



POINT OF BEGINNING

TRACT 1

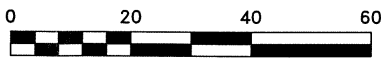
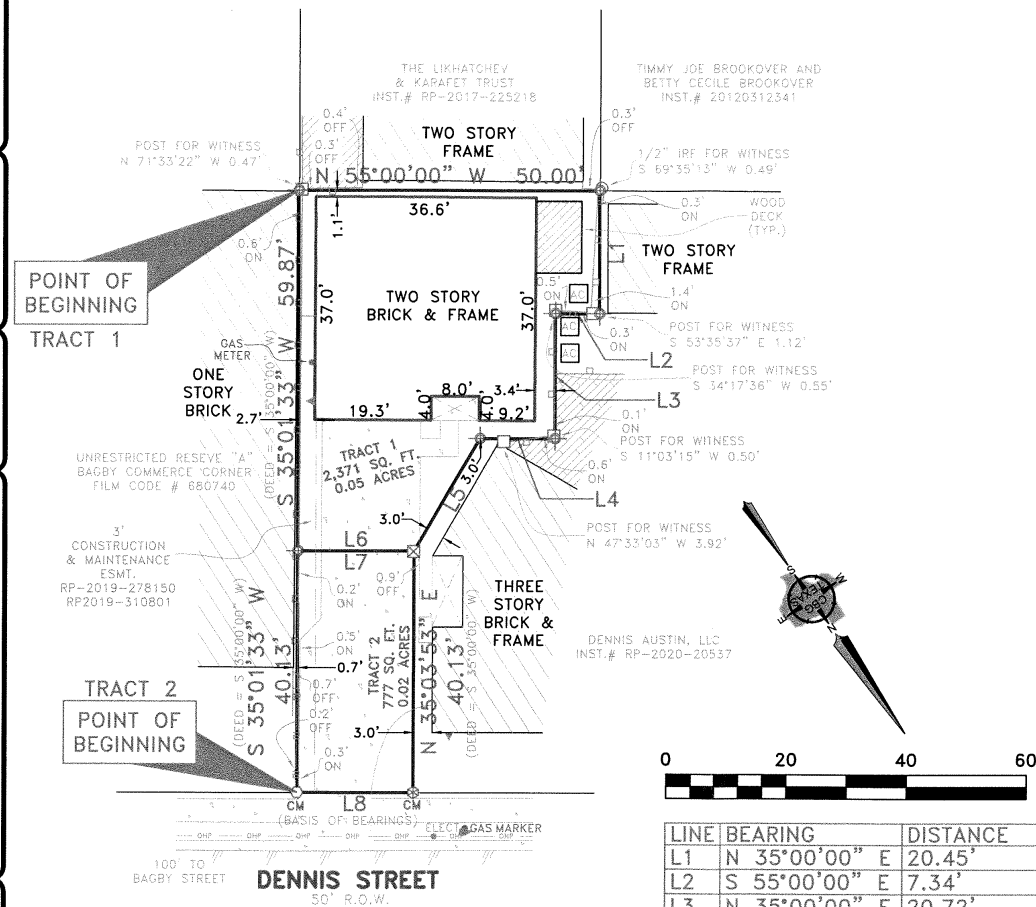
LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1/2" PIPE FOUND
- ⊗ "X" FOUND/SET
- POINT FOR CORNER
- ⊗ 5/8" ROD FOUND
- T TRANSFORMER PAD
- COLUMN
- ▲ UNDERGROUND ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- DES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- DOUBLE SIDED WOOD FENCE
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- POWER POLE
- ▲ OVERHEAD ELECTRIC
- I— IRON FENCE
- X— BARBED WIRE
- E— EDGE OF ASPHALT
- G— EDGE OF GRAVEL
- STONE
- CONCRETE
- COVERED AREA
- BRICK

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CC#S T649957; V948735;

NOTE: APPARENT ENCROACHMENT OVER/INTO CONSTRUCTION & MAINTENANCE ESMT.



LINE	BEARING	DISTANCE
L1	N 35°00'00" E	20.45'
L2	S 55°00'00" E	7.34'
L3	N 35°00'00" E	20.72'
L4	S 55°00'00" E	12.41'
L5	N 65°13'33" E	21.64'
L6	S 55°00'00" E	19.38'(DEED=19.35')
L7	N 55°00'00" W	19.38'(DEED=19.35')
L8	S 55°00'00" E	19.35'

NOTES:
BEARINGS ARE BASED BY DEED RECORDED IN INSTRUMENT NO. RP-2018-300220.

EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48201C0860L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Frontier Titles. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: _____ Accepted by: _____
Purchaser
Purchaser

308 Dennis Street

TRACT 1:
Being a portion of Lot 9, Block 4, of FAIRGROUNDS FIRST ADDITION, an Addition to Harris County, Texas, according to the Plat thereof recorded in Volume 55, Page 222, Map Records of Harris County, Texas, same being a tract (Tract 1) of land conveyed to Katherine T. Palazzo, a single woman, by deed recorded in Instrument Number RP-2018-300220, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the East corner of that tract of land conveyed to The Likhatchev & Karafet Trust, by deed recorded in Instrument Number RP-2017-225218, Official Public Records of Harris County, Texas, and being along the Northwest line of Unrestricted Reserve 'A', of Bagby Commerce Corner, an Addition to Harris County, Texas, according to the Plat thereof recorded under Film Code Number 680740, Map Records of Harris County, Texas, from which a fence post found bears North 71 degrees 33 minutes 22 seconds West a distance of 0.47 feet for witness;

THENCE North 55 degrees 00 minutes 00 seconds West, along the Northeast line of said Likhatchev & Karafet Trust tract, a distance of 50.00 feet to a point for corner, said corner being the North corner of said Likhatchev & Karafet Trust tract, some being the East corner of a tract of land conveyed to Timmy Joe Brookover and Betty Decile Brookover, by deed recorded in Instrument Number 20120312541, Official Public Records of Harris County, Texas, and being a South corner of a tract of land conveyed to Dennis Austin, LLC, by deed recorded in Instrument Number RP-2020-20537, Official Public Records of Harris County, Texas, from which a 1/2 Inch Iron rod found bears South 59 degrees 35 minutes 13 seconds West a distance of 0.49 feet for witness;

THENCE North 35 degrees 00 minutes 00 seconds East, along a Southeast line of said Dennis Austin, LLC tract, a distance of 20.45 feet to a point for corner, said corner being an 'ell' corner of said Dennis Austin, LLC tract, from which a fence post found bears South 53 degrees 35 minutes 37 seconds East a distance of 1.12 feet for witness;

THENCE South 55 degrees 00 minutes 00 seconds East, along a Southeast line of said Dennis Austin, LLC tract, a distance of 7.34 feet to a point for corner, said corner being a South corner of said Dennis Austin, LLC tract, from which a fence post found bears South 34 degrees 17 minutes 36 seconds West a distance of 0.55 feet for witness;

THENCE North 35 degrees 00 minutes 00 seconds East, along a Southeast line of said Dennis Austin, LLC tract, a distance of 20.72 feet to a point for corner, said corner being an 'ell' corner of said Dennis Austin, LLC tract, from which a fence post found bears South 11 degrees 03 minutes 15 seconds West a distance of 0.50 feet for witness;

THENCE South 55 degrees 00 minutes 00 seconds East, along a Southwest line of said Dennis Austin, LLC tract, a distance of 12.41 feet to a point for corner, said corner being a South corner of said Dennis Austin, LLC tract, from which a fence post found bears North 47 degrees 33 minutes 03 seconds West a distance of 3.92 feet for witness;

THENCE North 65 degrees 13 minutes 33 seconds East, along a Southeast line of said Dennis Austin, LLC tract, a distance of 21.64 feet to an 'X' found for corner, said corner being a Southeast corner of said Dennis Austin, LLC tract, and being the West corner of said Palazzo tract (Tract 2);

THENCE South 55 degrees 00 minutes 00 seconds East, along the Southwest line of said Palazzo tract (Tract 2), a distance of 19.38 feet to a point for corner, said corner being the South corner of said Palazzo tract (Tract 2), and being along the Northwest line of said Unrestricted Reserve 'A', of Bagby Commerce Corner;

THENCE South 35 degrees 01 minutes 33 seconds West, along the Northwest line of said Unrestricted Reserve 'A', of Bagby Commerce Corner, a distance of 59.87 feet to the POINT OF BEGINNING and containing 2,371 square feet or 0.05 acres of land.

TRACT 2:
Being a portion of Lot 9, Block 4, of FAIRGROUNDS FIRST ADDITION, an Addition to Harris County, Texas, according to the Plat thereof recorded in Volume 55, Page 222, Map Records of Harris County, Texas, same being a tract (Tract 2) of land conveyed to Katherine T. Palazzo, a single woman, by deed recorded in Instrument Number RP-2018-300220, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron pipe found for corner, said corner being the North corner of Unrestricted Reserve 'A', of Bagby Commerce Corner, an Addition to Harris County, Texas, according to the Plat thereof recorded under Film Code Number 680740, Map Records of Harris County, Texas, and being along the Southwest line of Dennis Street (50 foot right-of-way);

THENCE South 35 degrees 01 minutes 33 seconds West, along the Northwest line of said Unrestricted Reserve 'A', of Bagby Commerce Corner a distance of 40.13 feet to a point for corner, said corner being the East corner of said Palazzo tract (Tract 1);

THENCE North 55 degrees 00 minutes 00 seconds West, along the Northeast line of said Palazzo tract (Tract 1), a distance of 19.38 feet to an 'X' found for corner, said corner being a North corner of said Palazzo tract (Tract 1), and being a Southeast corner of a tract of land conveyed to Dennis Austin, LLC, by deed recorded in Instrument Number RP-2020-20537, Official Public Records of Harris County, Texas;

THENCE North 35 degrees 03 minutes 53 seconds East, along a Southeast line of said Dennis Austin, LLC tract, a distance of 40.13 feet to a 5/8 Inch iron rod found for corner, said corner being the East corner of said Dennis Austin, LLC tract, and being along the Southwest line of said Dennis Street;

THENCE South 55 degrees 00 minutes 00 seconds East, along the Southwest line of said Dennis Street, a distance of 19.35 feet to the POINT OF BEGINNING, and containing 777 square feet or 0.02 acres of land.

Drawn By: HMM/CAJ
Scale: 1" = 20'
Date: 1-15-2021
GF NO.: 2086870KT
Job No. 2100645

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