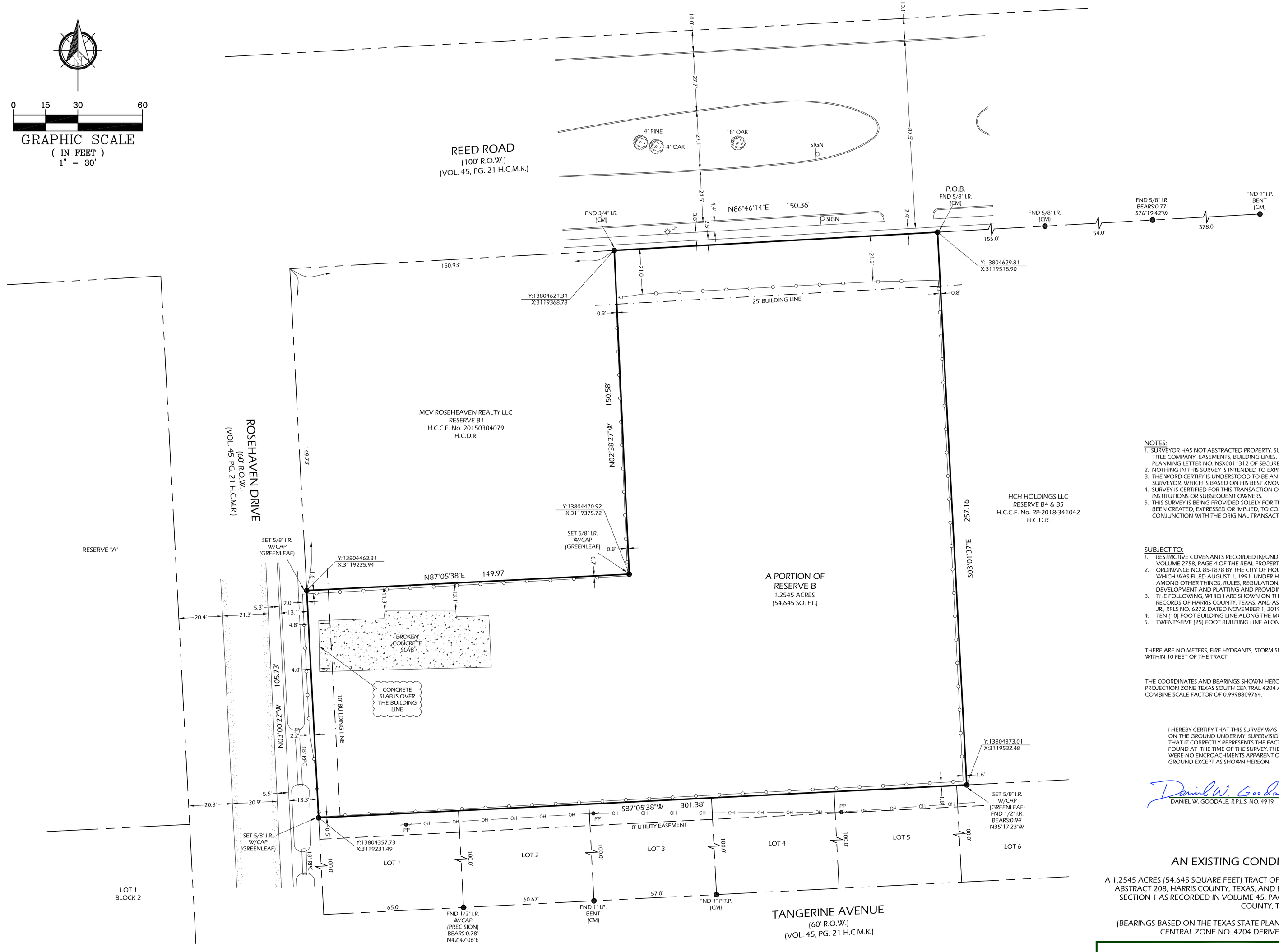

LEGEND:
H.C.M.R. - HARRIS COUNTY MAP RECORD
H.C.D.R. - HARRIS COUNTY DEED RECORD
H.C.C.F. - HARRIS COUNTY CLERK FILE
R.O.W. - RIGHT OF WAY
CM - CONTROL MONUMENT
I.R./I.P. - IRON ROD/IRON PIPE
PTP - PINCHED TOP PIPE
PP - POWER POLE
LP - LIGHT POLE

FLOOD INFORMATION
PROPERTY "IS NOT" IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 48201C0870M DATED 5-2-2019.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

NOTES:
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTION(S) SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY CITY PLANNING LETTER NO. NSX0011312 OF SECURED TITLE OF TEXAS, LLC.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

SUBJECT TO:
1. RESTRICTIVE COVENANTS RECORDED IN/UNDER VOLUME 45, PAGE 21 OF THE MAP RECORDS AND IN VOLUME 2758, PAGE 4 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
2. ORDINANCE NO. 85-1878 BY THE CITY OF HOUSTON, DATED OCTOBER 23, 1985, A CERTIFIED COPY OF WHICH WAS FILED AUGUST 1, 1991, UNDER HARRIS COUNTY CLERKS FILE NO. N253886, RELATING TO AMONG OTHER THINGS, RULES, REGULATIONS, PROCEDURES AND DESIGN STANDARDS FOR DEVELOPMENT AND PLATTING AND PROVIDING FOR THE ESTABLISHING OF BUILDING SETBACK LINES.
3. THE FOLLOWING, WHICH ARE SHOWN ON THE PLAT RECORDED IN VOLUME 45, PAGE 21, OF THE PLAT RECORDS OF HARRIS COUNTY, TEXAS: AND AS SHOWN ON THE SURVEY PREPARED BY DAVID E. KING, JR., RPLS NO. 6272, DATED NOVEMBER 1, 2019, REVISED JANUARY 6, 2020 AND JANUARY 7, 2020.
4. TEN (10) FOOT BUILDING LINE ALONG THE MOST WESTERN PROPERTY LINE(S).
5. TWENTY-FIVE (25) FOOT BUILDING LINE ALONG THE MOST NORTHERN PROPERTY LINE(S).

THERE ARE NO METERS, FIRE HYDRANTS, STORM SEWER INLETS ON THE TRACT OR IN THE RIGHT OF WAY WITHIN 10 FEET OF THE TRACT.

THE COORDINATES AND BEARINGS SHOWN HERON ARE BASED ON NAD83 HORIZONTAL DATUM PROJECTION ZONE TEXAS SOUTH CENTRAL 4204 AND CAN BE CONVERTED TO SURFACE BY APPLYING THE COMBINE SCALE FACTOR OF 0.9998809764.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

DANIEL W. GOODALE, R.P.L.S. NO. 4919

STATE OF TEXAS REGISTERED DANIEL W. GOODALE 4919 PROFESSIONAL LAND SURVEYOR

AN EXISTING CONDITION SURVEY OF

A 1.2545 ACRES (54,645 SQUARE FEET) TRACT OF LAND, SITUATED IN THE J. CRUGER SURVEY, ABSTRACT 208, HARRIS COUNTY, TEXAS, AND BEING OUT OF RESERVE B OF BLUERIDGE, SECTION 1 AS RECORDED IN VOLUME 45, PAGE 21 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

(BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAV83) SOUTH CENTRAL ZONE NO. 4204 DERIVED FROM GPS OBSERVATION)

0 REED & 9205 ROSEHAVEN DRIVE
HOUSTON, TEXAS 77051

DATE: 04-02-20	CLIENT : OWENS MANAGEMENT SYSTEMS, LLC
REVISION:04-29-20 PER CPL	
DRAWN BY: AFB	BUYER : ~
APPROVED BY: DWG	
PROJECT NO: GL-7261	LENDER : ~

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