

MIKE AVE.
LOT 39
CM 1/2" I.R.

WAYNE JOHNSON AVE.
(VARIABLE WIDTH R.O.W.-PER PLAT)
EDGE OF PVMT.

SURVEYOR'S NOTE(S):
BASIS OF BEARINGS, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS AND 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 AMERICAN TITLE COMPANY OF HOUSTON GF NO. 3080923-01968 ISSUED ON 07/19/23.

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.

CM 1/2" I.R. WITH SURVEY 1 CAP

S 69°48'25" E 57.50' (CALLED)
S 67°30'00" E 57.90'
12" RCP
GRAVEL DRVWY.

25' BLDG. SETBACK (PER PLAT)

LOT 42
N 14°55'35" E 119.00' (CALLED)
N 17°14'00" E 119.00' (CALLED)

VACANT LOT
LOT 43
6,814 SQ. FT.
0.1564 ACRE

SET 1/2" I.R.

S 17°14'00" W 119.00' (CALLED)
S 14°55'35" W 119.00' (CALLED)

LOT 44

20' AERIAL ESMT. (PER PLAT)

10' GROUND ESMT. (PER PLAT)

LOT 35

N 67°30'00" W 57.50' (CALLED)
N 69°48'25" W 57.50'
E 57.50' (CALLED)

LOT 34

LOT 33

S 14°55'35" W 119.00'
LOT 38
LOTS 36, 37, 40 & 41
FND. 1/2" I.R.
N. LINCOLN DR.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- OVERHEAD ELECTRIC
- SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- POWER POLE
- SANITARY SEWER MANHOLE
- CONTROL MONUMENT

GRAPHIC SCALE
0' 30' 60'

FLOOD INFORMATION
FIRM: 48167C PANEL: 0385 G
REV. DATE: 08/15/2019
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.

I, **RODRIC R REESE**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **AMERICAN TITLE COMPANY OF HOUSTON** and **TEXAS RE INVESTMENT 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: **TEXAS RE INVESTMENT LLC**
Address: **0 WAYNE JOHNSON AVE., HITCHCOCK, TEXAS 77563** GF No. **3080923-01968**

Legal Description of the Land: Lot 43, of REITMEYER THIRD ADDITION TO HITCHCOCK, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 254A, Page 58 and transferred to Plat Record 4, Map No. 51 in the Office of the County Clerk of Galveston County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: PLAT RECORD 4, MAP NO. 51, MAP RECORDS, GALVESTON COUNTY, TEXAS VOLUME 790, PAGE 265, OFFICE OF THE COUNTY CLERK, GALVESTON COUNTY, TEXAS VOLUME 942, PAGE 622, OFFICE OF THE COUNTY CLERK, GALVESTON COUNTY, TEXAS VOLUME 960, PAGE 252, OFFICE OF THE COUNTY CLERK, GALVESTON COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY			
JOB NO.:	2311041921	NO.	REVISION
DATE:	11/14/23		
DRAWN BY:	DBT		
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

Overland Consortium Inc. Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209