

CALLED 0.251 ACRES
CONVEYED TO
WILLIAM F. GARCIA
H.C.C.F. NO. S375177
03-25-1997

8" WIDE STANDALD PIPE
LINE COMPANY ESMT.
VOL. 934, PG. 687, H.C.D.R.

FND. 5/8" I.R.

N86° 57'13"E - 76.30'

CALLLED 0.3690 ACRES
CONVEYED TO
AMAZON NATION, INC.
H.C.C.F. NO.
RP-2017-364606
08-14-2017

CALLLED TR 31B
CONVEYED TO
ROBERT GAUNA JR
AND
ANNABELL GAUNA
H.C.C.F. NO. 20140328397
07-28-2014

0.3690 ACRES

FND. 5/8" I.R.

S86° 57'08"W - 161.81'

ALLEN GENOA ROAD
(60' R.O.W.)

S35° 23'52"E - 159.80'

BYSTREET ROAD
(60' R.O.W.)

LEGEND

- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- A.E. AERIAL EASEMENT
- FND. FOUND
- I.R. IRON ROD
- FNC. FENCE
- WD. WOOD
- C.L.F. CHAIN LINK FENCE
- CONC. CONCRETE
- S/W SIDEWALK
- GI GRATE INLET
- CO CLEAN OUT
- PC PROPERTY CORNER
- FH FIRE HYDRANT
- GP GUARD POST
- GA GUY ANCHOR
- LP LIGHT POLE
- SP SERVICE POLE
- PP POWER POLE
- EM ELECTRIC METER
- GM GAS METER
- WM WATER METER
- MAN MANHOLE
- ST SEPTIC TANK
- SW SAMPLE WELL
- CP CABLE PEDESTAL
- TP TELEPHONE PEDESTAL
- PM PIPELINE MARKER
- PV PIPELINE VENT
- SI SIGN
- WV WATER VALVE
- SH SPRINKLER HEAD
- EC ELECTRIC CONDUIT

NOTES:

- The location of the subject tract on the Fema Flood Insurance Rate Map, Community Panel No.480296-0915-L, dated June 18, 2007, lies within (unshaded) zone "X", an area outside the 500-year flood plain. This statement is based on scaling the location of said survey on the above reference map. This information is to determine flood insurance rates only and is not intended to identify specific flooding conditions.
- Bearings shown hereon are based on the Texas state plane coordinate system, south central zone 4204, NAD 83. All coordinates hereon are Grid.
- All easements shown are as described in a Title Commitment prepared by WFG National Title Insurance Company under G.F. No. 56203-GAT83, having an effective date of August 16, 2017. No further research of the Harris County Deed Records was performed by Civil Concepts, Inc.
- Schedule B, Item 10F, does not affect subject tract.



1" = 20'
DATE: AUGUST 26, 2015
REV: SEPTEMBER 12, 2017 (GENERAL REVISIONS)

PARCEL DESCRIPTION

A tract of land containing 0.3690 acres of land being the same tract as recorded in Harris County Clerk's File No. RP-2017-364606 and being out of Lot 31, Highland Acres, recorded in Volume 10, Page 62, of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING, at a found five eighths inch iron rod with cap stamped "CCI", marking the southeasterly corner of said Lot 31, being in the westerly line of Allen Genoa Road (60 foot wide) and the north line of Bystreet Road (60 foot wide);

- THENCE**, South 86 degrees 57 minutes 08 seconds West, along the south line of said Lot 31 and the north line of said Bystreet Road, for a distance of 161.81 feet to a found five eighths inch iron rod, marking the southwest corner of said called 0.3690 acre tract and the southeast corner of called Tract 31B, recorded in Harris County Clerk's File No. 20140328397;
- THENCE**, North 03 degrees 02 minutes 52 seconds West, along the west line of said called 0.3690 acre tract and the east line of said called Tract 31B, for a distance of 135.00 feet to a found five eighths inch iron rod, marking the northwest corner of said called 0.3690 acre tract and in the south line of a called 0.251 acre tract, as recorded in Harris County Clerk's File No. S375177;
- THENCE**, North 86 degrees 57 minutes 13 seconds East, along the north line of said called 0.3690 acre tract and the south line of said called 0.251 acre tract, for a distance of 76.30 feet to a found five eighths inch iron rod with cap stamped "CCI", in the westerly line of said Allen Genoa Road;
- THENCE**, South 35 degrees 23 minutes 52 seconds East, along the westerly line of said called Allen Genoa Road, for a distance of 159.80 feet to the **POINT OF BEGINNING**.

I, DAVID C. NEWELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.



David C. Newell
DAVID C. NEWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4085

SURVEY
OF

TRACT 31F, OF
HIGHLAND ACRES
VOLUME 10, PAGE 62
HARRIS COUNTY MAP
RECORDS, TEXAS



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