

LINE	BEARING	DISTANCE
L1	EAST	76.90'
L2	SOUTH	566.70'
L3	WEST	76.90'
L4	NORTH	566.70'

BLOCK 23

MANSFIELD ST.
(40' R.O.W.)

LOT 55
LOT 56
FND.
1" PIPE

L1
SET 1/2" I.R.
18" CMP
EDGE OF PYMT.
153.45'

FND.
1/2" I.R.

231.05'

CM
5/8" I.R.

154.04'
(BEARING BASIS)

FND.
5/8" I.R.

579.07'

CM
5/8" I.R.

BALBO ST.

JUAN P. VELEZ
TRACT 52A, BLOCK 5
(CF NO. RP-2018-200052)

requested property

my property

T C JESTER BLVD.
(MIN. 120' VARIABLE WIDTH R.O.W.)

VACANT LOT

LOT 15, BLOCK 22
43,579 SQ. FT.
1.00 ACRES

LOT 14

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- FOUND IRON PIPE
- POWER POLE
- MANHOLE
- CM CONTROL MONUMENT

SURVEYOR'S NOTE:
THE ORIGINAL PLAT RECORD IS WITHOUT BEARINGS. THE BEARING SHOWN HERE ARE ASSUMED. THIS REPRESENTATION IS SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.

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

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY OF NO. 111908962 ISSUED ON 04/24/2019.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0655 M
REV. DATE: 06/09/2014
ZONE: "X" & SHADED "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.

TC JESTER BUSINESS PARK SEC. 3
(FILM CODE NO. 619211)
BLOCK 1
RESTRICTED RESERVE "C"
0.321 ACRE/13989.44 SQ. FT.
RESTRICTED TO COMMERCIAL USE

HIGHLAND HEIGHTS ANNEX NO. 4
(VOL. 725, PG. 201)
BLOCK 21A

GRAPHIC SCALE



I, **RODRIC R. REESE**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **SELECT TITLE, LLC**

and **EPC VENTURES**
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. Lot(s) **15**, Block **22**, **HIGHLAND HEIGHTS ANNEX NO. 4** recorded in Volume **8**, Page(s) **20**, of the Map/Deed and Plat Records of **HARRIS** County, Texas, located in the **ELLIS BENSON SURVEY, A-110**
Record Owner: **EPC VENTURES**
Address: **3611 MANSFIELD ST., HOUSTON, TX 77091** GF No. **111908962**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 8, PAGE 20, MAP RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

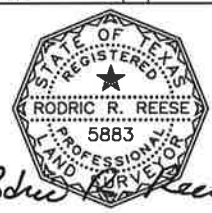


Overland Consortium Inc. Surveyors

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

LAND TITLE SURVEY

JOB NO.: 1905014874 NO. REVISION DATE
DATE: 05/06/19
DRAWN BY: IM
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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