AuthenSign ID: 5A082CBD-2ECA-ED11-997E-501AC5B8C879
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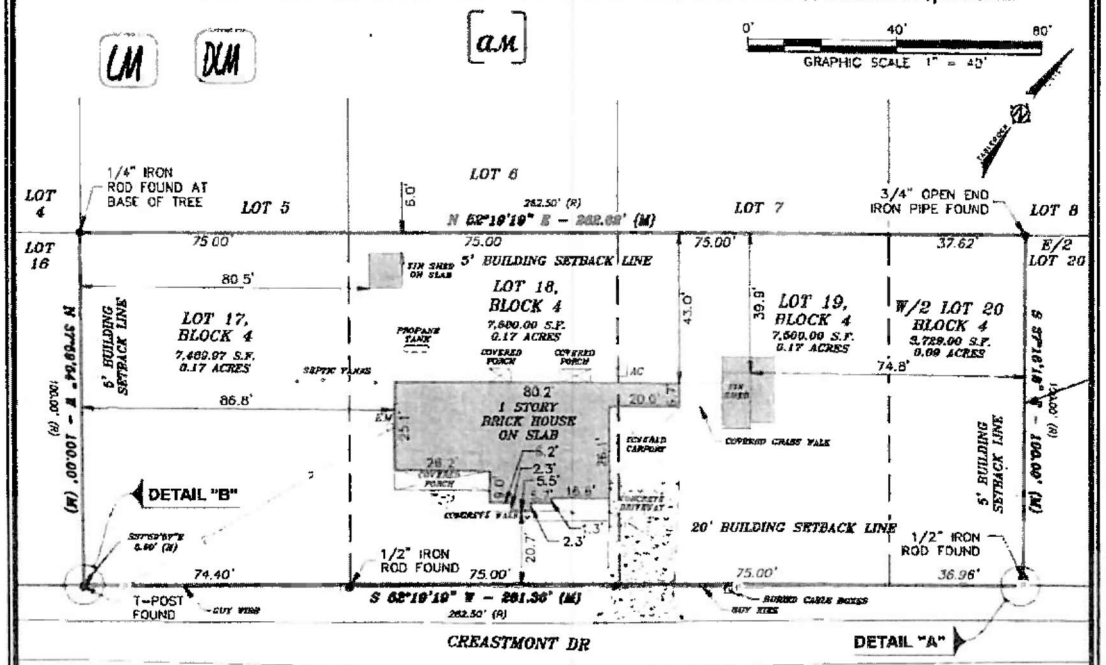
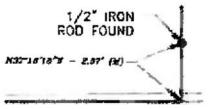
THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY; EFFECTIVE DATE: MARCH 22, 2021; G.F. No. 21001095; COMMITMENT No 21001095-1; ISSUED: MARCH 30, 2021, 12:00 AM.

THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT LISTED HEREON.
NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY PLAT LIES WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS PER THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF POINT BLANK, SAN JACINTO COUNTY, TEXAS, MAP NUMBER 48407C 0100C, DATED NOVEMBER 4, 2010. SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD). THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OF LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT HTTP://WWW.FEMA.GOV/INDEX.SHTM.





DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

SYMBOL LEGEND

FOUND AS DESCRIBED	●
RECORD CALLS	(R)
FIELD MEASURED	(M)
CONTROLLING MONUMENT	(CM)
DEED RECORDS, SAN JACINTO COUNTY, TEXAS	D.R.S.J.C.TX.
OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS	O.P.R.S.J.C.TX.
MAP RECORDS SAN JACINTO COUNTY, TEXAS	M.R.S.J.C.TX.
AIR CONDITIONER	AC
GAS METER	GM
ELECTRIC METER	EM
POWER POLE	
OVERHEAD POWER LINE	

SURVEYOR NOTES:

1. ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLEROCK SURVEY, LLC. USE A COMBINED SCALE FACTOR OF 1.000113945 TO OBTAIN SURFACE VALUES AND A THETA ANGLE OF 2°39'23" TO OBTAIN TRUE NORTH.
2. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
3. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
4. VISIBLE SCHEDULE B NOTES PERTAINING TO SUBJECT TRACT ONLY: VOL 87, PG 11 AND VOL 87, PG 329, D.R.S.J.C.TX, AND CLERK'S FILE NO. 08-2956, PG 12025, O.P.R.S.J.C.TX.

PROPOSED BORROWER:
AARON MANCILLA

LEGAL DESCRIPTION:
BEING LOTS SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), & W/2 OF LOT TWENTY (20), BLOCK FOUR (4), OF POINT LOOKOUT ESTATES, SECTION ONE (1), A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORD IN VOLUME 87, PAGE 11, AND REPLAT RECORDED IN VOLUME 87, PAGE 329, OF THE D.R.S.J.C.TX.

PHOTO OF PROPERTY

TITLE SURVEY OF:

41 CREASTMONT,
POINT BLANK, TX
77364

SAN JACINTO
COUNTY, TEXAS

TABLEROCK SURVEY LLC
2204 timberloch place, suite 180
THE WOODLANDS, TX 77380
832.415.3869
TBPLS FIRM LICENSE NO. 10194261
WWW.TABLEROCKSURVEY.COM

DATE	04/22/21	CHK	MDM
DRWN	EPG	APPR	MDM

SURVEYOR'S CERTIFICATE

I, MICHAEL D. MCGUINNESS, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON 4/13/202*, AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO PROTRUSIONS OR INTRUSIONS OR EVIDENCE OF VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

STATE OF TEXAS
REGISTERED
MICHAEL D. MCGUINNESS
1965
PROFESSIONAL
LAND SURVEYOR

MICHAEL D. MCGUINNESS,
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO 1965

4/29/2021
DATE SIGNED