

SURVEYOR'S NOTE(S):

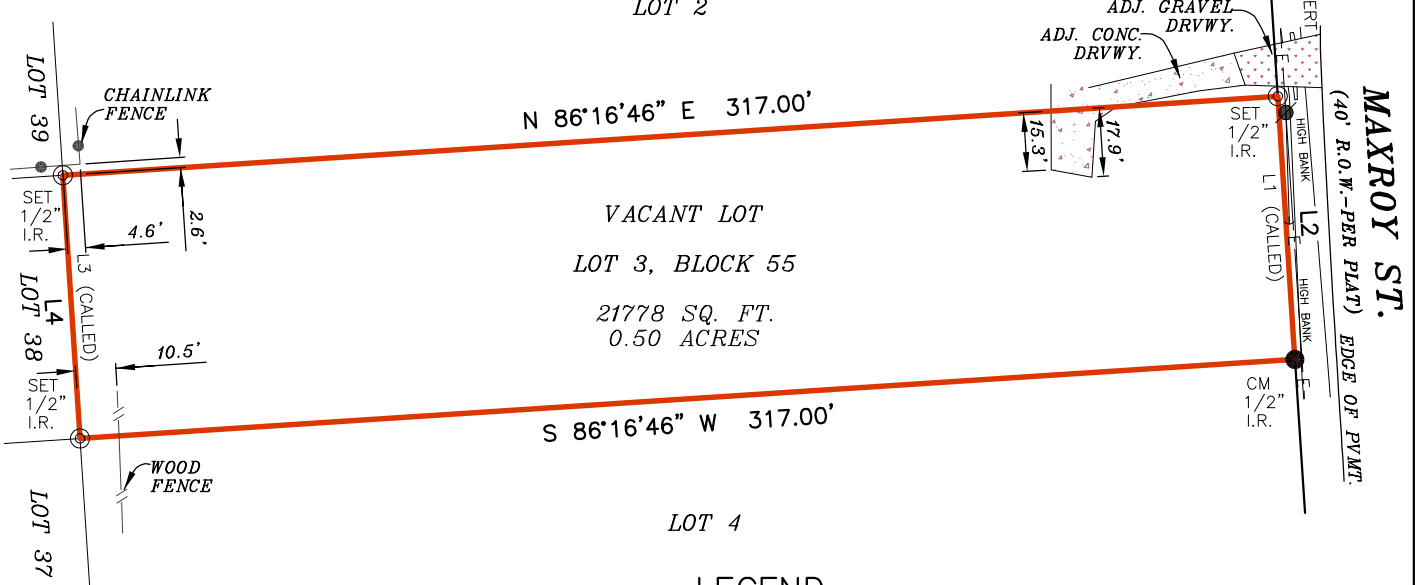
BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

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

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY GF NO. 3080923-01029 ISSUED ON 04/19/2023.

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.

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



**MAXROY VIEW MANORS
(FILM CODE NO. 696757)
BLOCK 1**

VACANT LOT
LOT 3, BLOCK 55
21778 SQ. FT.
0.50 ACRES

LEGEND

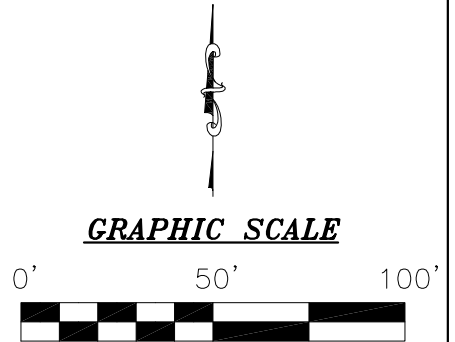
These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WOOD FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- POWER POLE
- GUY ANCHOR
- CONTROL MONUMENT

LINE	BEARING	DISTANCE
L1	---	68.70'
L2	S 03°43'14" E	68.70'
L3	---	68.70'
L4	N 03°43'14" W	68.70'

FLOOD INFORMATION
FIRM: 48201C PANEL: 0470 L
REV. DATE: 06/18/2007
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.



I, DAVID E. KING, JR, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to AMERICAN TITLE COMPANY and TEXAS RE INVESTMENT 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
Address: 0 MAXROY ST., HOUSTON, TEXAS 77088. GF No. 3080923-01029

Legal Description of the Land: Lot Three (3), in Block Fifty-Five (55), HIGHLAND HEIGHTS, ANNEX #7, an Addition in Harris County, Texas, according to the Map thereof recorded in Volume 9, Page 43, of the Map Records of Harris County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 9, PAGE 43, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY			
JOB NO.:	2304039263	NO.	REVISION
DATE:	05/01/23		
DRAWN BY:	AF/FR		
APPROVED BY:	DEK		



FIRM REGISTRATION NO. 10190700
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Registered Professional Land Surveyor
Registration No. 6272
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