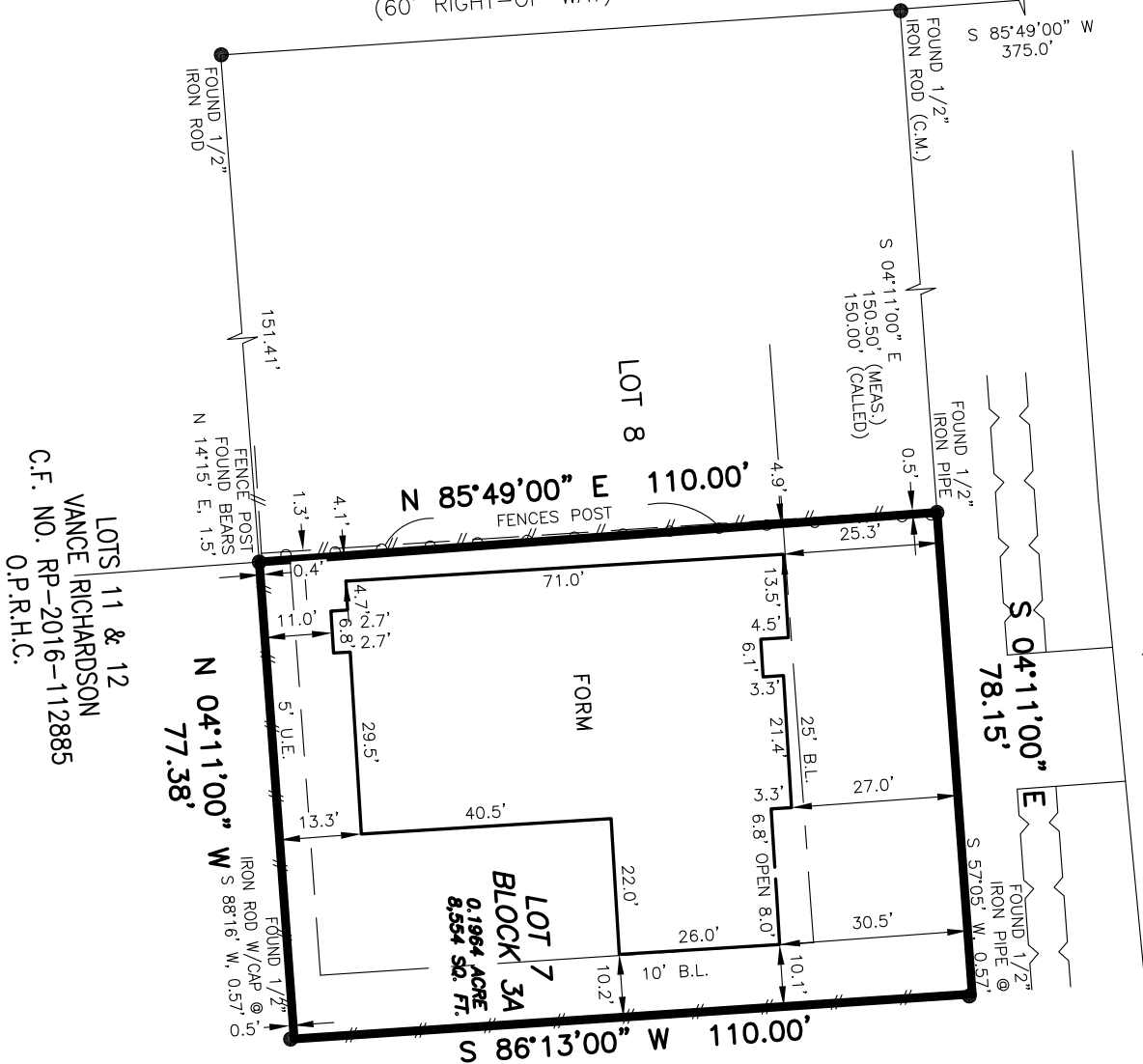


COVEVIEW DRIVE
(60' RIGHT-OF-WAY)

P.O.C.
FOUND 1/2" IRON ROD (C.M.)
S 03°06'15" E
340.10'

LAKE CREST DRIVE
(60' RIGHT-OF-WAY)



LOTS 11 & 12
VANCE RICHARDSON
C.F. NO. RP-2016-112885
O.P.R.H.C.

CBM LAND TRUST, LLC
C.F. NO. RP-2019-476872
O.P.R.H.C.



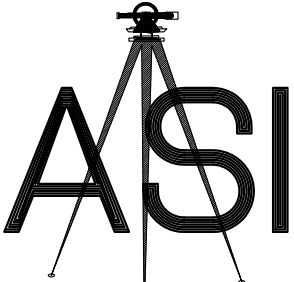
SCALE: 1" = 30'

- NOTES:
1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
 2. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
 3. FENCES DO NOT FOLLOW PROPERTY LINES AS SHOWN.
 4. BUILDER IS RESPONSIBLE FOR DEED RESTRICTIONS.

• ABSTRACTING BY TITLE COMPANY.
• COPYRIGHT 2022, Advance Surveying, Inc. (Email: advance_survey@asi23.com)

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE _____ "X" _____, MAP # 48201C, PANEL 0340L, DATED 06-18-07. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

PURCHASER: MCGF MANAGEMENT GROUP, LLC		JOB NO.: 0512358-22-02	
ADDRESS: 23003 LAKE CREST DRIVE, HUFFMAN, TEXAS 77336		G.F. NO.: N/A	
LENDER: N/A	TITLE CO.: N/A	KEY MAP: 338V	
FIELD WORK: 06-08-22/RDS	DRAFTING: 06-10-22/SN	FINAL CHECK: 06-10-22/AT	REV. DATE:



A TRACT OF LAND CONTAINING 0.1964 ACRE (8,554 SQUARE FEET), SITUATED IN THE F.H. RANKIN SURVEY, ABSTRACT 57, HARRIS COUNTY, TEXAS, BEING OUT OF A CALLED 20.02 ACRE TRACT RECORDED IN VOLUME 4815, PAGE 561 OF THE DEED RECORDS—MORE COMMONLY KNOWN AS LOT 7 IN BLOCK 3A OF COVECREST, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS, AND FURTHER DESCRIBED BY METES AND BOUNDS;

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND ON THE 10th DAY OF JUNE, 2022. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY.



Henry M. Santos
HENRY M. SANTOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5450

PHONE: 281 530-2939
FAX: 281 530-5464