

EXISTING PROPERTY CONDITIONS

LOT AREA	19,388 SQ. FT. / 0.45 ACRES
BUILDING SQUARE FOOTAGE	1,090 SQ. FT. (EXTERIOR FOOTPRINT)
ZONING EXISTING USE	--- / --- DISTRICT
BUILDING HEIGHT	11.5 FT.
LOT COVERAGE	--- %
PARKING PROVIDED:	
STANDARD SPACES	4 SPACES
HANDICAP VAN ACCESSIBLE TOTAL	4 SPACES

ZONING REQUIREMENTS

(1) MINIMUM LOT AREA	
(2) MINIMUM LOT WIDTH	
(3) MINIMUM LOT DEPTH	
(4) MINIMUM FRONT YARD	
(5) MINIMUM SIDE YARD	
(6) MINIMUM REAR YARD	
(7) MAXIMUM LOT COVERAGE	
(8) MAXIMUM HEIGHT	
(9) MAXIMUM FLOOR AREA RATIO	

For additional information about the Yard, Lot and Space Regulations, please call Development Services, _____ and ask for Zoning.

Zoning report was not provided at the time of survey.

EXCEPTIONS TO THE TITLE COMMITMENT

Exception No.	RECORDING INFORMATION	DESCRIPTION OF EASEMENT	Applies to Subject tract	Shown Graphically on Attached Survey Plat
1.	FILM CODE NO. 550288	RESTRICTIVE COVENANTS	YES	NO
10.g.	FILM CODE NO. 550288	ESMTS. & BUILDING LINES	YES	YES
10.h.	CC# W623864	DRAINAGE ESMT.	YES	YES

LEGEND

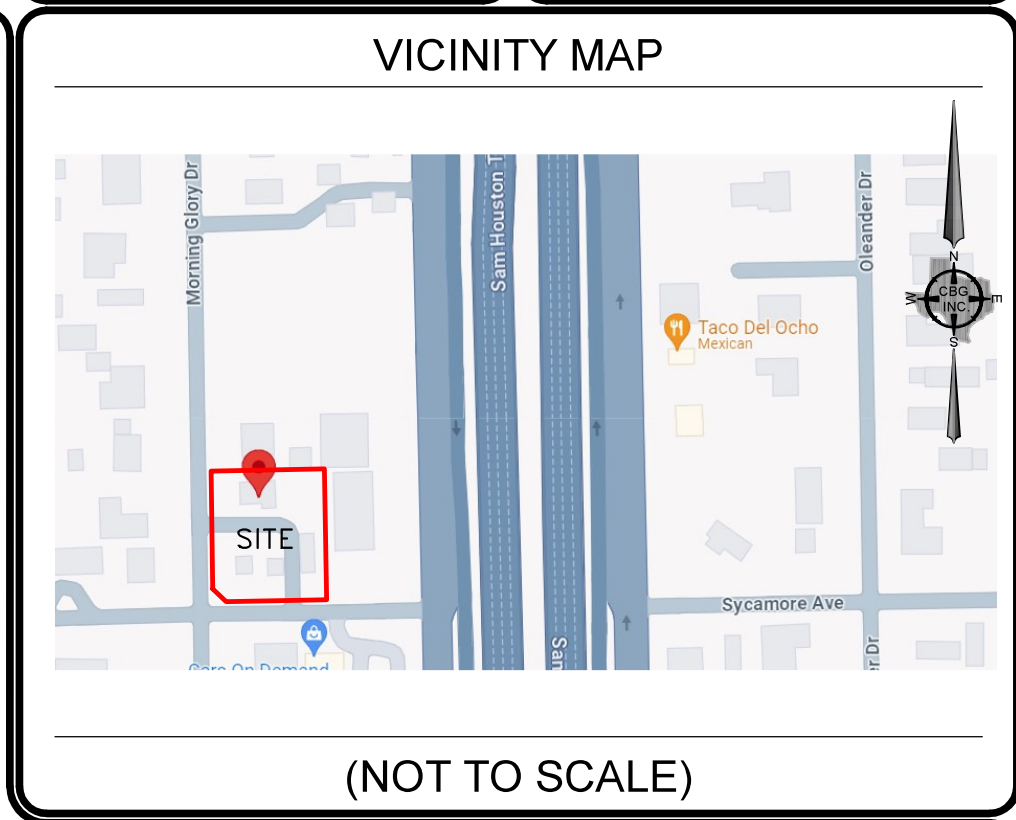
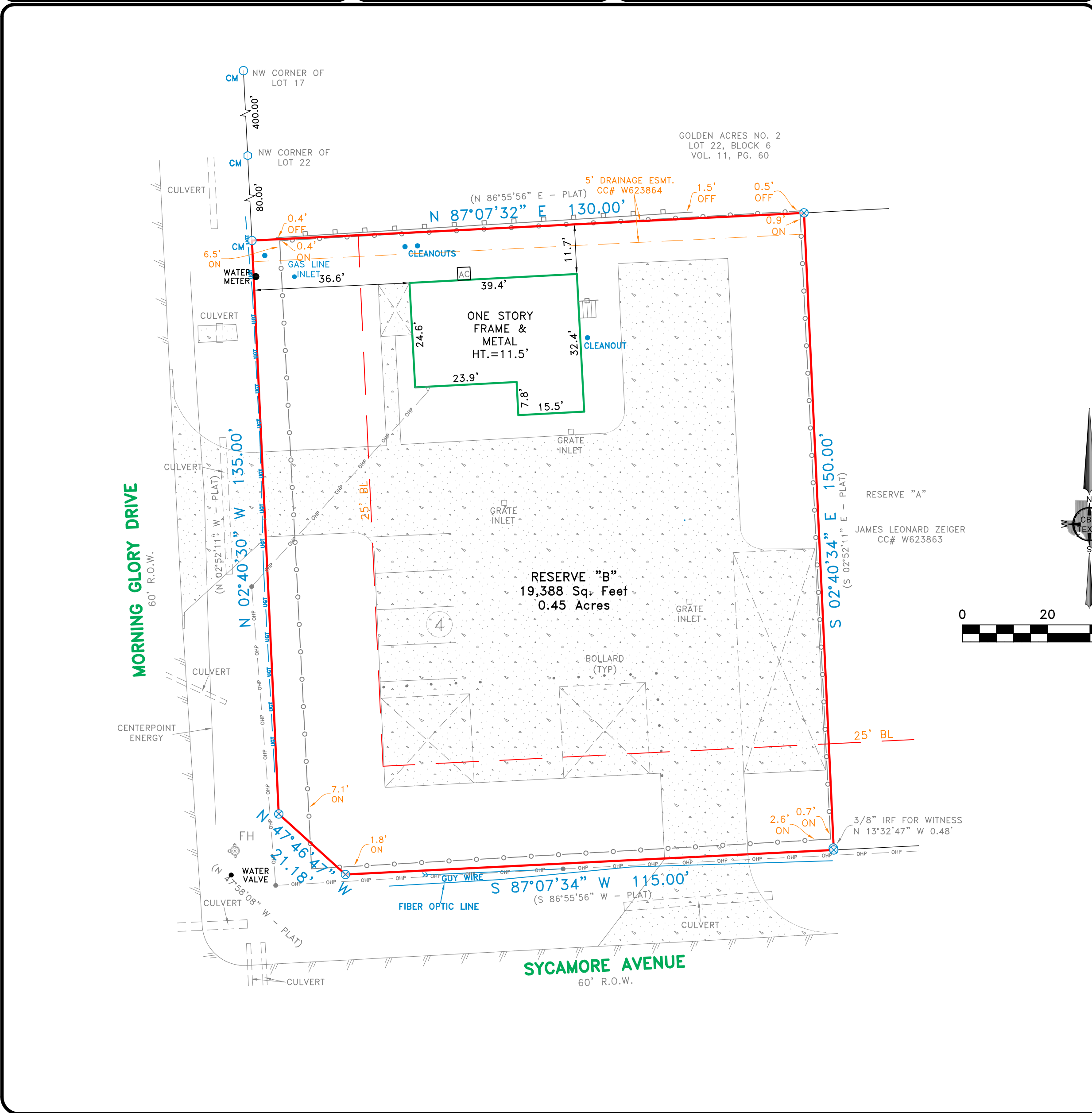
- EXISTING EDGE ASPHALT PAVING
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- EXISTING WROUGHT IRON FENCE
- POWER POLE
- CONTROLLING MONUMENT
- POINT FOR CORNER
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 1" IRON PIPE FOUND
- FENCE POST CORNER
- "X" FOUND IN CONCRETE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- BRICK COLUMN
- COVERED PORCH, DECK OR CARPORT
- FIRE HYDRANT
- LIGHT POLE

GENERAL NOTES

- Bearings based on Nad 83, South Central Texas Zone.
- It is my opinion that there is no observable evidence of earth moving work, building construction or building additions within recent months.
- It is my opinion that there have been no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs.
- It is my opinion that there is no observable evidence of site use as solid waste dump, sump or sanitary landfill.

PROPERTY DESCRIPTION

Reserve "B", of Replat of Lots 23 & 24, Block 6, of Golden Acres, Section 2, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Film Code No. 550288, Map Records, Harris County, Texas.



SURVEYOR'S NOTES

- Except as shown on the survey, there are no visible easements or rights of way.
- Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment with an effective date of February 25, 2024, issued by National Investors Title Insurance Company with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
- That the subject property has access to and from a duly dedicated and accepted public street or highway.
- The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 48201C0920M, with a date of Identification of 1/6/2017, for Community No. 480307, in Harris County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is located.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by University Title in connection with the transaction described in GF# S2450069TW. The undersigned, being a registered land surveyor of the State of Texas certifies to University Title as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021 and includes items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 13, 14, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The survey was made on the ground 3/25/2024.

The parties listed above are entitled to rely on the survey.
Executed this 25th day of March, 2024.

Bryan Connally
Bryan Connally
Registered Professional Land Surveyor No. 5513

UNIVERSITY TITLE COMPANY

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ALTA/NSPS LAND TITLE SURVEY
RESERVE B, REPLAT OF LOTS 23 & 24, BLOCK 6 OF GOLDEN ACRES, SECTION 2
HARRIS COUNTY, TEXAS
2727 MORNING GLORY DRIVE

REVISIONS

DATE	BY	NOTES
3/28/2024	TO	COMMENTS

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	3/25/2024	2403680	SEE CERT.	TO