

PKG PROPERTIES, LLC  
PART OF LOTS 2 & 3, BLK. 1  
(CF NO. 200080061615)  
(A.K.A. TRACTS 2 & 3A)

MARICELA MONRREAL  
LOT 12 & E. 9 1/2' X 50' OF LOTS 1 & 2  
N. 25' OUT OF E. 9 1/2' X 50' OF LOT 3  
(CF NO. 20100010632)  
(A.K.A. LOT 12 & TRACTS 1A, 2B & 3B)  
N 87°03'08" E 59.50'

FND. 5/8" METAL PIPE BEARS N 23°11'32" W 2.03' 1.0'  
SET 1/2" I.R.

**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 TITLE RESOURCES GUARANTY COMPANY GF NO. 3080921-02057 ISSUED ON 04/30/21.

BASIS OF BEARING, FILM CODE NO. 687796, MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- WOOD FENCE
- CHAINLINK FENCE
- PLATTED LOT LINE
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- FOUND METAL PIPE
- FOUND MAG NAIL
- CONTROL MONUMENT

**TERRY STREET**  
(50' R.O.W. - PER PLAT)

LOT 5  
**TERRY PLACE VILLA**  
(FILM CODE NO. 687796)  
BLOCK 1

7.5' STRIP 0.022 ACRES/  
976 SQ. FEET IS HERE BY  
DEDICATED TO THE PUBLIC  
R.O.W. PURPOSE

LOT 8  
CM 1/2" I.R. WITH PRECISION CAP

FND. 1/2" I.R. WITH MOMENTUM CAP

FND. 1/2" I.R. WITH MOMENTUM CAP

S 87°03'08" W 59.50'  
(BEARING BASIS)

**LINE STREET**  
(VARIABLE WIDTH R.O.W.)  
(UNIMPROVED R.O.W.)

**GRAPHIC SCALE**



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.

I, DAVID E. KING, JR, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to AMERICAN TITLE COMPANY OF HOUSTON and TAHNAT PROPERTY SOLUTIONS 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: TAHNAT PROPERTY SOLUTIONS LLC  
Address: 0 TERRY ST., HOUSTON, TEXAS 77009 GF No. 3080921-02057

**Legal Description of the Land:**

Lot Eleven (11) and the East 9 1/2 feet of each of Lots Four (4), Five (5) and the East 9 1/2 feet by 25 feet of Lot Three (3), in Block One (1), of RYON ADDITION, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume Z, Pages 600-601 of the Deed Records of Harris County, Texas.

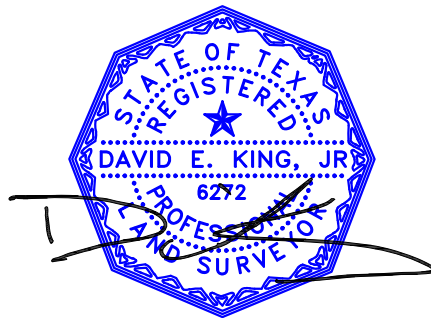
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME Z, PAGE(S) 600-601, DEED RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



**LAND TITLE SURVEY**

JOB NO.:	2105026053	NO.	REVISION	DATE
DATE:	05/05/21			
DRAWN BY:	FR/IM			
APPROVED BY:	DEK			



FIRM REGISTRATION NO. 10190700

DAVID E. KING, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 6272

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**Overland Consortium Inc.**  
**Surveyors**

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

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