LOT 1 LOT 2 FND. N 87'48'39" E 56.29' EAST 57.56' (CALLED) PIPE ~CHAINLINK FENCE WOOD-FENCE5.2' 10, E. HALF OF N. HALF OF LOT 18 ONE STORY FRAMELOT 17 -COVERED -PORCH 02.07 5 W. HALF OF N. HALF OF LOT 18 DRVWY BLOCK 3 6,317 SQ. FT. 0.1450 ACRE WEST 57.56' (CALLED) S 87'51'01" W 57.47' ES 26. ACC. NATHAN STAGG 0.1723 ACRE TRACT 10' (CF (CF NO. RP-2019-489055) N 88'06'43" E 47.65' PIPE EDGE OF PVMT.

RITTENHOUSE ROAD

(A.K.A. W. RITTENHOUSE RD./RITTENHOUSE ST. - 60' R.O.W.)

LEGEND

These standard symbols will be found in the drawing.

B B E C C C S S

BOUNDARY LINE

EASEMENT LINE BUILDING SETBACK LINE

WOOD FENCE

CHAINLINK FENCE

SET 5/8" IRON ROD WITH CAP

FOUND IRON ROD

FOUND IRON PIPE

CM CONTROL MONUMENT

NOTE:
THIS SURVEY MEETS THE CURRENT STANDARDS OF
THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS
STANDARDS AND SPECIFICATION FOR A CATEGORY
1A. CONDITION II SURVEY.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY AGENTS NATIONAL TITLE INSURANCE COMPANY GF NO. 20-0023AP ISSUED ON 01/30/2020.

NO RECORDED BUILDING LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

BASIS OF BEARINGS, TEXAS SOUTH CENTRAL NAD

FLOOD INFORMATION FIRM: 48201C PANEL: 0660 M REV. DATE: 06/09/2014 ZONE: "A"

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.

Legal Description of the Land:

W. HALF OF N. HALF OF LOT 18, BLOCK 3





I, <u>RODRIC R REESE</u>, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to <u>AMALFIPEREZ PLLC</u>

and PPS INVESTMENTS & HOLDINGS 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 bereon or described by field notes accompanying this drawing. I further

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. Lot(s) <u>SEE ABOVE</u>, Block <u>3</u>, <u>MELROSE CARDENS</u> recorded in

Lot(s) SEE ABOVE, Block 3. MELROSE CARDENS recorded in Volume 998, Page(s) 409, of the Map/Deed and Plat Records of HARRIS County, Texas. located in the H. & T. C. RR. CO. SURVEY. 400 County, Texas. Borrower: PPS INVESTMENTS & HOLDINGS LLC
Address: 740 1/2 W. RITTENHOUSE RD., HOUSTON, TX 77091 GF No. 20-0023AP

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 998, PAGE 409, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS VOLUME 1172, PAGE 346, DEED RECORDS, HARRIS COUNTY, TEXAS DOCUMENT NO. 1962640, OFFICIAL RECORDS, HARRIS COUNTY, TEXAS

Overland Consortium Inc. Surveyors

Tel: 281-940-8869 Fax: 281-207-6476

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LAND TITLE SURVEY

10 10 10 10 10 10 10 10 10 10 10 10 10 1				
JOB NO.:	2002018871	NO.	REVISION	DAT
DATE:	02/05/20			
DRAWN BY:	НМ			
APPROVED BY:	RRR			



FIRM REGISTRATION NO. 10190700 THIS SURVEY IS CONTRACTED TO RODRIC R REESE, RPLS PHONE NUMBER 713-647-1315

RODRIC R REESE , R.P.L.S.
Registered Professional Land Surveyor
Registration No. __5883_
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1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212