

FLOOD PLAIN INFO:

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48373C0455C MAP REVISION: 9/03/10 ZONE X

(BASED ONLY ON VISUAL EXAMINATION OF MAPS)

NO DEED INFORMATION FOUND

GERARDO & MARIA ROMAN
C.F. NO. 98113287

LEGEND:

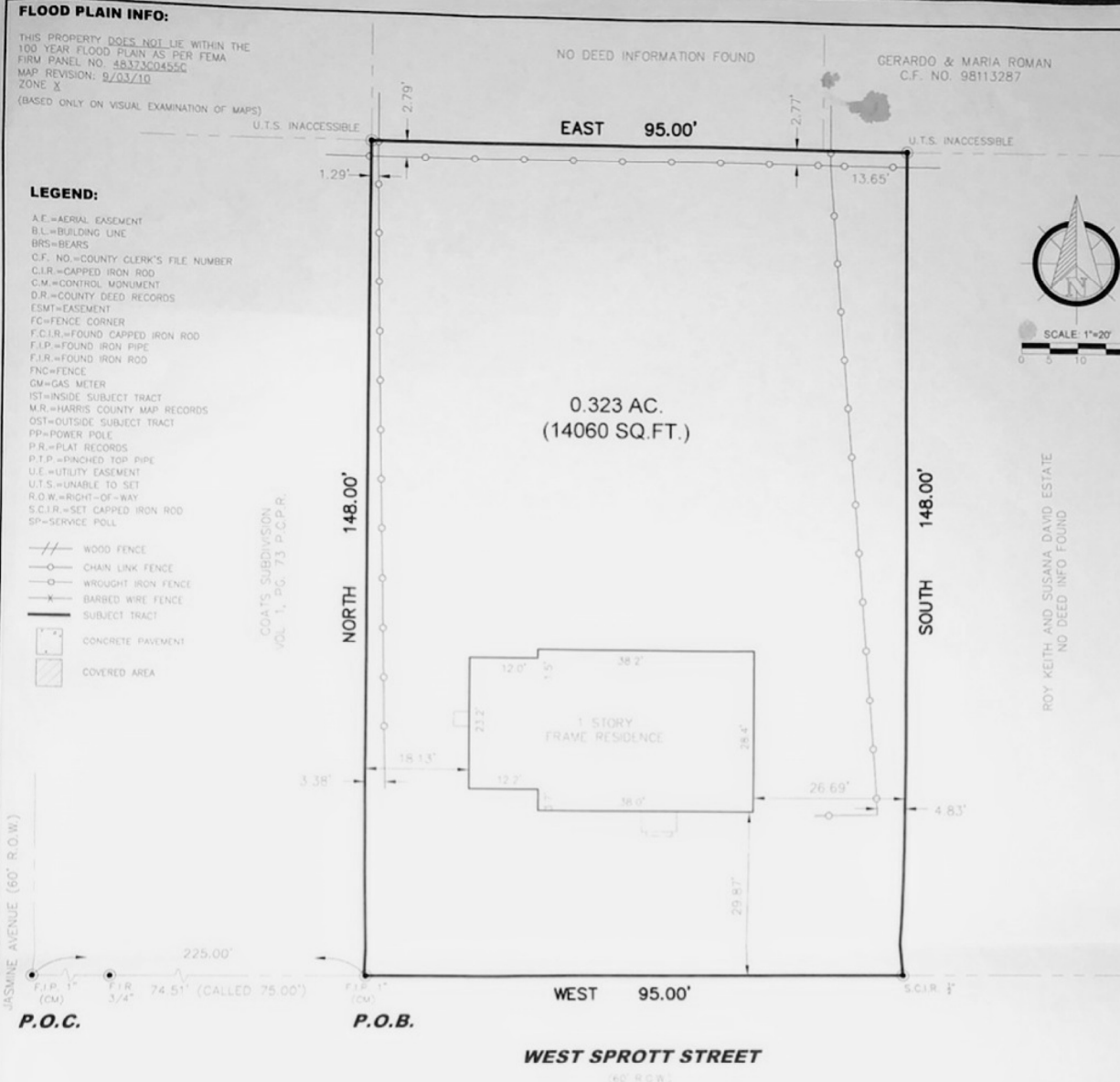
- A.E.=AERIAL EASEMENT
- B.L.=BUILDING LINE
- BRS=BEARS
- C.F. NO.=COUNTY CLERK'S FILE NUMBER
- C.I.R.=CAPPED IRON ROD
- C.M.=CONTROL MONUMENT
- D.R.=COUNTY DEED RECORDS
- ESMT=EASEMENT
- FC=FENCE CORNER
- F.C.I.R.=FOUND CAPPED IRON ROD
- F.I.P.=FOUND IRON PIPE
- F.I.R.=FOUND IRON ROD
- FNC=FENCE
- GM=GAS METER
- IST=INSIDE SUBJECT TRACT
- M.R.=HARRIS COUNTY MAP RECORDS
- OST=OUTSIDE SUBJECT TRACT
- PP=POWER POLE
- P.R.=PLAT RECORDS
- P.T.P.=PINCHED TOP PIPE
- U.E.=UTILITY EASEMENT
- U.T.S.=UNABLE TO SET
- R.O.W.=RIGHT-OF-WAY
- S.C.I.R.=SET CAPPED IRON ROD
- SP=SERVICE POLL

- WOOD FENCE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- BARBED WIRE FENCE
- SUBJECT TRACT
- CONCRETE PAVEMENT
- COVERED AREA



SCALE 1"=20'

ROY KEITH AND SUSANA DAVID ESTATE
NO DEED INFO FOUND



LEGAL DESCRIPTION:

BEING A 0.323 ACRE TRACT OF LAND OUT OF THE M.L. CHOATE LEAGUE IN POLK COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1 INCH IRON PIPE FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF JASMINE AVENUE (CALLED 60 FOOT RIGHT-OF-WAY) WITH THE NORTH R.O.W. LINE OF SPROTT STREET (CALLED 60 FOOT RIGHT-OF-WAY),

THENCE EAST, ALONG THE SAID NORTH R.O.W. LINE AND THE SOUTH LINE OF COATS SUBDIVISION, BLOCK 1, RECORDED IN VOLUME 1, PAGE 73 OF THE POLK COUNTY PLAT RECORDS, A DISTANCE OF 225.00 FEET TO A 1 INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE NORTH, ALONG THE EAST LINE OF SAID COATS SUBDIVISION, A DISTANCE 148.00 FEET TO A POINT (UNABLE TO SET, POINT INACCESSIBLE) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE EAST, A DISTANCE OF 95.00 FEET TO A POINT (UNABLE TO SET, POINT INACCESSIBLE) FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE SOUTH, A DISTANCE OF 148.00 FEET TO A 1/2 INCH CAPPED (STAMPED VILLA 6751) IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ON THE NORTH R.O.W. LINE OF SAID SPROTT STREET,

THENCE WEST, ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.323 ACRES (OR 14,060 SQUARE FEET) OF LAND, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO RECORDED SUBDIVISION PLAT OF SUBJECT TRACT AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 20-2587-SJ, EFFECTIVE DATE OF POLICY 11-25-2020, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
3. ALL ABSTRACTING PERFORMED BY TITLE COMPANY
4. LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT AFOREMENTIONED IN NOTE 2.
5. SURVEY BASED ON THE BEST OF FIELD EVIDENCE FOUND

REVISIONS:

NO.	DATE	DESCRIPTION
1		



CIVIL ENGINEERING & LAND SURVEYING

TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 15184406
5285 HOLLISTER STREET, SUITE 104
HOUSTON, TX 77040
832.518.9910

BOUNDARY SURVEY

1006 W. SPROTT STREET, LIVINGSTON, TEXAS 77351

JOB NO.: 02101-038
DATE: 2/1/21
FOR: DECLARATION TITLE
G.F.#: 20-2587-SJ
PURCHASER: AMERICAN HOME BUYER, LTD

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

[Signature]
DANIEL VILLA, JR.
REGISTRATION NO. 6751

