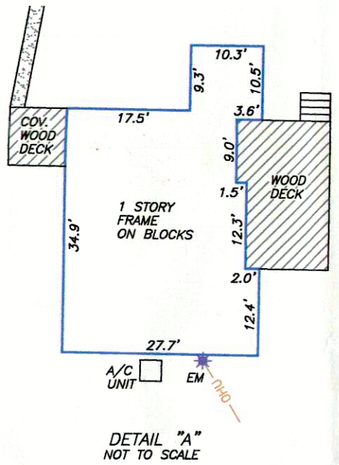
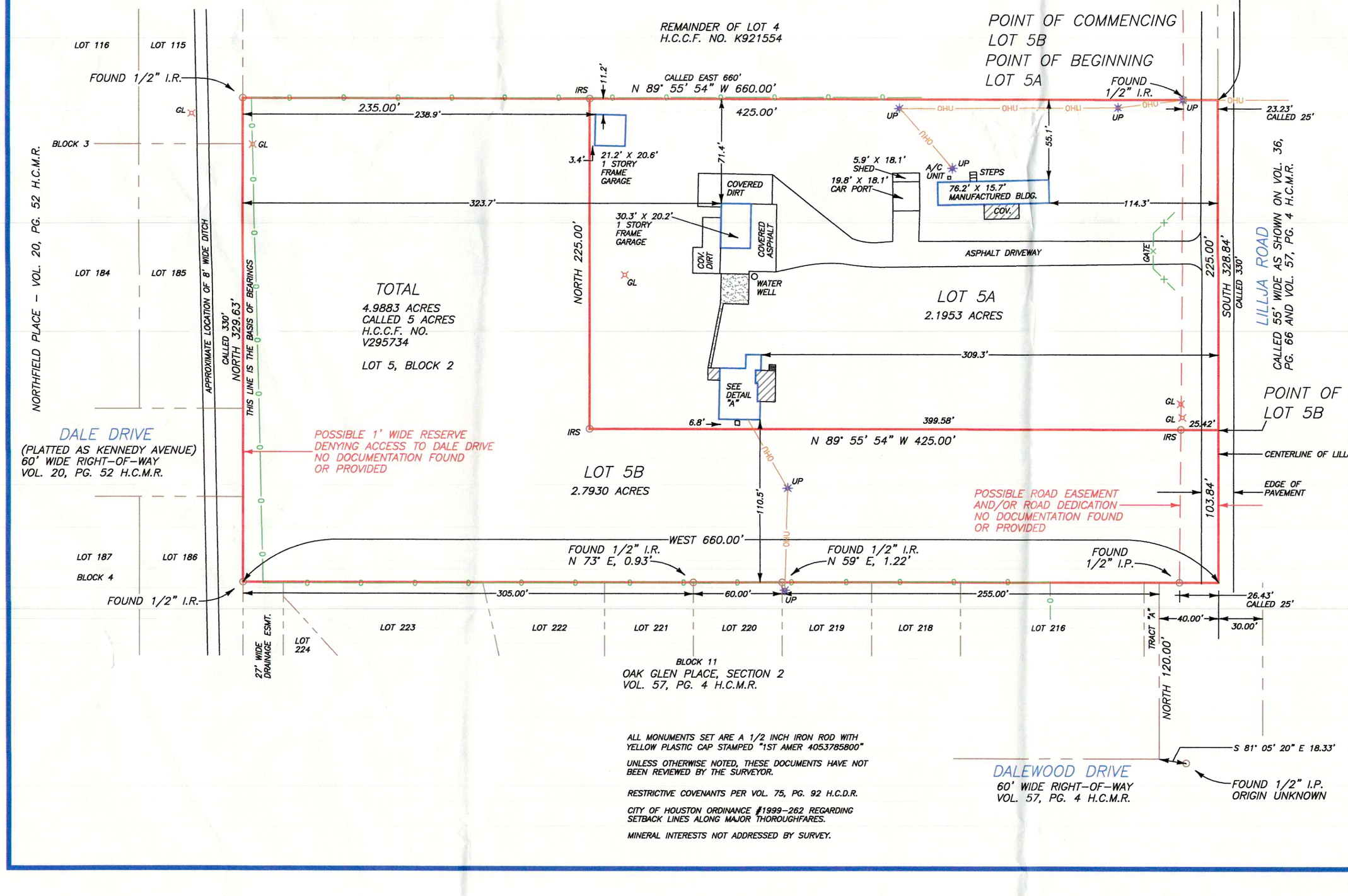
BOUNDARY SURVEY
1678358
1678358





ALL MONUMENTS SET ARE A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1ST AMER 4053785800"

UNLESS OTHERWISE NOTED, THESE DOCUMENTS HAVE NOT BEEN REVIEWED BY THE SURVEYOR.

RESTRICTIVE COVENANTS PER VOL. 75, PG. 92 H.C.D.R.

CITY OF HOUSTON ORDINANCE #1999-262 REGARDING SETBACK LINES ALONG MAJOR THOROUGHFARES.

MINERAL INTERESTS NOT ADDRESSED BY SURVEY.

LOT 5A

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LOT 5, BLOCK 2, SWEA GARDENS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 75, PAGE 92, DEED RECORDS, HARRIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5, SAID POINT BEING IN THE RIGHT OF WAY OF LILLJA ROAD, A 55 FOOT RIGHT OF WAY, AND FROM WHICH A 1/2 INCH IRON PIN FOUND FOR REFERENCE BEARS NORTH 89 DEGREES 55 MINUTES 54 SECONDS WEST A DISTANCE OF 23.23 FEET;

THENCE ALONG THE EAST LINE OF SAID LOT 5, IN SAID RIGHT OF WAY, SOUTH A DISTANCE OF 225.00 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 54 SECONDS WEST PASSING AT A DISTANCE OF 25.42 FEET A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1ST AMER 4053785800" SET FOR REFERENCE AND CONTINUING A TOTAL DISTANCE OF 425.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1ST AMER 4053785800" SET;

THENCE NORTH A DISTANCE OF 225.00 FEET TO THE NORTH LINE OF SAID LOT 5;

THENCE ALONG THE NORTH LINE OF SAID LOT 5, SOUTH 89 DEGREES 55 MINUTES 54 SECONDS EAST A DISTANCE OF 425.00 FEET TO THE POINT OF BEGINNING CONTAINING 95,625 SQUARE FEET OR 2.1953 ACRES OF LAND, MORE OR LESS.

LOT 5B

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LOT 5, BLOCK 2, SWEA GARDENS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 75, PAGE 92, DEED RECORDS, HARRIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5, SAID POINT BEING IN THE RIGHT OF WAY OF LILLJA ROAD, A 55 FOOT RIGHT OF WAY, AND FROM WHICH A 1/2 INCH IRON PIN FOUND FOR REFERENCE BEARS NORTH 89 DEGREES 55 MINUTES 54 SECONDS WEST A DISTANCE OF 23.23 FEET;

THENCE ALONG THE EAST LINE OF SAID LOT 5, IN SAID RIGHT OF WAY, SOUTH A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, IN SAID RIGHT OF WAY, SOUTH A DISTANCE OF 103.84 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE ALONG THE SOUTH LINE OF SAID LOT 5 PASSING AN IRON ROD FOUND FOR REFERENCE AT A DISTANCE OF 26.43 FEET CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE ALONG THE WEST LINE OF SAID LOT 5, NORTH A DISTANCE OF 329.63 FEET TO A 1/2 INCH REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 5;

THENCE ALONG THE NORTH LINE OF SAID LOT 5, SOUTH 89 DEGREES 55 MINUTES 54 SECONDS EAST A DISTANCE OF 235.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1ST AMER 4053785800" SET;

THENCE SOUTH A DISTANCE OF 225.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1ST AMER 4053785800" SET;

THENCE SOUTH 89 DEGREES 55 MINUTES 54 SECONDS EAST A DISTANCE OF 425.00 FEET TO THE POINT OF BEGINNING CONTAINING 121,667 SQUARE FEET OR 2.7930 ACRES OF LAND, MORE OR LESS.

IRS = IRON ROD SET
IP = IRON PIPE
IR = IRON ROD

ADDRESS
14129 Lillja Road
Houston, Texas 77060

LEGAL DESCRIPTION: (AS FURNISHED)
LOT 5, IN BLOCK 2, OF SWEA GARDENS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 75, PAGE 92 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

BASIS OF BEARINGS: PLAT RECORDED IN VOL. 75, PG. 92 H.C.D.R. AND PLAT RECORDED IN VOL. 57, PG. 4 H.C.M.R.

CONTROLLING MONUMENTS: 1/2" IR AT SOUTHWEST CORNER OF LOT 5, BLOCK 2, ROTATED TO A 1/2" IR AT NORTHWEST CORNER OF LOT 5, BLOCK 2.

LIST OF POSSIBLE ENCROACHMENTS: NONE APPARENT, AS SHOWN ABOVE.

RLS #:	12-05-0198
CLIENT #:	1678358-HO90
FIELD DATE:	5/11/12
DRAFTER:	ET
APPROVED:	JLR
SCALE:	1" = 60'

RESIDENTIAL LAND SERVICES
1700 S. Broadway, Building E.
Moore, OK 73160
FAX: (800) 954-0759
PHONE: (405) 378-5800
WWW.RLSNOW.COM

First American Title Company

SeeMyNewHome!

SURVEYOR FILE NUMBER: 12-05-0101

THE SURVEYING COMPANY: RESIDENTIAL LAND SERVICES CERTIFIES THE ACCURACY AND SUFFICIENCY OF THE SURVEY PROVIDED HEREON.

CERTIFIED TO: (AS FURNISHED)
FIRST AMERICAN TITLE COMPANY
BANK OF TEXAS MORTGAGE
CHERI LANDRY

NOTES
1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LEGEND

LP = LIGHT POLE	OVERHEAD UTILITY (OHU)
UP = UTILITY POLE	CHAIN LINK FENCE
GL = GAS LINE MARKER	WOOD FENCE
GV = GAS VALVE	IRON FENCE
WV = WATER VALVE	BUILDING LINE
WM = WATER METER	EASEMENT
FH = FIRE HYDRANT	ADJOINING PROPERTY
EM = ELECTRIC METER	=CONCRETE
IV = IRRIGATION VALVE	
MH = MANHOLE	

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY.)
ACCORDING TO THE STANDARD FLOOD HAZARD DETERMINATION FORM PREPARED BY FIRST AMERICAN FLOOD DATA SERVICES ON 05/09/12, THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X500" PER F.I.R.M. PANEL NUMBER 48201C 0470L, LAST REVISION DATE: 06/18/07. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION

RESIDENTIAL LAND SERVICES 1995
FOR ALL INQUIRIES CONTACT: RLS
rls.info@rlsnow.com
(405)378-5800
FORM 6.7TX

SURVEYOR'S CERTIFICATE

I, JOSEPH L. ROEDERER, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5727, DO HEREBY CERTIFY THAT THE SURVEY PLAT HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

STATE OF TEXAS REGISTERED JOSEPH L. ROEDERER 5727 PROFESSIONAL LAND SURVEYOR

FOR THE FIRM

SURVEYOR: JOSEPH L. ROEDERER DATED: 5/14/12

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION
05/24/12	DIVIDE LOT 5		

Reviewed & Accepted by: _____ Date ____/____/____ Date _____