



BINZ AVE.
 (50' R.O.W.-PER PLAT)
 (A.K.A. BINZ ST.)

SURVEYOR'S NOTE(S):
 THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE EASEMENTS 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 BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY GF NO. ST-0321-4903212200550AK ISSUED ON 08/17/22.

THE ORIGINAL PLAT RECORD IS WITHOUT BEARINGS. THE BEARING SHOWN HERE ARE ASSUMED. THIS REPRESENTATION IS SURVEYORS BEST INTERPRETATION OF RECORD INFORMATION.

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

FLOOD INFORMATION
 FIRM: 48201C PANEL: 0880 M
 REV. DATE: 01/06/2017
 ZONE: "X & SHA. 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.

I, DAVID E. KING, JR, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to STAR TEX TITLE COMPANY and NIMA CONSTRUCTION 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 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/Owner: NIMA CONSTRUCTION LLC
 Address: 3209 BINZ ST., HOUSTON, TEXAS 77004. GF No. ST-0321-4903212200550AK

Legal Description of the Land: Lot 13, Block 1, of NORTH MACGREGOR OAKS, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 998, Page 192, of the Deed Records of Harris County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 998, PAGE 192, DEED RECORDS, HARRIS COUNTY, TEXAS VOLUME 1120, PAGE 264, DEED RECORDS, HARRIS COUNTY, TEXAS VOLUME 4244, PAGE 89, DEED RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY			
JOB NO.:	2208036239	NO.	REVISION
DATE:	08/23/22		
DRAWN BY:	CMS/MS		
APPROVED BY:	DEK		



FIRM REGISTRATION NO. 10190700
DAVID E. KING, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 6272
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