

LAKEVIEW HEIGHTS
(VOL. 15, PG. 6)
LOT 19, BLOCK 4

M.K. BRYANT & L.J. BRYANT
0.558 ACRE TRACT
(CF NO. J553269)

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 FIDELITY NATIONAL TITLE INSURANCE COMPANY GF NO. FTH-77F-FAH20001245 ISSUED ON 03/02/2020.

Legal Description of the Land: A part of 12 in Block 9 of LAKEVIEW HEIGHTS, an subdivision in the Nathaniel Lynch Survey, Abstract No. 44, Harris County, Texas according to the map or plat thereof recorded in Volume 15 at Page 6, Harris County Map Records; being that part of said Lot which is adjacent to and Easterly of that certain 0.3757 acre tract described in deed to Wesley Jackson and wife Barbara Ann Jackson, recorded under Clerk's File No. G-048519 of the Real Property Records of Harris County, Texas.

0.4728 Acre (20,593 Square Feet)
Nathaniel Lynch Survey, Abstract Number 44
Harris County, Texas

BEING a 0.4728 acre (20,593 Sq. Ft.) tract of land situated in the Nathaniel Lynch Survey, A-44, being a part of Lot 12, Block 9, Lakeview Heights, a subdivision of record according to the map or plat thereof recorded in Volume 15, Page 6, Map Records, Harris County, Texas and being more particularly described by metes and bounds as follows;

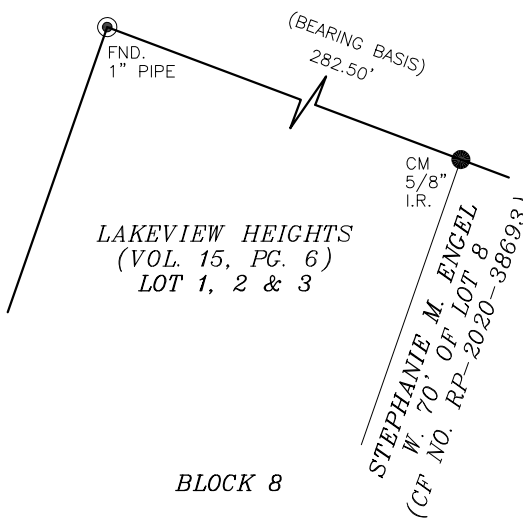
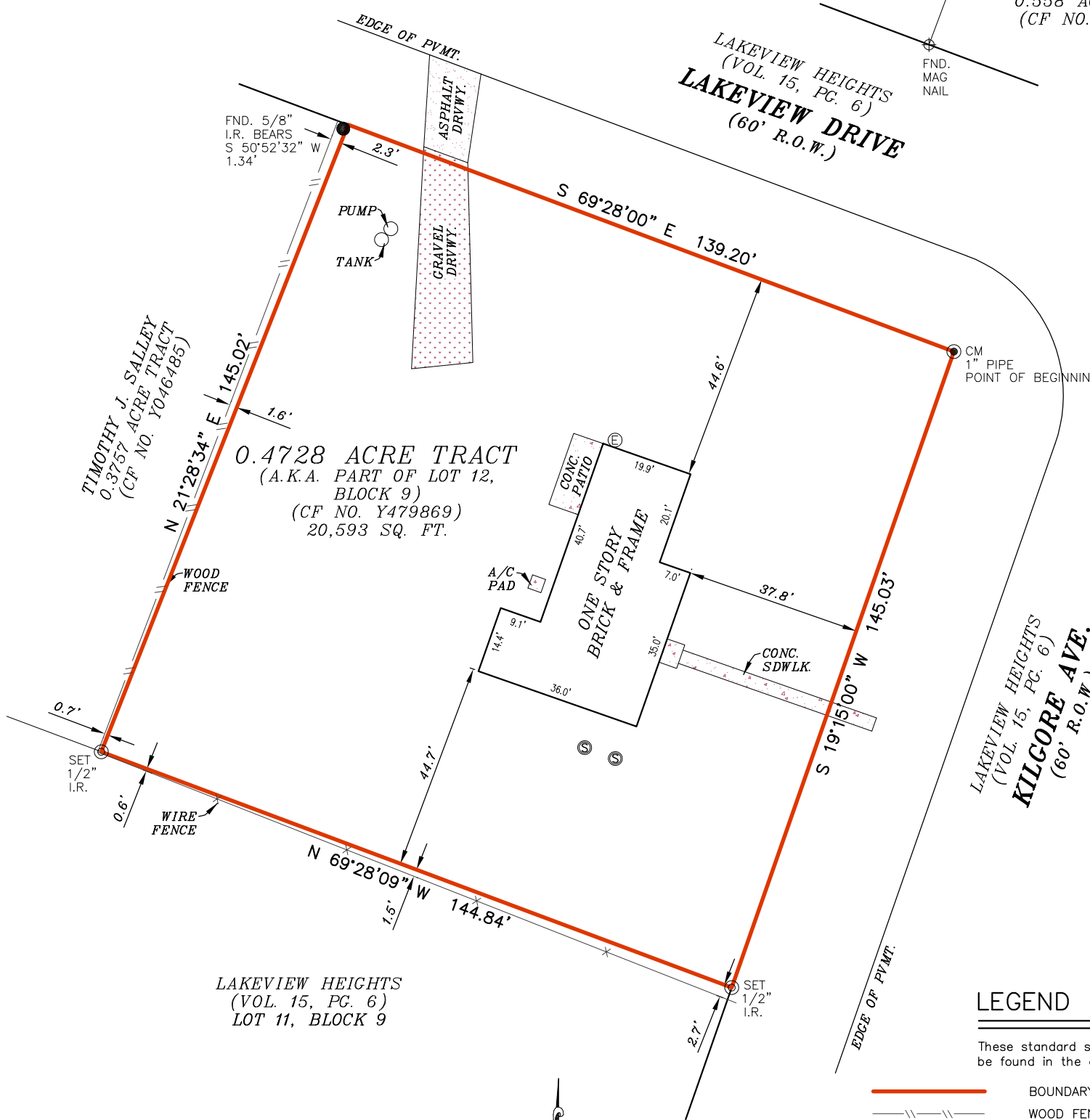
BEGINNING at a one inch pipe found marking the intersection of the southeast right-of-way (R.O.W.) line of Lakeview Drive (60 feet wide) with the northwest R.O.W. line of Kilgore Avenue (60 feet wide) and marking the northeast corner of the herein described tract;

THENCE, S 19°15'00" W, 145.03 feet with the northwest R.O.W. line of said Kilgore Avenue to a 1/2-inch iron rod with cap stamped "OSC" set marking the southeast corner of the herein described tract;

THENCE, N 69°28'09" W, 144.84 feet with the northeast line of Lot 11, Block 15, aforementioned Lakeview Heights to a 1/2-inch iron rod with cap stamped "OSC" set marking the southwest corner of the herein described tract;

THENCE, N 21°28'34" E, 145.02 feet with the southeast line of that called 0.3757 acre tract conveyed to Timothy J. Salley by deed of record under Clerk's File No. Y046485, Deed Records, Harris County, Texas to the northwest corner of the herein described tract in the southwest R.O.W. line of the aforementioned Lakeview Drive;

THENCE, S 69°28'00" E, 139.20 feet with the southwest R.O.W of said lakeview Drive to the **POINT OF BEGINNING and CONTAINING** 0.4728 acre (20,593 Sq. Ft.) of land.



LAKEVIEW HEIGHTS
(VOL. 15, PG. 6)
KILGORE AVE.
(60' R.O.W.)

I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to FIDELITY NATIONAL TITLE INSURANCE COMPANY and CAPITAL CONCEPTS 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.

Borrower: GREG SMITH
Address: 407 KILGORE AVE., BAYTOWN, TX 77520 GF No. FTH-77F-FAH20001245

Legal Description of the Land:
SEE ABOVE

LAND TITLE SURVEY			
JOB NO.:	2003019254	NO.	REVISION
DATE:	03/03/20		
DRAWN BY:	UB		
APPROVED BY:	RRR		

STATE OF TEXAS
REGISTERED
RODRIC R. REESE
5883
LAND SURVEYOR

Rodric R. Reese

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

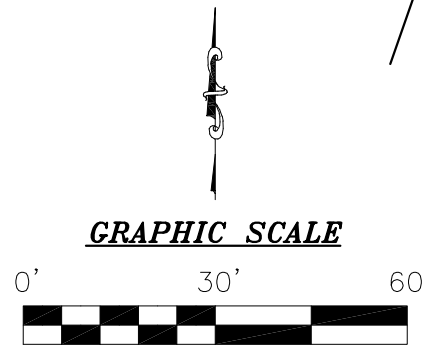
COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
VOLUME 15, PAGE 6, MAP RECORDS, HARRIS COUNTY, TEXAS
VOLUME 998, PAGE 412, DEED RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



- LEGEND**
- These standard symbols will be found in the drawing.
- — — — — BOUNDARY LINE
 - — — — — WOOD FENCE
 - - - - - WIRE FENCE
 - ⊙ SET 1/2" IRON ROD WITH CAP
 - FOUND IRON ROD
 - ⊕ FOUND IRON PIPE
 - ⊕ FOUND MAG NAIL
 - ⊕ ELECTRIC METER
 - ⊕ SEPTIC TANK
 - CM CONTROL MONUMENT



FLOOD INFORMATION
FIRM: 48201C PANEL: 0745 M
REV. DATE: 01/06/2017
ZONE: "X"

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.

Overland Consortium Inc.
Surveyors

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

1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212