA FITZGERALD AS RECORDED IN CLERK'S FILE NO. RP-2019-386326, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. SAID 0.3692 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 2 inch iron pipe found on the East right-of-way line of East Avenue (50' R.O.W.) for the Southwest corner hereof;

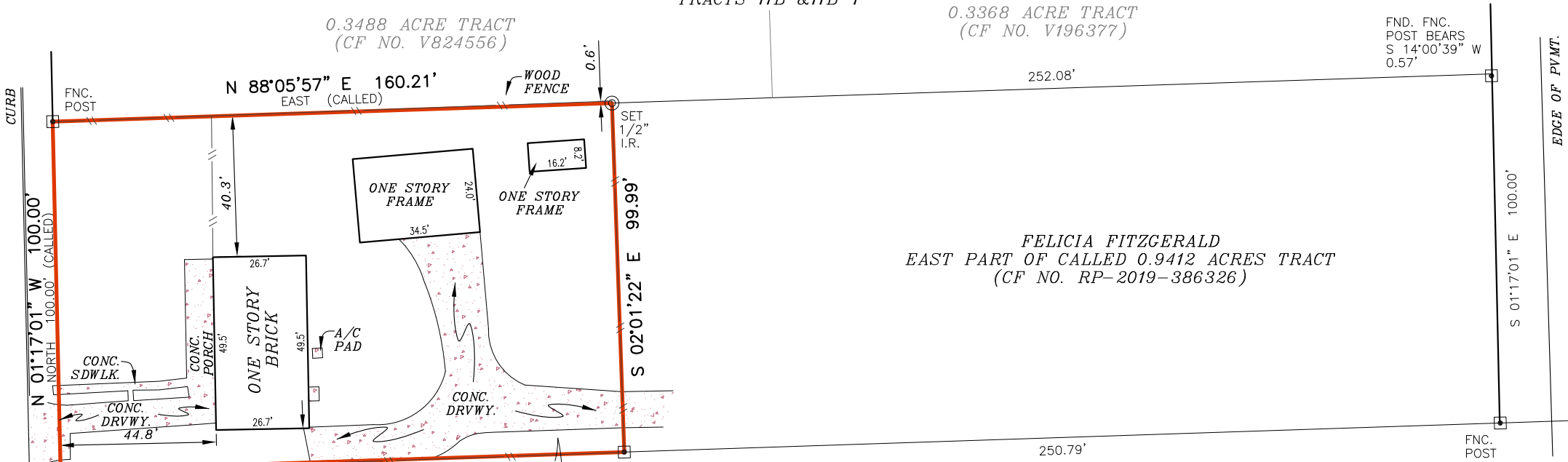
THENCE N 01°17'01"W (call North) along the East line of said East Avenue for 100.00 feet to a wood fence corner post found for the Northwest corner hereof, same being the Southwest corner of that certain Suarez 0.3488 acre tract recorded in Clerk's File No. V824556, (O.P.R.H.C.T.);

THENCE N 88°05'57"E (call East) along the common South line of said 0.3488 acre tract and along a wood fence for 160.21 feet a) to a wood fence corner post for the Northeast corner hereof;

THENCE S 02°01'22"E crossing said 0.9412 acre tract and being along a wood fence line for 99.99 feet to a wood fence corner post found for the Southeast corner hereof, same being on the South line of said 0.9412 acre tract and being on the North line of that certain Dennis Corliss, JR. and Linda Corliss tract recorded in Clerk's File No. J535540 (O.P.R.H.C.T.);

THENCE S 88°05'57"W (call West) generally generally along a wood fence line on the North line of said Corliss tract and the South line of said 0.9412 acre tract for 161.50 feet to the **POINT OF BEGINNING** of the herein described tract and containing 0.3692 acre of land.

BEARING BASIS = STATE PLANE COORDINATE TEXAS SOUTH CENTRAL NAD 83.



NOTE:
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

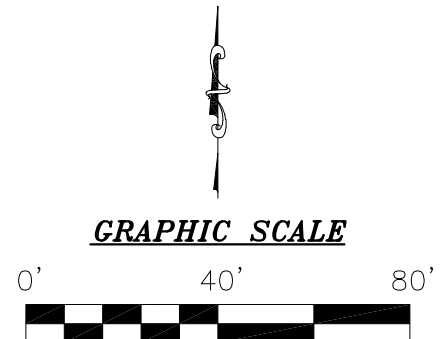
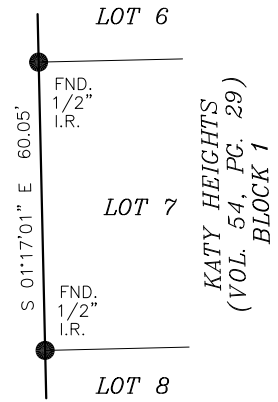
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

LEGEND

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - WOOD FENCE
 - FOUND IRON ROD
 - FOUND IRON PIPE
 - FENCE POST
 - SET 1/2" IRON ROD

FLOOD INFORMATION
FIRM: 48473C PANEL: 0375 E
REV. DATE: 02/18/2009
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.



I, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to _____ and _____ that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

recorded owner: FELICIA FITZGERALD
Address: 1922 EAST AVE., KATY, TX 77493 GF No. _____

Legal Description of the Land: BEING A 0.3692 ACRE TRACT OF LAND OUT OF AND A PART OF KATY OUTLOTS 11, 12 AND 13 OF THE TOWN OF KATY, LOCATED IN THE H. & T.C. R. R. SURVEY, ABSTRACT NO. 44, IN HARRIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CALLED 0.9412 ACRES CONVEYED TO FELICIA FITZGERALD AS RECORDED IN CLERK'S FILE NO. RP-2019-386326, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: _____



Overland Consortium Inc. Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

LAND TITLE SURVEY

| | | | |
|---------------------|------|---------------------|----------|
| JOB NO.: 2003019360 | NO.: | REVISION | DATE: |
| DATE: 03/10/20 | 01 | SPLITTED TWO SURVEY | 03/16/20 |
| DRAWN BY: LN | | | |
| APPROVED BY: DMC | | | |

FIRM REGISTRATION NO. 10190700
DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733
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