

PUERTA VALLARTA DRIVE

(50' R.O.W.-PER PLAT)

CURB

4' CONC. SDWLK.

N 00°00'00" W 51.00'

(BEARING BASIS)

CM 1/2" I.R.

51.00'

CM 1/2" I.R.

LOT 59

PROPERTY PHOTOGRAPH:



3' MAINTENANCE ESMT. (CF NO. G297541)

LOT 62

N 90°00'00" E 100.00'

ONE STORY BRICK & FRAME

LOT 61, BLOCK 3

5,100 SQ. FT.
0.1171 ACRE

COVERED ENTRY

3' MAINTENANCE ESMT. (CF NO. G297541)

5' BLDG. SETBACK (CF NO. G297541)

N 90°00'00" W 100.00'

LOT 60

FND. FNC. POST BEARS S 66° E 0.5'

LOT 22

LOT 23

FND. FNC. POST BEARS S 25° W 0.5'

5' X 20' AERIAL ESMT. (PER PLAT)

15.3'

8.0'

0.5'

16' UTILITY ESMT. (PER PLAT)

34.8'

A/C PAD

0.8'

S 00°00'00" E 51.00'

SURVEYOR'S NOTE(S):
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 THE PROPERTY OF OVERLAND SURVEYORS CONSORTIUM. IT IS CERTIFIED FOR THIS USE ONLY, AND IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR OWNERS.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY GF NO. 26-3155 ISSUED ON 06/05/26.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0830 L
REV. DATE: 06/18/2007
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.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 305, PAGE 83, MAP RECORDS, HARRIS COUNTY, TEXAS, CLERK'S FILE NO(S). F694904, F853079, G223451, G269761, G269762, G297541, H235141, H318194, P061685, U139262, 20130119246, RP-2023-282037, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.

Overland Consortium Inc. Surveyors

Tel: 281-940-8869 Fax: 281-207-6476



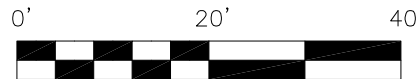
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- FOUND IRON ROD
- FENCE POST
- ELECTRIC METER
- GAS METER
- CONTROL MONUMENT

GRAPHIC SCALE



"LAND TITLE" SURVEY

JOB NO.:	2606052149	NO.	REVISION	DATE
DATE:	06/12/26			
DRAWN BY:	RLD/CP			
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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Legal Description of the Land:

Lot 61, Block 3, REPLAT OF PHEASANT RUN VILLAGE, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 305, Page 83, Map Records of Harris County, Texas.

I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to SPARTAN TITLE and SCF JAKE, LP 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/Owner: TEXAS RENOVATORS LLC
Address: 7315 PUERTA VALLARTA DR., HOUSTON, TEXAS 77083. GF No. 26-3155