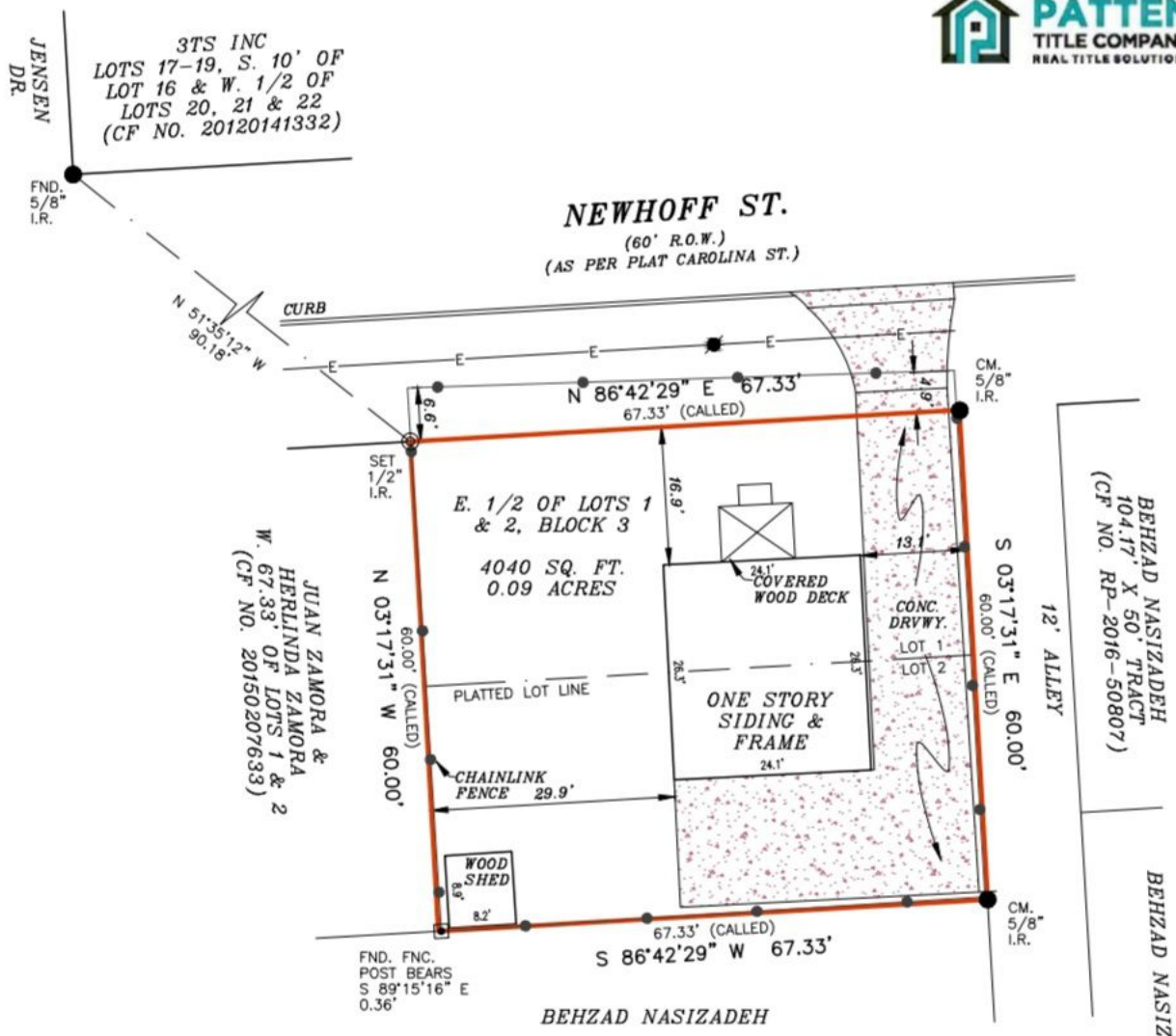
PATTEN TITLE COMPANY
REAL TITLE SOLUTIONS



SURVEYOR'S 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 WESTCOR LAND TITLE INSURANCE COMPANY GF NO. 9994-20-13921 ISSUED ON 01/13/21.

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

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0690 N
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.

LEGEND

These standard symbols will be found in the drawing.

	BOUNDARY LINE
	CHAINLINK FENCE
E E	OVERHEAD ELECTRIC
	PLATTED LOT LINE
◎	SET 1/2" IRON ROD WITH CAP
●	FOUND IRON ROD
▣	FENCE POST
✹	POWER POLE
CM	CONTROL MONUMENT

GRAPHIC SCALE

0' 20' 40'

I, *DONALD MATT COOKSTON*, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to *PATTEN TITLE COMPANY* and *BRC GLOBAL INC* 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: *BRC GLOBAL INC*
Address: *2810 NEWHOFF ST., HOUSTON, TX 77026* GF No. *9994-20-13921*

Legal Description of the Land: **A tract of land being the East One-Half (1/2) (or 67.33 feet) of Lots One (1) and Two (2) of Block Three (3) of FIFTH WARD PLACE, an addition to the City of Houston, Harris County, Texas, according to the map or plat thereof, recorded in Volume 61, Page 319 of the Deed Records of Harris County, Texas**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 61, PAGE 319, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

LAND TITLE SURVEY

JOB NO.:	2101024355	NO.	REVISION	DATE
DATE:	02/22/21			
DRAWN BY:	MS			
APPROVED BY:	DMC			

STATE OF TEXAS REGISTERED DONALD M. COOKSTON 4733 PROFESSIONAL LAND SURVEYOR

FIRM REGISTRATION NO. 10190700
DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733

Overland Consortium Inc.
Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

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