



- NOTES:**
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE (LOCAL COORDINATES) BY DIVIDING THE DEPICTED COORDINATE BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.999893105239 (X=K.F.=SURFACE VALUE).
 - THE CONTOURS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), 2001 ADJUSTMENT.
 - ACCORDING TO F.L.R.M. MAP NO. 4847300375E (COMMUNITY-PANEL NO. 4803010375E), MAP EFFECTIVE DATE: FEBRUARY 18, 2009, THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "X" SHADED. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.
- THE SUBJECT TRACT IS AFFECTED BY THE CITY ORDINANCES OF THE CITY OF KATY.
 - THIS PLAT LIES WHOLLY IN THE CITY LIMITS OF THE CITY OF KATY.
 - THE ZONING OF THE PROPERTY IS C-1 COMMERCIAL DISTRICT.
 - SURVEYOR RELIED ON THE CITY PLANNING LETTER ISSUED BY TEXAS ABSTRACT SERVICES DATED: MARCH 2, 2023, WITH RESPECT TO INSTRUMENTS OF RECORD WITHIN THIS PLAT.

4.042 ACRES
176,070 SQUARE FEET
H.&T.C. R.R. CO. SURVEY
SECTION 44, BLOCK 1
ABSTRACT NO. 1348
CITY OF KATY
HARRIS COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 4.042 acre (176,070 square foot) tract of land located in the H.&T.C. R.R. Co. Survey, Section 44, Block 1, Abstract Number 1348, City of Katy, Harris County, Texas and said 4.042 acre tract of land being all of the called 3.947 acre tract described in the deed to BSR Properties VI LLC, recorded under Harris County Clerk's File Number (H.C.C.F. No.) RP-2021-614597 and being out of and a part of Outlot 4, all of a 20-foot alley way and the west 30-feet of Avenue B of Katy and Vicinity Subdivision, recorded under Volume (Vol.) 2, Page (Pg.) 38, Harris County Map Records (H.C.M.R.), said 4.042 acre tract being more particularly described by metes and bounds as follows: (The bearings and coordinates described herein are oriented to the Texas Coordinate System, South Central Zone, No. 4203, NAD 1983).

BEGINNING at the northwest corner of the intersection of the east Right-of-Way (R.O.W.) line of unimproved Avenue C (based on a width of 60 feet) recorded under Vol. 3236, Pg. 660, Harris County Deed Records (H.C.D.R.) and the north R.O.W. line of 11th Street (based on a width of 60 feet) recorded under Vol. 3236, Pg. 660, H.C.D.R. being the southwest corner of said called 3.9473 acre tract and the herein described tract from which a 1/2-inch rod found bears, South 05 degrees 39 minutes West, 0.33 feet;

THENCE, North 01 degrees 55 minutes 25 seconds West, departing the north R.O.W. line of said 11th Street and along the east R.O.W. line of said unimproved Avenue C common with the west line of said called 3.947 acre tract, a distance of 471.01 feet, to the southeast corner of the intersection of the east R.O.W. line of said Avenue C unimproved and the south R.O.W. line of unimproved 12th Street (based on a width of 60 feet) recorded under Vol. 3236, Pg. 660, H.C.D.R. and the northwest corner of said called 3.947 acre tract and the herein described tract from which a 1/2-inch iron rod found bears, North 83 degrees 16 minutes West, 0.42 feet;

THENCE, North 87 degrees 47 minutes 22 seconds East, departing the east R.O.W. line of said Avenue C unimproved and along the south R.O.W. line of said unimproved 12th Street and the north line of said called 3.947 acre tract, a distance of 372.62 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set in the east line of aforesaid Outlot 4 common with the west line of Outlot 7 of aforesaid Katy and Vicinity Subdivision marking the center line of unimproved Avenue B (based on a width of 60 feet) recorded under Vol. 3236, Pg. 657 and Vol. 3236, Pg. 660, H.C.D.R. and the northwest corner of the herein described tract;

THENCE, South 02 degrees 12 minutes 38 second East, departing the south R.O.W. line of said unimproved 12th Street and along the center line of said unimproved Avenue B common with east line of said Outlot 4 and the west line of said Outlot 7, a distance of 471.00 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set in the north R.O.W. of aforesaid 11th Street marking the southeast corner of the herein described tract;

THENCE, South 87 degrees 47 minutes 22 seconds West, along the north R.O.W. line of said 11th Street and the south line of aforesaid called 3.947 acre tract, a distance of 374.98 feet, to the POINT OF BEGINNING and containing an area of 4.042 acres (176,070 square feet) of land.

ABBREVIATIONS:

- B.L.—BUILDING LINE
- ESMT.—EASEMENT
- F.C.—FILM CODE
- FND.—FOUND
- FT.—FEET
- H.C.C.F.—HARRIS COUNTY CLERK'S FILE
- H.C.D.R.—HARRIS COUNTY DEED RECORDS
- H.C.M.R.—HARRIS COUNTY MAP RECORDS
- I.P.—IRON PIPE
- I.R.—IRON ROD
- No.—NUMBER
- PG.—PAGE
- P.O.B.—POINT OF BEGINNING
- R.O.W.—RIGHT-OF-WAY
- SQ.—SQUARE
- U.E.—UTILITY EASEMENT
- VOL.—VOLUME

**FINAL REPLAT OF
BSR KATY**

A SUBDIVISION OF
4.042 ACRES
BEING A REPLAT OF OUTLOT 4,
20 FOOT ALLEY AND THE
WEST 30 FEET OF AVENUE B OF
KATY AND VICINITY SUBDIVISION
VOL. 2, PG. 38, H.C.M.R.
OUT OF THE
H.&T.C. R.R. CO., SURVEY,
SECTION 44, BLOCK 1,
ABSTRACT NO. 1348
CITY OF KATY,
HARRIS COUNTY, TEXAS

1 BLOCK 1 RESERVE

REASON FOR REPLAT:
TO CREATE ONE RESERVE RESTRICTED
TO COMMERCIAL USE

OCTOBER 2023



21020 PARK ROW
KATY, TEXAS 77449
PHONE: (281) 596-8288
FAX: (281) 492-0026

CERTIFIED FIRM NO. 10073800

OWNER:
BSR PROPERTIES VI LLC
1850 AVENUE D, SUITE 200
KATY, TEXAS 77483
281-391-6300