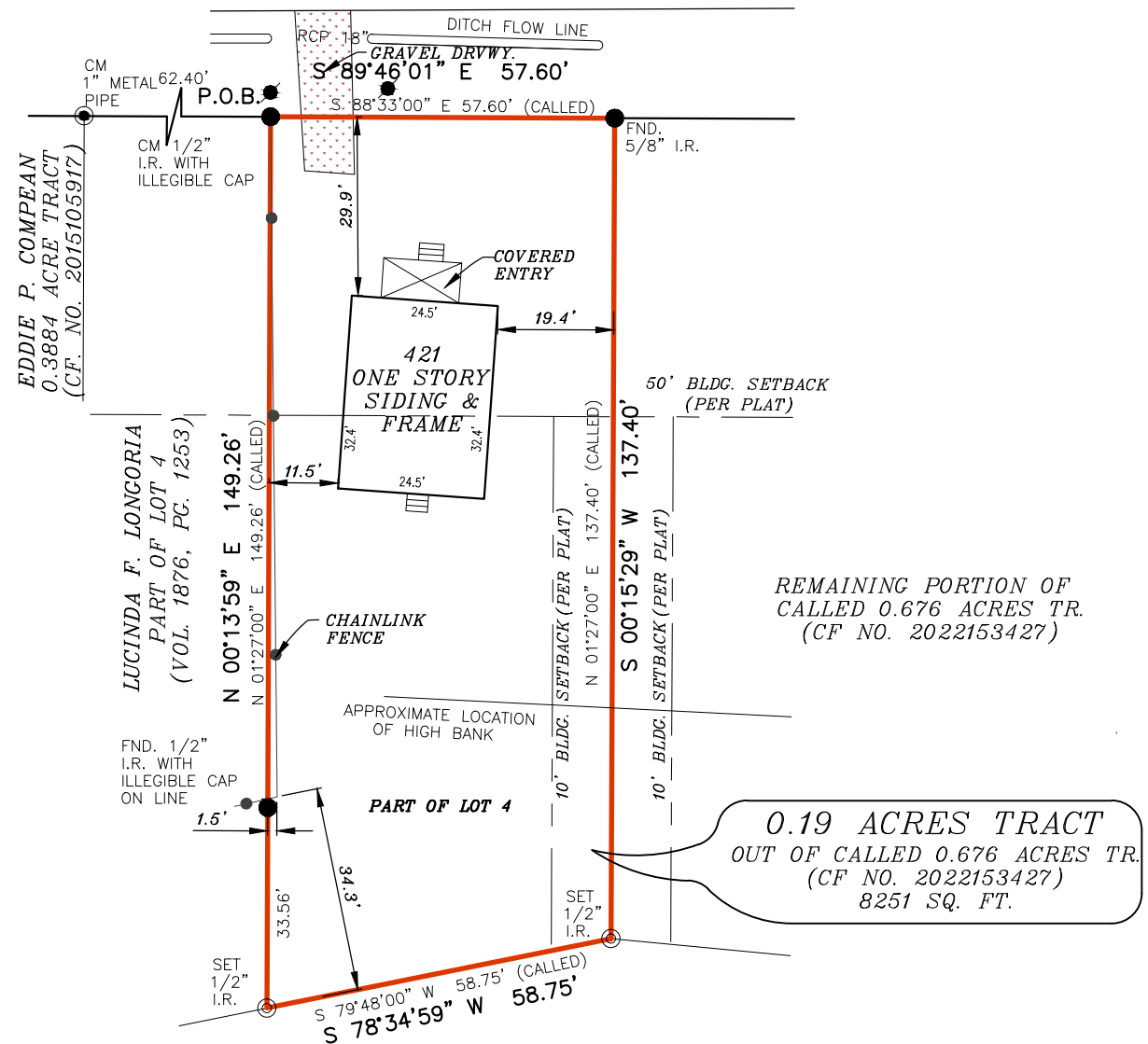


CLAY STREET

(60' R.O.W.-PER VOL. 1876, PG. 1253)

EDGE OF PVMT.



REMAINING PORTION OF CALLED 0.676 ACRES TR. (CF NO. 2022153427)

0.19 ACRES TRACT OUT OF CALLED 0.676 ACRES TR. (CF NO. 2022153427) 8251 SQ. FT.

THOMAS WAYNE STELL & KATHLEEN STELL
1.94 ACRES TRACT
(A.K.A. LOTS 5, 6 & PORTION OF LOT 1)
(VOL. 505, PG. 791)

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- SET 1/2" IRON ROD
- FOUND IRON ROD
- FOUND METAL PIPE
- POWER POLE
- CONTROL MONUMENT

SURVEYOR'S NOTE(S):

BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

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 PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

THE ORIGINAL PLAT RECORD IS ILLEGIBLE. THIS REPRESENTATION IS SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.

**0.19 ACRE TRACT
FORT BEND COUNTY, TEXAS**

BEING A 0.19 ACRE TRACT OUT OF THE WILLIAM MORTON LABOR, ABS. 63, FORT BEND COUNTY, TEXAS, BEING A PORTION OF A 0.676 ACRE TRACT DESCRIBED IN CF. NO. 2022153427, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, (O.P.R.F.B.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND-BOUNDS AS FOLLOWS:

(BEARING BASIS = TEXAS SOUTH CENTRAL NAD 83)

BEGINNING at 1/2" iron rod found on the South line of Clay Street, same being the North line of Lot 4, Newton's West Subdivision, a subdivision recorded in Vol. 257, Pgs. 121-124A, Deed Records, Fort Bend County, Texas, at the Northeast corner of the Lucinda F. Longoria tract recorded in Vol. 1876, Pg. 1253, Deed Records, Fort Bend County, Texas, for the Northwest corner of said tract described in CF. NO. 2022153427 and this tract, from which a 1" metal pipe found at the Northwest corner of said Lucinda F. Longoria tract, bears N89°46'01"W, a distance of 62.40 feet.

THE NCE S89°46'01"E, along the South ROW line of Clay Street, same being the North line of said tract described in CF. NO. 2022153427, a distance of 57.60 feet to a 5/8" iron rod found on said line, at the North common corner of said Lot 4, and Lot 3 of said Newton's West Subdivision, for the Northeast corner of this tract.

THENCE S00°15'29"W, through the interior of said tract described in CF. NO. 2022153427, along the East line of this tract, a distance of 137.40 feet to a 1/2" iron rod set on the North line of a 1.94 acre tract described in Vol. 505, Pg. 791, Deed Records, Fort Bend County, Texas, same being the South line of said tract described in CF. NO. 2022153427, for the Southeast corner of this tract.

THENCE S78°34'59"W, along the common line of said tract described in CF. NO. 2022153427, said 1.94 acre tract and this tract, a distance of 58.75 feet to 1/2" iron rod set on the North line of said 1.94 acre tract, same being the South line of said Lot 4, at the Southeast corner of said Lucinda F. Longoria tract, for the Southwest corner said tract described in CF. NO. 2022153427 and this tract.

THENCE N00°13'59"E, through the interior of said Lot 4, along the common line of said tract described in CF. NO. 2022153427, said Lucinda F. Longoria tract and this tract, passing at a distance of 33.56 feet, a 1/2" iron rod found on said common line, a total distance of 149.26 feet to the POINT OF BEGINNING of this tract and containing 0.19 acres of land, more or less.

FLOOD INFORMATION
FIRM: 48157C PANEL: 0235 L
REV. DATE: 04/02/2014
ZONE: "X & AE"

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.

GRAPHIC SCALE



I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to _____ and _____ 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 0.19 ACRE PARCEL OF LAND** recorded in Clerk's File **2022153427**, of the Map/Deed and Plat Records of **FORT BEND** County, Texas. located in the **WILLIAM MORTON LABOR, A-63**
Borrower/Owner: **LEINA PROPERTIES LLC**
Address: **421 CLAY ST., RICHMOND, TEXAS 77469** CF No. _____

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 257, PAGE 121, MAP AND/OR PLAT RECORDS, FORT BEND COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY			
JOB NO.:	2312042153-A	NO. REVISION	DATE
DATE:	12/08/23	01. CUT OUT SURVEY	12/18/23
DRAWN BY:	CP/FR	02. OWNERS NAME	1/11/24
APPROVED BY:	DMC		



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

Overland Consortium Inc.
Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

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