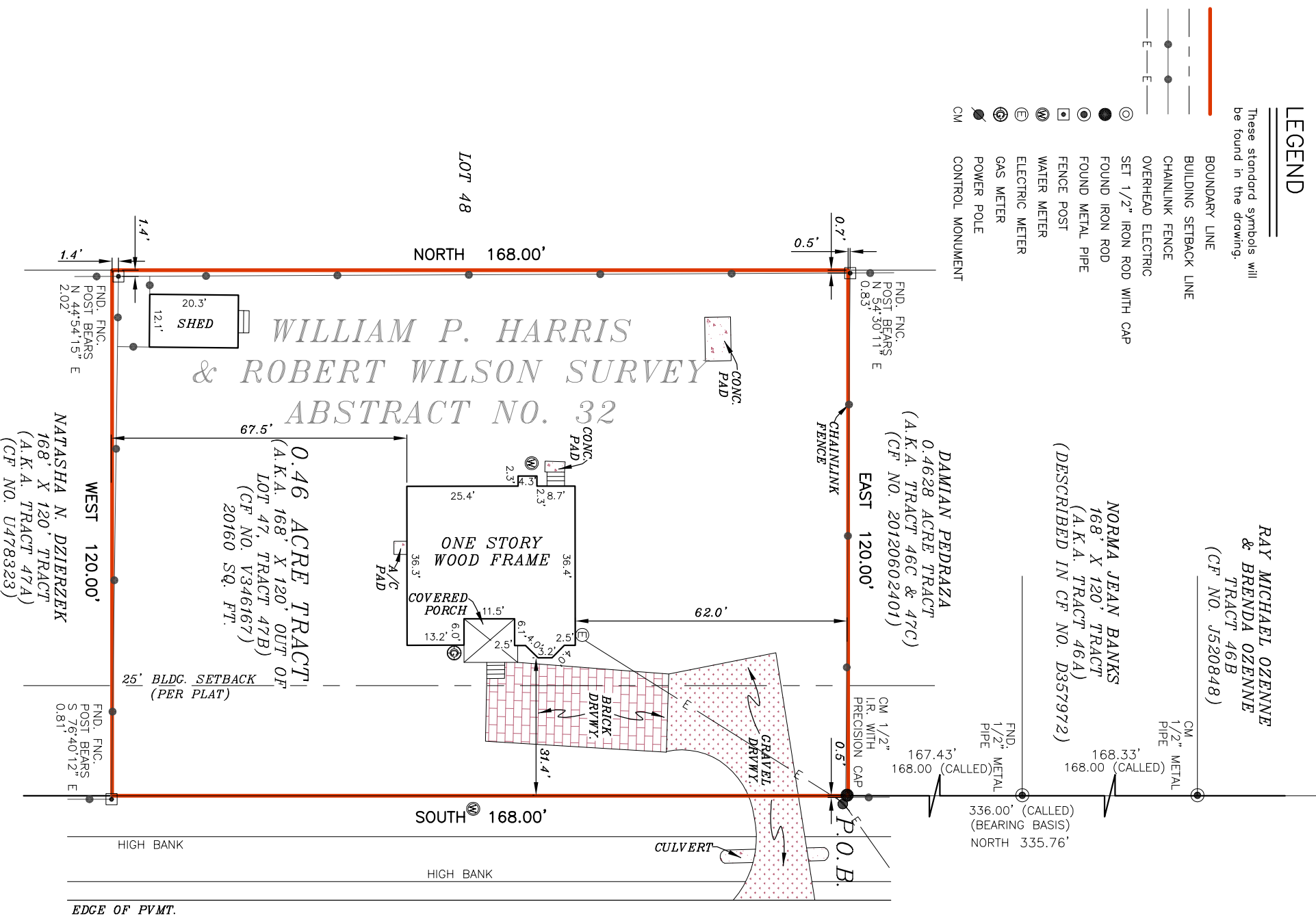


**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- FOUND METAL PIPE
- FENCE POST
- WATER METER
- ELECTRIC METER
- GAS METER
- POWER POLE
- CONTROL MONUMENT



**ELBERT ST.**  
(60' R.O.W.)

RAY MICHAEL OZENNE  
& BRENDA OZENNE  
TRACT 46B  
(CF NO. J520848)

NORMA JEAN BANKS  
168' X 120' TRACT  
(A.K.A. TRACT 46A)  
(DESCRIBED IN CF NO. D357972)

DAMIAN PEDRAZA  
0.4628 ACRE TRACT  
(A.K.A. TRACT 46C & 47C)  
(CF NO. 20120602401)

0.46 ACRE TRACT  
(A.K.A. 168' X 120' OUT OF  
LOT 47, TRACT 47B)  
(CF NO. V346167)  
20160 SQ. FT.

NATASHA N. DZIERZEK  
168' X 120' TRACT  
(A.K.A. TRACT 47A)  
(CF NO. U478323)

BEING A 0.46 ACRE TRACT BEING 168 BY 120 FEET OUT OF LOT 47, REPLAT OF LOTS 47, 48 AND 70, ROSEDALE GARDENS, SECTION ONE (1), RECORDED IN VOLUME 30, PAGE 71, MAP RECORDS, HARRIS COUNTY, TEXAS, SAID 0.46 ACRE TRACT BEING THE SAME PROPERTY DESCRIBED IN CF. NO. V346167, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, (O.P.R.H.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod found with Precision cap on the West ROW line of Elbert Street (60' ROW), same being the East line of said Lot 47, at the Southeast corner of a tract described in CF. NO. 20120602401, (O.P.R.H.C.T.), for the Northeast corner of this tract, from which a 1/2" metal pipe found at the Northeast corner of a tract described in CF. NO. D357972, (O.P.R.H.C.T.), bears NORTH (BEARING BASIS), a distance of 335.76 feet (called 336.00 feet).

THENCE SOUTH along the West ROW line of Elbert Street (60' ROW), same being the East line of said Lot 47, a distance of 168.00 feet to a point on said line, at the Northeast corner of a tract described in CF. NO. U478323, (O.P.R.H.C.T.), for the Southeast corner of this tract, from which a fence post found for reference bears S 76°40'12" E, a distance of 0.81 feet.

THENCE WEST through the interior of said Lot 47, along the North line of said tract described in CF. NO. U478323, a distance of 120.00 feet to a point on the East line of Lot 48, of said Replat of Lots 47, 48 and 70, Rosedale Gardens, Section One, same being the West line of said Lot 47, at the Northwest corner of said tract described in CF. NO. U478323, for the Southwest corner of this tract, from which a fence post found for reference bears N 44°54'15" E, a distance of 2.02 feet.

THENCE NORTH along the common line of said Lots 47 and 48, a distance of 168.00 feet to a point on said common line, at the Southwest corner of said 0.4628 acre tract, for the Northwest corner of this tract, from which a fence post found for reference bears N 54°30'11" E, a distance of 0.83 feet.

THENCE EAST through the interior of said Lot 47, along the South line of said 0.4628 acre tract, a distance of 120.00 feet to the POINT OF BEGINNING and containing 0.46 acres of land, more or less.

**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.

THE SETBACKS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY OF NO. 22-703475-TB ISSUED ON 09/19/22.

**FLOOD INFORMATION**  
FIRM: 48201C PANEL: 0685 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.

I, **DONALD MATT COOKSTON** a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **ASSEMBLE CAPITAL, LLC** **CAPITAL TITLE OF TEXAS, LLC** and **ASSEMBLE CAPITAL, LLC** 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.

Description: **BEING A 0.46 ACRE PARCEL OF LAND** recorded in Clerk's File **V346167**, of the Map/Deed and Plat Records of **HARRIS** County, Texas, located in the **WILLIAM P. HARRIS & ROBERT WILSON, A-32** Borrower/owner: **WILLIAM P. HARRIS & ROBERT WILSON, A-32** Address: **7423 ELBERT ST., HOUSTON, TX 77028** CF No. **22-703475-TB**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 30, PAGE 71, MAP RECORDS, HARRIS COUNTY, TEXAS VOLUME 1106, PAGE 479, REAL PROPERTY, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

**Overland Consortium Inc.**  
**Surveyors**  
Tel: 281-940-8869 Fax: 281-207-6476  
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78212



**LAND TITLE SURVEY**

JOB NO.:	2210037159	NO.	REVISION	DATE
DATE:	10/26/22			
DRAWN BY:	HP/AF			
APPROVED BY:	DMC			

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

**GRAPHIC SCALE**

**STATE OF TEXAS**  
**REGISTERED PROFESSIONAL SURVEYOR**  
DONALD M. COOKSTON  
4733

*Donald Matt Cookston*

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