



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- CONTROL MONUMENT

AUTUMN GROVE SHADY ACRES
(FILM CODE NO. 630100)
RESTRICTED RESERVE "A"
RESTRICTED TO COMMERCIAL USE
0.5832 ACRES / 25406 SQ. FT.

SURVEYOR'S NOTES:
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 FIDELITY NATIONAL TITLE INSURANCE COMPANY GF NO. FTH-77F-FAH20017746 ISSUED ON 01/05/21.

SHADY ACRES COURTYARD HOMES
(FILM CODE NO. 639170)
LOT 1, BLOCK 1

CM 5/8" I.R. WITH ILLEGIBLE CAP

S 87°54'35" W 145.20'

S 87°54'35" W 145.20'
(BEARING BASIS)

W. 24TH STREET
(VOL. 7, PG. 23)
(70' PUBLIC R.O.W.)

GRAPHIC SCALE



FLOOD INFORMATION
FIRM: 48201C PANEL: 0670 M
REV. DATE: 06/09/2014
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 FIDELITY NATIONAL TITLE AGENCY, INC. and

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: MAMMAD TUCHAAI AND TARA TERESA TUCHAAI
Address: 1415 W. 24TH ST. # B, HOUSTON, TX 77008 GF No. FTH-77F-FAH20017746

Legal Description of the Land:

Lot Two (2), in Block One (1), SUNRISE LANDING, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No.686507 of the Map Records of Harris County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: FILM CODE NO. 686507, MAP RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NO. RP-2018-473972, HARRIS COUNTY, TEXAS CLERK'S FILE NO. RP-2018-473970, HARRIS COUNTY, TEXAS CLERK'S FILE NO. RP-2018-561658, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	2101024124	NO.	REVISION	DATE
DATE:	01/08/21			
DRAWN BY:	RK			
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

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Overland Consortium Inc. Surveyors

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