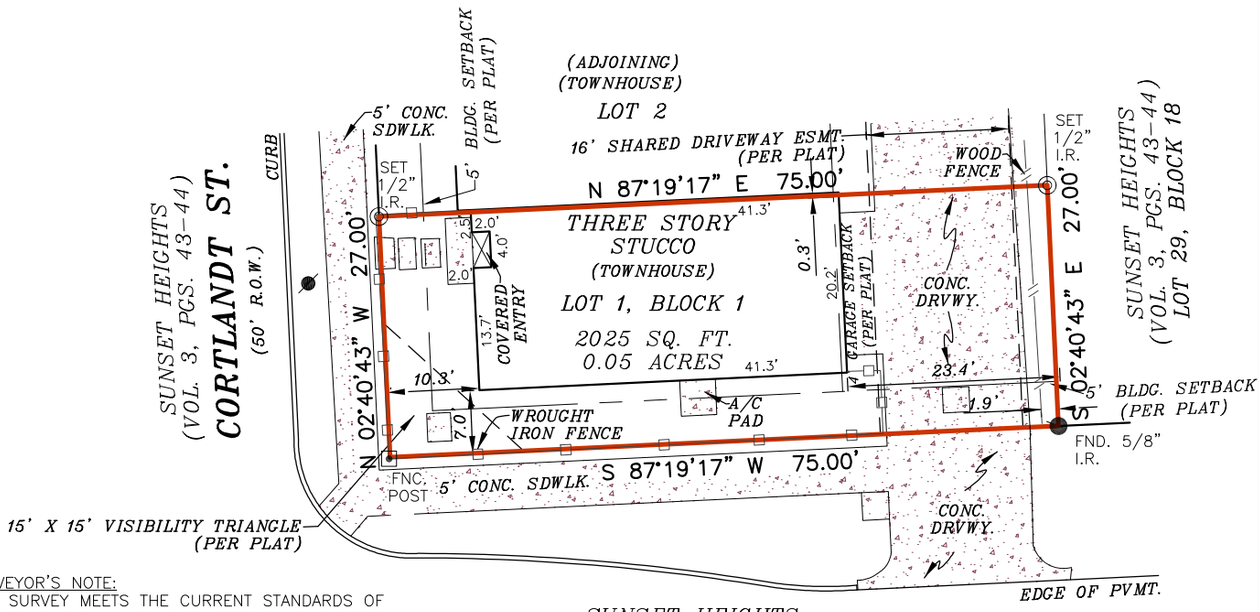
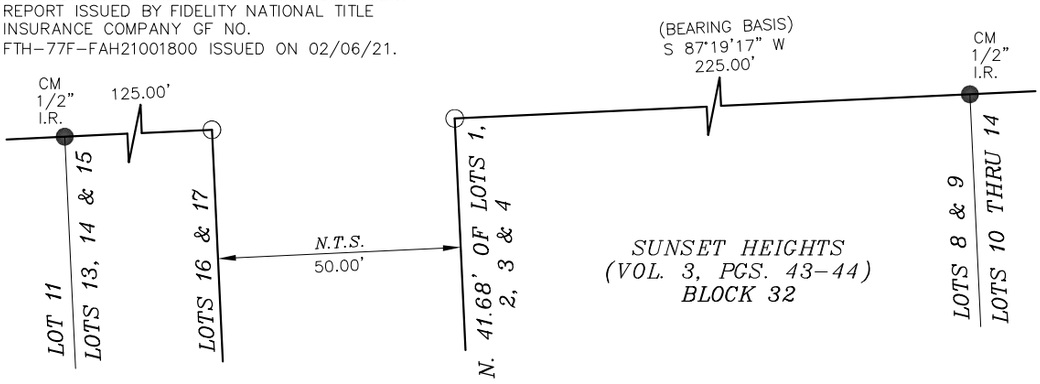


SURVEYOR'S NOTE:
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

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 BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY GF NO. FTH-77F-FAH21001800 ISSUED ON 02/06/21.

SUNSET HEIGHTS
(VOL. 3, PGS. 43-44)
27TH
(50' R.O.W.)
(A.K.A. E. 27TH ST.)



SUNSET HEIGHTS
(VOL. 3, PGS. 43-44)
BLOCK 33

LEGEND

These standard symbols will be found in the drawing.

	BOUNDARY LINE
— — — —	EASEMENT LINE
— — — —	BUILDING SETBACK LINE
——\\——\\——	WOOD FENCE
——□——□——	WROUGHT IRON FENCE
◎	SET 1/2" IRON ROD WITH CAP
○	PROPERTY CORNER
●	FOUND IRON ROD
⊘	POWER POLE
CM	CONTROL MONUMENT

THERE EXIST EASEMENT AS RECORDED IN CLERK'S FILE NO. 20120320028, REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

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, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to MANSOUR TITLE and TBD 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: JOHN KYLE RAESE AND EILEEN COLLINS RAESE
Address: 2702 CORTLANDT STREET, HOUSTON, TX 77008 GF No. FTH-77F-FAH21001800

Legal Description of the Land:
Lot One (1), in Block One (1), of SUNSET HEIGHTS COURT, an addition in Harris County, Texas according to the map or plat thereof recorded in/under Film Code No. 646290 of the Map Records of Harris County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: FILM CODE NO. 646290, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NO. 20130485718, REAL PROPERTY, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

LAND TITLE SURVEY

JOB NO.:	2102024929	NO.	REVISION	DATE
DATE:	03/01/21			
DRAWN BY:	AM			
APPROVED BY:	DMC			

STATE OF TEXAS REGISTERED DONALD M. COOKSTON 4733 PROFESSIONAL LAND SURVEYOR

FIRM REGISTRATION NO. 10190700

DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733

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

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