

LINE	BEARING	DISTANCE
L1	--	25.00'
L2	N 72°26'26" W	25.00'
L3	--	25.00'
L4	S 72°26'26" E	25.00'

### LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - - EASEMENT LINE
- || || WOOD FENCE
- CHAINLINK FENCE
- E— OVERHEAD ELECTRIC
- ⊙ SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- FENCE POST
- ⊕ WATER METER
- ⊙ GAS METER
- ⊙ POWER POLE
- CM CONTROL MONUMENT

**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.

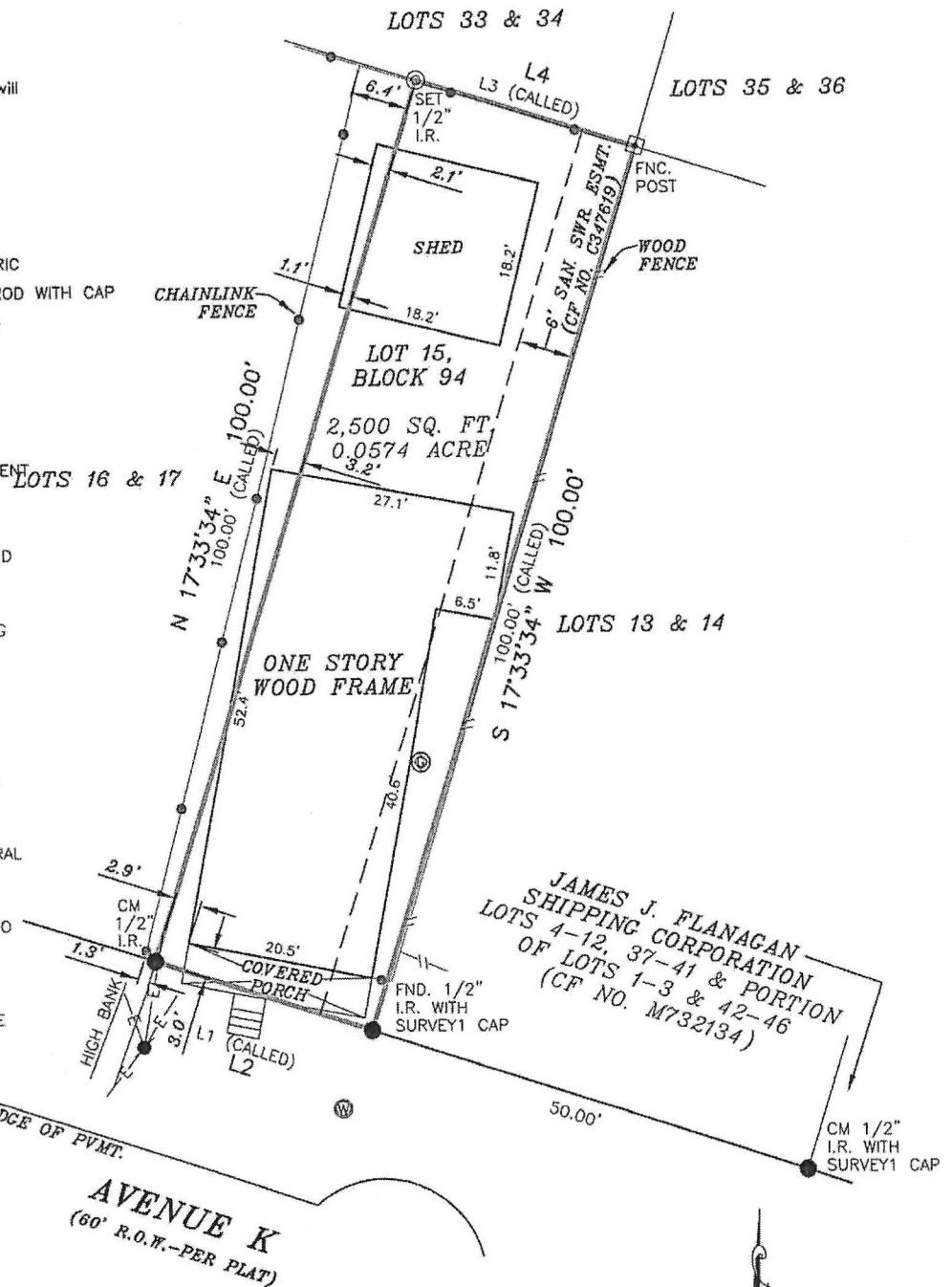
THE EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY GF NO. 22-658645-CY ISSUED ON 02/16/22.

BASIS OF BEARINGS, TEXAS SOUTH CENTRAL NAD 83.

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

THE TELECOMMUNICATIONS FACILITIES EASEMENT AS RECORDED IN CLERK'S FILE NO. Y739018, REAL PROPERTY, HARRIS COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT PROPERTY.



JAMES J. FLANAGAN  
 SHIPPING CORPORATION  
 LOTS 4-12, 37-41 & PORTION  
 OF LOTS 1-3 & 42-46  
 (CF NO. M732134)

**FLOOD INFORMATION**  
 FIRM: 48201C PANEL: 0885 N  
 REV. DATE: 05/02/2019  
 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.

### GRAPHIC SCALE



I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to CAPITAL TITLE OF TEXAS, LLC and GOLD COAST EQUITY, 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: GOLD COAST EQUITY, LLC  
 Address: 7717 AVENUE K, HOUSTON, TX 77012 GF No. 22-658645-CY

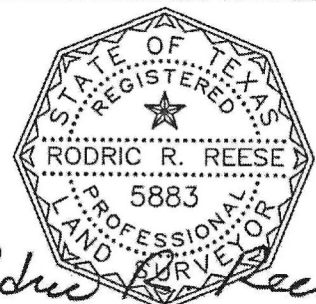
**Legal Description of the Land:**  
 Lot 15, in Block 94, of MAGNOLIA PARK ADDITION, an Addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 69, Map Records, Harris County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 4, PAGE 69, MAP RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NO. C347619, REAL PROPERTY, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY			
JOB NO.:	2202032092	NO. REVISION	DATE
DATE:	02/19/22		
DRAWN BY:	DT		
APPROVED BY:	RRR		



*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.

**Overland Consortium Inc.  
 Surveyors**

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

999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78212