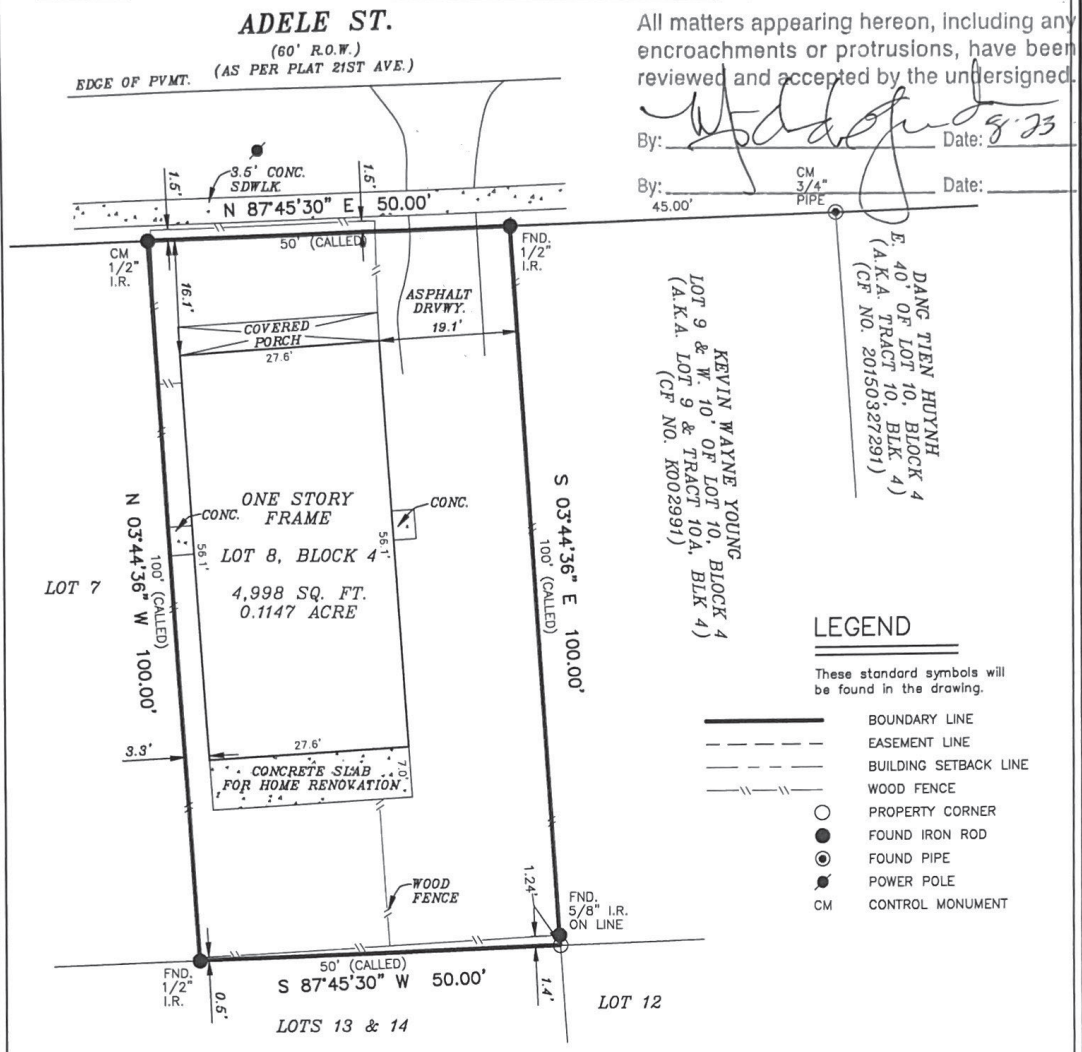

All matters appearing hereon, including any encroachments or protrusions, have been reviewed and accepted by the undersigned.

By: _____ Date: 8-23-21

By: _____ Date: _____

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- PROPERTY CORNER
- FOUND IRON ROD
- FOUND PIPE
- POWER POLE
- CM CONTROL MONUMENT

SURVEYOR'S NOTE:
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

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

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY GF NO. 2064955-VLHF ISSUED ON 11/25/20.

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0670 M
REV. DATE: 06/09/2014
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.

GRAPHIC SCALE

0' 20' 40'

I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to INDEPENDENCE TITLE COMPANY and HOUSTON HOME FLIPS PROMOTIONS, 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: HOUSTON HOME FLIPS PROMOTIONSLLC
Address: 911/913 ADELE ST., HOUSTON, TX 77009 GF No. 2064955-VLHF

Legal Description of the Land:
Lot 8, Block 4, PINERIDGE, according to the map or plat thereof, recorded in Volume 330, Page 222, Deed Records, Harris County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 330, PAGE 222, DEED RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

LAND TITLE SURVEY

JOB NO.:	2104025681	NO.	REVISION	DATE
DATE:	12/15/20	1.	UPDATED SURVEY	04/15/21
DRAWN BY:	IM		(REFER JOB NO. 2012023752)	
APPROVED BY:	RRR	2.	REVISED SURVEY	04/16/21

STATE OF TEXAS
REGISTERED
RODRIC R. REESE
5883
PROFESSIONAL
LAND SURVEYOR

Rodric R Reese

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

Overland Consortium Inc. Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

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