

FLOOD PLAIN INFO:

THIS PROPERTY DOES PARTIALLY LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48201C 0720M

MAP REVISION: 1/06/17
ZONE AE & X (SHADED)

(BASED ONLY ON VISUAL EXAMINATION OF MAPS)

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
ENC=FENCE

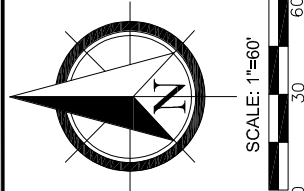
GM=GAS METER
IST=INSIDE SUBJECT TRACT
M.R.=HARRIS COUNTY MAP RECORDS
F.C.I.R.=FOUND CAPPED IRON ROD
PP=POWER POLE
P.R.=PLAT RECORDS
P.T.P.=PINCHED TOP PIPE

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 POLE

WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
BARBED WIRE FENCE
SUBJECT TRACT

CONCRETE PAVEMENT

COVERED AREA

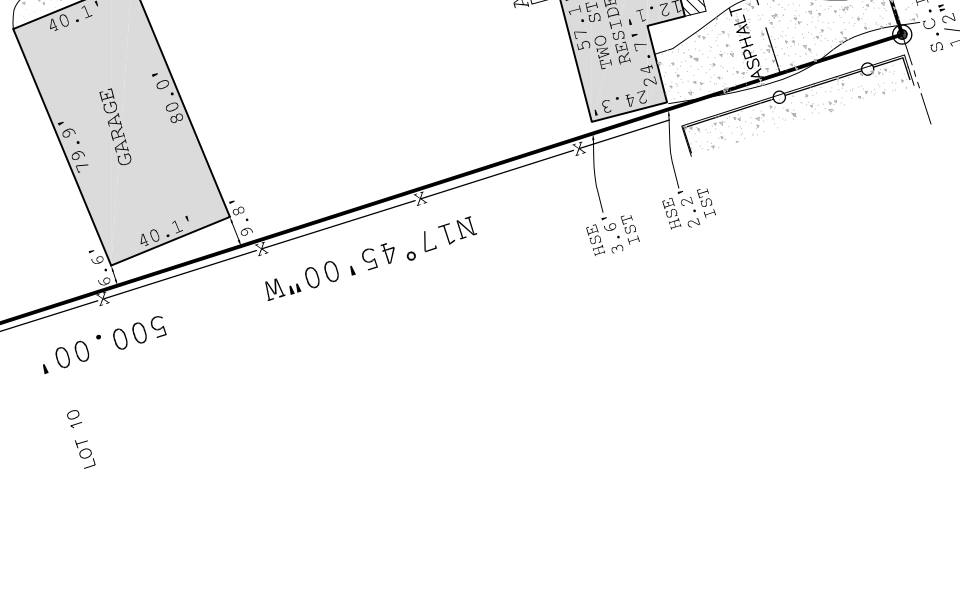


BLOCK 13

LOT 11
1.72 AC
(75,000 SQ.FT.)

LOT 12

LOT 10



AVENUE C
(60' R.O.W.)

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

NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO RECORDED SUBDIVISION PLAT OF SUBJECT TRACT AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY, G.F. NO. LC2188373, EFFECTIVE DATE OF POLICY NOVEMBER 9, 2021, 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.
- ALL ABSTRACTING PERFORMED BY TITLE COMPANY
- LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1.
- SCHEDULE "B" OF TITLE COMMITMENT AFOREMENTIONED IN NOTE 2.
- SURVEY BASED ON THE BEST OF FIELD EVIDENCE FOUND
- A BUILDING SET BACK LINE FOURTY (40) FEET IN WIDTH ACROSS THE FRONT OF SUBJECT PROPERTY, RECORDED IN VOLUME 1163, PAGE 118 AND VOLUME 1212, PAGE 563 OF THE DEED RECORDS, OF HARRIS COUNTY, TEXAS.

REVISIONS:

NO.	DATE	DESCRIPTION
1		



TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
832.618.9910

BOUNDARY SURVEY

OF LOT 11, BLOCK 13, OLD RIVER TERRACE, SEC. 4
MAP/PLAT RECORDED IN VOL. 17, PG. 50 OF H.C.M.R.
15517 AVENUE C, CHANNELVIEW, HARRIS COUNTY, TX 77530

JOB NO.: K2111-054
DATE: 12/1/2021
FOR: SOUTH LAND TITLE
GC#: LC2188373
PURCHASER: PHILLIP LE AND KAORU SAKIYAMA, TRUSTEES OF THE PHILLIP LE AND KAORU SAKIYAMA LIVING TRUST DATED DECEMBER 27, 2017, AND ANY AMENDMENTS THERE TO