

ADDRESS	LEGAL DESCRIPTION: (AS FURNISHED)												
(6011) EFFINGHAM DRIVE HOUSTON, TX 77035	Lot 5, in Block 103, of WESTBURY, Section 4, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 51, Page 31, of the Map Records of Harris County, Texas.												
SCALE: 1" = 30'													
<p>The Certified Registered Professional Land Surveyor signing the survey certifies the accuracy and sufficiency of the survey provided herein.</p> <p>All information shown on this survey, Relies on a Commitment for Title Insurance, as provided by the Title Company and GF number referenced herein. The surveyor did not research subject property.</p>													
<p>(6011) EFFINGHAM DRIVE (60' ROW)</p>													
<p>NOTES:</p> <p>1. ANY RESTRICTIVE COVENANTS RECORDED IN VOLUME 51, PAGE 31 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND IN VOLUME 3468, PAGE 343, VOLUME 3560, PAGE 582 AND VOLUME 4033, PAGE 422 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND UNDER HARRIS COUNTY CLERK'S FILE NO(S), U151716, U379918, 20130642830, 2013642832, 20130642833, 20130642835, 20130642841 AND RP-2016-4838.</p> <p>10E. DRAINAGE EASEMENT 15 IN WIDTH ON EACH SIDE OF THE CENTERLINES OF ALL NATURAL DRAINAGE COURSES AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION. (DOES NOT AFFECT)</p> <p>10F. UTILITY EASEMENT 5 FEET IN WIDTH ALONG THE REAR PROPERTY LINE, TOGETHER WITH AN UNOBTAINED AERIAL EASEMENT ADJOINING THERETO, 5 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD, AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION. (AS SHOWN HEREON)</p> <p>10H. BUILDING SET-BACK LINE 25 FEET IN WIDTH ALONG THE FRONT PROPERTY LINE, AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION. (AS SHOWN HEREON)</p> <p>10I. IN ANY EVENT, NO BUILDING, STRUCTURE, FENCE OR OBSTRUCTION OF ANY KIND SHALL BE LOCATED ON ANY RESIDENTIAL PLOT NEARER THAN 25 FEET TO THE FRONT LOT LINE, NOR NEARER THAN 10 FEET TO ANY SIDE STREET LINE; NO BUILDING, EXCEPT A DETACHED GARAGE OR OTHER OUT-BUILDING LOCATED 70 FEET OR MORE FROM THE FRONT LOT LINE, SHALL BE LOCATED NEARER THAN 5 FEET TO ANY SIDE LOT LINE OF ANY LOT COVERED HEREBY; NO MAIN RESIDENTIAL BUILDING SHALL BE LOCATED NEARER THAN 25 FEET TO THE REAR LOT LINE, TO THE END AND WITH THE PURPOSE THAT THE MINIMUM DISTANCE FROM MAIN BUILDING TO REAR LOT LINE SHALL BE 25 FEET, ALL AS SET FORTH BY RESTRICTIONS FILED FOR RECORD IN VOLUME 3468, PAGE 343 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (AS SHOWN HEREON)</p>													
<p>BASIS OF BEARING: BEARINGS ARE BASED ON THE RECORDED PLAT</p>													
<p>SURVEYOR INFORMATION:</p> <p>ELITE SURVEYING COMPANY, INC.</p> <p></p> <p>P.O. Box 1697 Phone: 281-997-1585 Pearland, TX 77588-1697 Fax: 281-485-6321</p>													
<p>CLIENT GF#: 3080918-01254</p> <p>SURVEY JOB #: 4-83-18</p> <p>SURVEY INVOICE #: 11503</p> <p>SURVEYOR: J.W.W.</p> <p>DRAFTER: B. WELLS</p> <p>APPROVED: B. WELLS</p> <p>CERTIFIED TO: (AS PROVIDED)</p> <p>AMERICAN TITLE COMPANY TEXAPLEX ACQUISITIONS ZENFUL LIVING, LLC.</p> <p>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.</p> <p>BUYER'S SIGNATURE: <u>X</u></p>	<p>LEGEND</p> <p>A/C: AIR CONDITIONER BLDG: BUILDING C: CALCULATED C.B: CHORD BEARING CBW: CONCRETE BLOCK WALL CL: CENTERLINE CONC: CONCRETE COV: COVERED CS: CONCRETE SLAB (D): DESCRIPTION DW: DRIVEWAY E.O.W: EDGE OF WATER (M): MEASURED</p> <p>P.C: POINT OF CURVATURE P.C.P: PERMANENT CONTROL POINT P.I: POINT OF INTERSECTION P.O.B: POINT OF BEGINNING P.O.C: POINT OF COMMENCEMENT P.P: POWER POLE P.R.C: POINT OF REVERSE CURVATURE P.R.M: PERMANENT REFERENCE MONUMENT P.T: POINT OF TANGENCY CLF: CHAIN LINK FENCE WF: WOOD FENCE HWF: HOG-WIRE FENCE</p> <p>FLOOD ZONE</p> <p>(FOR INFORMATIONAL PURPOSES ONLY)</p> <p>SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "SHADED" AREA OF MINIMAL FLOODING PER F.I.R.M. PANEL NUMBER 480296.000L, LAST REVISION DATE 8-18-07. 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.</p> <p>SURVEYOR'S CERTIFICATE</p> <p>I, Bradley G. Wells, Texas Registered Professional Land Surveyor No. 5499, do hereby certify that the survey plat hereon is a true and accurate representation of the property hereon described, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground, and that there are no encroachments onto said property by any such improvements except as shown herein.</p> <p></p> <p>SURVEYOR'S NAME: <u>Bradley G. Wells</u> DATED: 5/2/2018</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>REVISION</th> <th>DATE</th> <th>REVISION</th> <th>QC/1</th> <th>QC/2</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>C.L.</td> <td>B.G.W.</td> </tr> </tbody> </table>	DATE	REVISION	DATE	REVISION	QC/1	QC/2					C.L.	B.G.W.
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