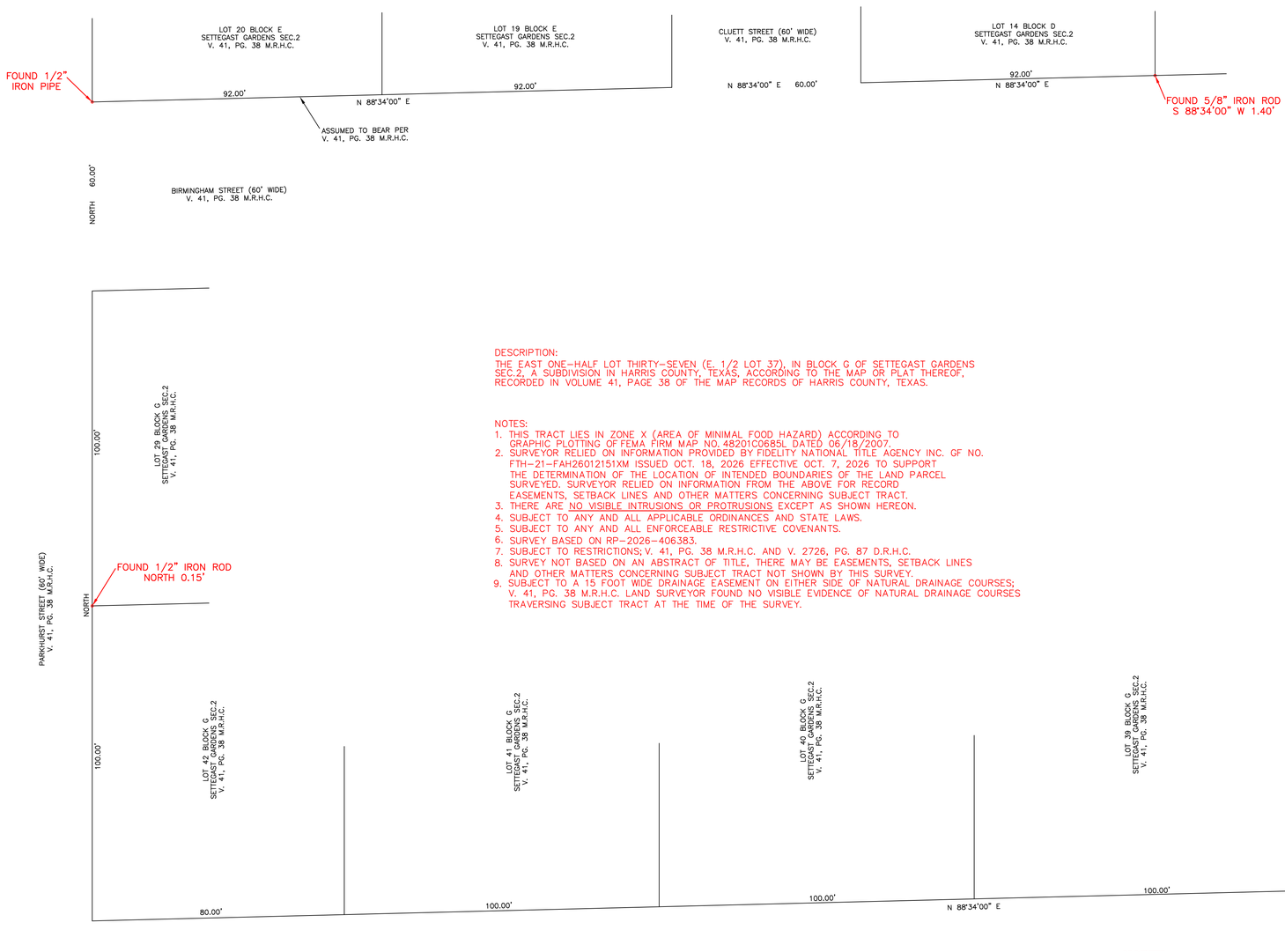


LEGEND		
BOUNDARY LINE	=	
WALL LINE	=	
EASEMENT OR LOT DIVISION LINES	=	
MISC. IMPROVEMENTS OR LOT/TRACT LINE	=	
EDGE OF COVER	=	
COV. CONC.	=	COVERED CONCRETE
U.E.	=	UTILITY EASEMENT
(WIDTH BY BEGINNING HEIGHT) A.E.	=	AERIAL EASEMENT
B.L.	=	BUILDING LINE
M.R.H.C.	=	MAP RECORDS OF HARRIS COUNTY
D.R.H.C.	=	DEED RECORDS OF HARRIS COUNTY
F.C.	=	FILM CODE
FEMA	=	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	=	FLOOD INSURANCE RATE MAP
H.C.C.F.	=	HARRIS COUNTY CLERK'S FILE

FLOOD ZONE DETERMINATION IS PERFORMED BY GRAPHIC PLOTTING ONLY OF FLOOD INSURANCE RATE MAP. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION STUDY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. FLOOD ZONE DETERMINATION IS NOT A STATEMENT BY THIS SURVEYOR OF ACTUAL FLOODING CONDITIONS CONCERNING SUBJECT PARCEL. SURVEY NOT BASED ON ABSTRACT OF TITLE, THERE MAY BE EASEMENTS, SETBACK LINES AND OTHER MATTERS CONCERNING SUBJECT TRACT NOT SHOWN BY THIS SURVEY. SURVEY NOT VALID UNLESS VIEWED OR PRINTED AT STATED SCALE.

DESCRIPTION:

THE EAST ONE-HALF LOT THIRTY-SEVEN (E. 1/2 LOT 37), IN BLOCK G OF SETTEGAST GARDENS SEC.2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 41, PAGE 38 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOTES:

1. THIS TRACT LIES IN ZONE X (AREA OF MINIMAL FOOD HAZARD) ACCORDING TO GRAPHIC PLOTTING OF FEMA FIRM MAP NO. 48201C0685L DATED 06/18/2007.
2. SURVEYOR RELIED ON INFORMATION PROVIDED BY FIDELITY NATIONAL TITLE AGENCY INC. OF NO. FTH-21-FAH26012151XM ISSUED OCT. 18, 2026 EFFECTIVE OCT. 7, 2026 TO SUPPORT THE DETERMINATION OF THE LOCATION OF INTENDED BOUNDARIES OF THE LAND PARCEL SURVEYED. SURVEYOR RELIED ON INFORMATION FROM THE ABOVE FOR RECORD EASEMENTS, SETBACK LINES AND OTHER MATTERS CONCERNING SUBJECT TRACT.
3. THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS EXCEPT AS SHOWN HEREON.
4. SUBJECT TO ANY AND ALL APPLICABLE ORDINANCES AND STATE LAWS.
5. SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS.
6. SURVEY BASED ON RP-2026-406383.
7. SUBJECT TO RESTRICTIONS; V. 41, PG. 38 M.R.H.C. AND V. 2726, PG. 87 D.R.H.C.
8. SURVEY NOT BASED ON AN ABSTRACT OF TITLE, THERE MAY BE EASEMENTS, SETBACK LINES AND OTHER MATTERS CONCERNING SUBJECT TRACT NOT SHOWN BY THIS SURVEY.
9. SUBJECT TO A 15 FOOT WIDE DRAINAGE EASEMENT ON EITHER SIDE OF NATURAL DRAINAGE COURSES; V. 41, PG. 38 M.R.H.C. LAND SURVEYOR FOUND NO VISIBLE EVIDENCE OF NATURAL DRAINAGE COURSES TRAVERSING SUBJECT TRACT AT THE TIME OF THE SURVEY.

NORTH
ASSUMED PER V. 41, PG. 38 M.R.H.C.

NASHVILLE STREET (60' WIDE)
V. 205, PG. 134 D.R.H.C.

SCALE: 1" = 20'

0 20 40 60

LAND TITLE SURVEY

TO FIDELITY NATIONAL TITLE AGENCY INC. AND BRIE INVESTMENTS LLC
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON CONDUCTED BY MYSELF OR UNDER MY SUPERVISION ON OCT. 7, 2026 AND THAT THIS MAP REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR A CATEGORY 1A, CONDITION II LAND TITLE SURVEY.

DEWARD KARL BOWLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4966
DATED OCTOBER 7, 2026
REVISED OCTOBER 20, 2026 FOR TITLE INSURANCE POLICY

REGISTERED PROFESSIONAL LAND SURVEYOR
DEWARD KARL BOWLES
4966
SURVEYOR

BBSURVEYING@AOL.COM WWW.BANDBSURVEYING.COM
TEXAS LICENSED SURVEYING FIRM NO. 10022700

B & B SURVEYING CO. 2305 NORTH STREET SUITE 110
BEAUMONT, TEXAS 77702 (409) 239-5448

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ROTATION ANGLE = 00°

JOB NO. H26169B KDB