

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	216.00'	64.63'	64.39'	N 88°42'51" E	17°08'34"
C2	116.00'	34.71'	34.58'	S 88°42'51" W	17°08'34"

**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.

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

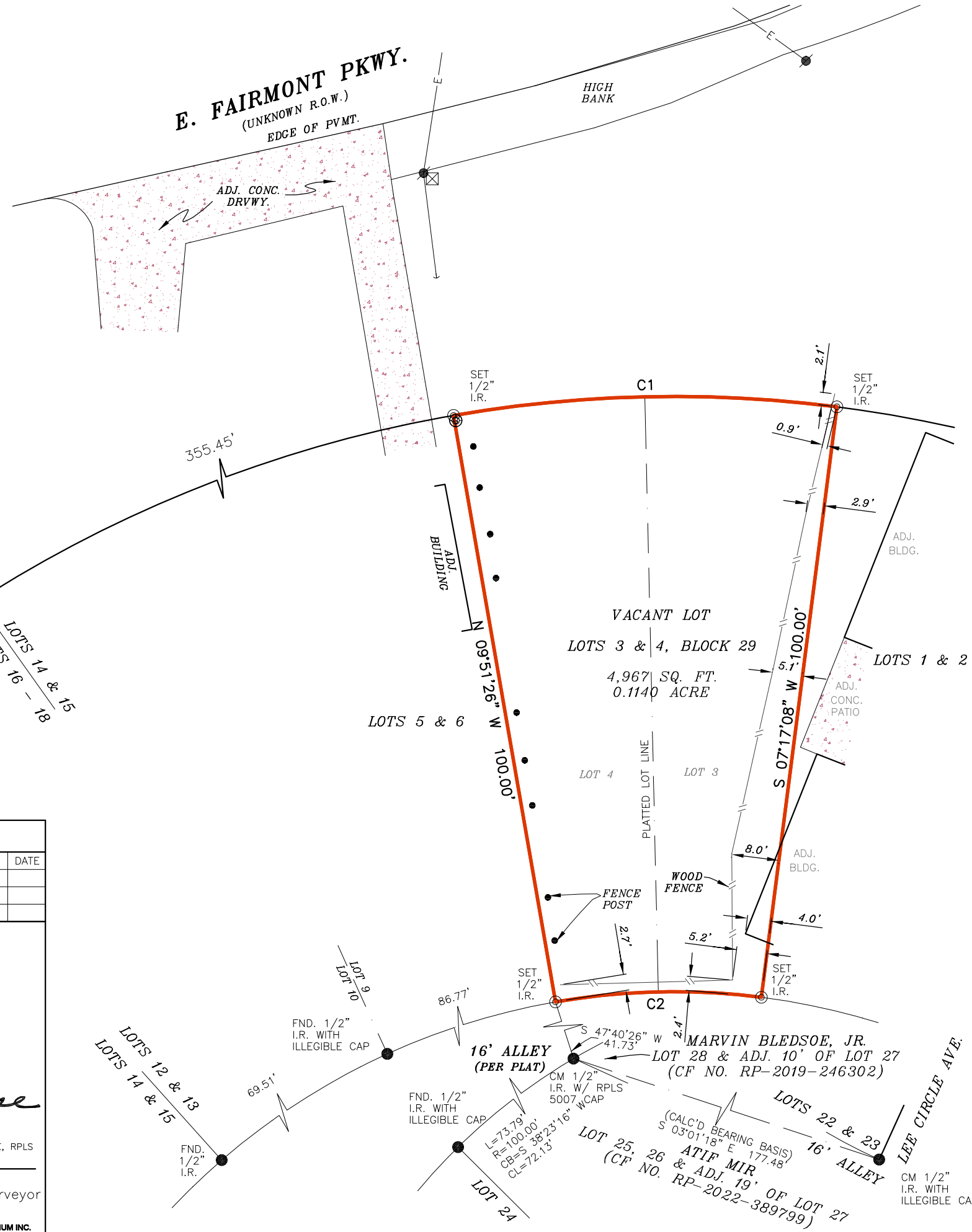
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GF NO. SW0003768 ISSUED ON 10/21/22.

THE ORIGINAL PLAT RECORD IS ILLEGIBLE. THIS REPRESENTATION IS SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF ENGINEERS/ARCHITECT. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT IS DECLARED IN THE TITLE COMMITMENT PRESENTED TO OSC AT THE TIME OF THE SURVEY ORDER.

**LEGEND**

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
  - WOOD FENCE
  - OVERHEAD ELECTRIC
  - PLATTED LOT LINE
  - SET 1/2" IRON ROD WITH CAP
  - FOUND IRON ROD
  - TELEPHONE PEDESTAL
  - GAS METER
  - POWER POLE
  - GUY ANCHOR
  - CONTROL MONUMENT



**FLOOD INFORMATION**  
 FIRM: 48201C PANEL: 0945 M  
 REV. DATE: 01/06/2017  
 ZONE: "AE"

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.

**GRAPHIC SCALE**



I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to SECURED TITLE OF TEXAS, LLC and MAGCORP GROUP 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: MAGCORP GROUP LLC  
 Address: 625 E. FAIRMONT PKWY., LA PORTE, TX 77571 GF No. SW0003768

**Legal Description of the Land:** Lot Three (3) and Lot Four (4), in Block Twenty-Nine (29), of BEACH PARK OF TOWN OF LA PORTE, an addition in Harris County, Texas, according to the map or plat thereof recorded in/under Volume 67, Page 148 of the Deed Records of Harris County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 67, PAGE 148, DEED RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



**LAND TITLE SURVEY**

JOB NO.:	NO.	REVISION	DATE
2210037246			
DATE:	11/02/22		
DRAWN BY:	CP		
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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**Overland Consortium Inc. Surveyors**

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

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