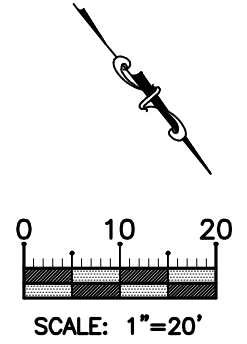


CLIENT: EASY HOUSE BUYERS, LLC

GF#: 23-07-1784

FRIAR TUCK LANE  
( 60' PUBLIC R.O.W. )



LOT 13  
BLK. 4

LOT 12  
BLK. 4

LOT 11  
BLK. 4

N 53°34'10" W 64.87'  
(CALLED N 48°47'00" W 65.00')

N 36°31'16" E 105.17'  
(CALLED S 41°13'00" W 105.00')

FOUND 1/2" STEEL ROD

FOUND 1/2" STEEL ROD

COULD NOT FIND OR SET DUE TO FENCE FOOTING

10' WIDE UTILITY EASEMENT

LOT 23  
BLK. 4

BROKEN WOOD SHED ON SKIDS

LOT 22  
BLK. 4

LOT 24  
BLK. 4

S 36°30'07" W 105.09'  
(CALLED S 41°13'00" W 105.00')

N 36°31'16" E 105.17'  
(CALLED N 41°13'00" E 105.00')

COVD CONC.

1-STORY BRICK RES. ON CONC. SLAB

COVD CONC.

FOUND 1/2" STEEL ROD

SOUTHWEST R.O.W. LINE

S 53°29'29" E 64.83'  
(CALLED S 48°47'00" E 65.00')

NOTTINGHAM LANE  
( 60' PUBLIC R.O.W. )

- ENCROACHMENT NOTES** ⓧ
- BROKEN WOOD SHED IS OVER 3' BUILDING LINE FOR DETACHED GARAGES AND OUTBUILDINGS BY 1.8' ACCORDING TO VOL. 2020, PG. 133, D.R.J.C.

**LEGEND**

OVERHEAD ELECTRIC  
—OHE— OHE—

EM = ELECTRIC METER

A/C = AIR CONDITIONER

⊙ = POWER POLE

⊞ = DUAL POWER BOX

⊠ = SOLAR PANEL BOX

⊞ = WATER METER

⊕ = TELEPHONE PED.

△ = POINT FOR CORNER

**RESTRICTIONS:**  
VOL. 12, PG. 63, M.R.J.C.  
VOL. 2020, PG. 133, D.R.J.C.

**DESCRIPTION OF SERVICES:** LOCATE CORNERS AND SHOW IMPROVEMENTS

**SURVEYOR'S CERTIFICATION:**

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO AGENTS NATIONAL TITLE INSURANCE COMPANY.

The undersigned does hereby certify that this survey was this day 01/4/2024 made on the ground of the property legally described hereon in accordance with the minimum standards of practice promulgated by the Texas Board of Professional Land Surveying. This survey is certified for this transaction only, and is not transferable to additional institutions or subsequent owners. The above tract being located at 2301 NOTTINGHAM, GROVES, TEXAS 77619 and being described as LOT 23, BLOCK 4, GLENHAVEN MANOR as recorded in Volume 12, Page(s) 63 of the MAP Records of JEFFERSON County, Texas. In accordance with the Flood Insurance Rate Map of the Federal Emergency Management Agency, map reference shown, the subject tract lies in the flood zone noted. Location on map was determined by scale. Actual field elevation not determined, unless requested. SOUTEX SURVEYORS, Inc. does not warrant nor subscribe to the accuracy or scale of said map.

*Randall Alvey Creel*

RANDALL ALVEY CREEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6678

TITLE COMMITMENT  
EFFECTIVE: 12/18/2023

**SURVEYORS NOTES**

- BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH-CENTRAL ZONE, US SURVEY FEET, REFERENCED TO SMARTNET, NORTH AMERICA.
- TEXAS 811-CALL SHOULD BE DONE PRIOR TO ANY DIGGING OR CONSTRUCTION IN CASE OF UNDERGROUND PIPELINES OR UTILITIES.
- BUILDING LINES SHOWN ARE FOR MAIN DWELLING ONLY

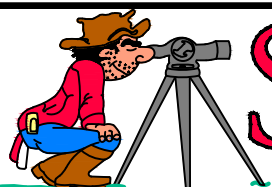
FEMA Flood Zone: AH

Community Panel NO.:  
485475-0005-E

Panel Date: 1/6/1983

Project No. 24-0002

Drawn By: K CREEL



**SOUTEX**  
SURVEYORS & ENGINEERS

T.B.P.E. FIRM #5755  
T.X.L.S. FIRM #10123800

3737 Doctors Drive  
Port Arthur, Texas 77642  
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soutexsurveyors.com



Soutex\Server\Data\1 SoutexProjects\2024\24-0002 Easy House Buyer\DWG\24-0002-Title.dwg Jan 05, 2024-4:01pm KateCreel