

F. H. RANKIN  
SURVEYOR  
ABSTRACT 51



103.40'  
P.C. FND 1/2" I.R. (B)

**(PROPOSED)  
EAST LAKE HOUSTON PARKWAY**  
(100' R.O.W.)

FND 1/2" I.R. (A) 300.00' N17°35'15"E 220.16' 766.68' P.C.

SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

FORT BEND LLC  
C.F. NO. 20150314405  
& C.F. NO. X568962  
O.P.R.H.C.

(VACANT)  
1.0766 ACRES  
(46,898 SQ.FT.)

KIMBERLY C. DOXEY  
C.F. NO. W212192  
O.P.R.H.C.

NONA MILLS HOLDINGS LLC  
C.F. NO. RP-2017-99493  
O.P.R.H.C.

N72°24'45"W 213.02'

S72°24'45"E 213.02'

FND 1/2" I.R. N17°35'15"E 221.87' P.O.C. SWC OF LOT 23, BLOCK 11 SPANISH COVE SEC. 2 VOL. 173, PG. 1, M.R.H.C.

S17°35'15"W 220.16'

FND 1/2" I.R.

LOT 23

LOT 22

**BLOCK 11 - SPANISH COVE SUBDIVISION  
SECTION 2**  
VOL. 173, PG. 1, M.R.H.C.

KINDER MORGAN GAS PIPELINE  
1-800-633-0184  
50' PENNZOIL PIPELINE  
VOL. 727, PG. 516  
VOL. 727, PG. 517, H.G.D.R.

KINDER MORGAN GAS PIPELINE  
1-800-633-0184

KINDER MORGAN GAS PIPELINE  
1-800-633-0184

**NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO KIMBERLY C. DOXEY IN COUNTY CLERK'S FILE NO. W212192 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. AN EASEMENT GRANTED TO UNITED TEXAS TRANSMISSION COMPANY AS RECORDED IN C.F. NO. H114230, O.P.R.H.C. (GENERAL IN NATURE/NOT LOCATABLE BY DEED).

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.0766 ACRES (46,898 SQUARE FEET) SITUATED IN THE F.H. RANKIN SURVEY, ABSTRACT 57, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

**LEGEND**

— APPROXIMATE PIPELINE LOCATION

CLIENT: KEVIN KING AND CINDY KING

ADDRESS: 21858 EAST LAKE HOUSTON PARKWAY

SURVEYOR'S CERTIFICATE:  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A SECONDARY SURVEY CONDUCTED UNDER MY SUPERVISION AND 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.



TITLE COMPANY:



**Survey 1, Inc.**  
Your Land Survey Company

G.F. # 20-510536  
ISSUE DATE: SEPTEMBER 4, 2020  
www.survey1inc.com  
survey1@survey1inc.com  
Firm Registration No. 100758-00  
P.O. Box 2543 | Alvin, TX 77512  
(281)393-1392 | Fax(281)393-1383

FIELD CREW: RF  
DRAFTER: MC

TECH: SF  
FINAL CHECK: EF

DATE: SEPT. 14, 2020  
JOB# 9-88122-20