



LEGEND

These standard symbols will be found in the drawing:

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- BOB WIRE FENCE
- METAL FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- POWER POLE
- CONTROL MONUMENT

METES AND BOUNDS

1.15 ACRE PARCEL LOCATED IN THE HT&BRR SURVEY, ABSTRACT 1619, HARRIS COUNTY, TEXAS

Being a 1.15 acre parcel of land situated in the HT&BRR Survey, Abstract 1619, Harris County, Texas, and being Tract 11B as described in deed recorded in Harris County Clerk's File D756541, with the basis of bearings being said deed, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the southern line of the called 10.454 acres as described in H.C.C.F. RP-2017-35782 for the northeast corner of Tract 11A as described in H.C.C.F. D756541, and marking the northwest corner of the herein described parcel, and from which a 3/8" iron rod found for the southeast corner of the called 10.454 acres as described in H.C.C.F. RP-2016-544670, the southwest corner of the previous parcel called 10.454 acres bears West, a distance of 116.88 feet;

THENCE, East, a distance of 234.35 feet along the southern lines of the called 10.454 acres, passing at a distance of 194.63 feet a 5/8" iron rod found for the southeast corner of the called 10.454 acres, and marking the southwest corner of the called 10.454 acres as described in H.C.C.F. RP-2017-46134, and continuing for a total distance of 234.35 feet to a 1/2" iron rod set with plastic cap for the northwest corner of Tract 11C as described in H.C.C.F. D756541, and marking the northeast corner of the herein described parcel;

THENCE, South, a distance of 213.00 feet along the western line of Tract 11C to a 1/2" iron rod set with plastic cap in the northern line of Cedar Grove Addition as recorded in Volume 52, Page 36 of the Map Records of Harris County for the southwest corner of Tract 11C, and marking the southeast corner of the herein described parcel;

THENCE, West, a distance of 234.35 feet along the northern line of Cedar Grove Addition to a 1/2" iron rod set with plastic cap for the southeast corner of Tract 11A, and marking the southwest corner of the herein described parcel;

THENCE, North, a distance of 213.00 feet along the eastern line of Tract 11A back to the **POINT OF BEGINNING** and containing 1.15 acres of land.

LAND TITLE SURVEY

JOB NO.: 2202032224 NO. REVISION DATE

DATE: 02/28/22

DRAWN BY: HM

APPROVED BY: DEK

GRAPHIC SCALE

0' 40' 80'

DAVID E. KING, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
6272

FIRM REGISTRATION NO. 10190700
DAVID E. KING, R.P.L.S.
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Registration No. 6272

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Overland Consortium Inc. Surveyors

FLOOD INFORMATION
FIRM: 48201C PANEL: 0545 L
REV. DATE: 06/18/2007
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.

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

THE DEEDED BEARINGS AND DISTANCES DOES NOT REPRESENT A MATHEMATICALLY CLOSED FIGURE. THE BOUNDARY, AS DEPICTED HEREON, IS BASED UPON THE MONUMENTATION AS FOUND ON-THE-GROUND, AND THE APPARENT INTENT OF THE SUBD. PLAT.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY GF NO. 3080922-00408 ISSUED ON 02/09/22.

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