

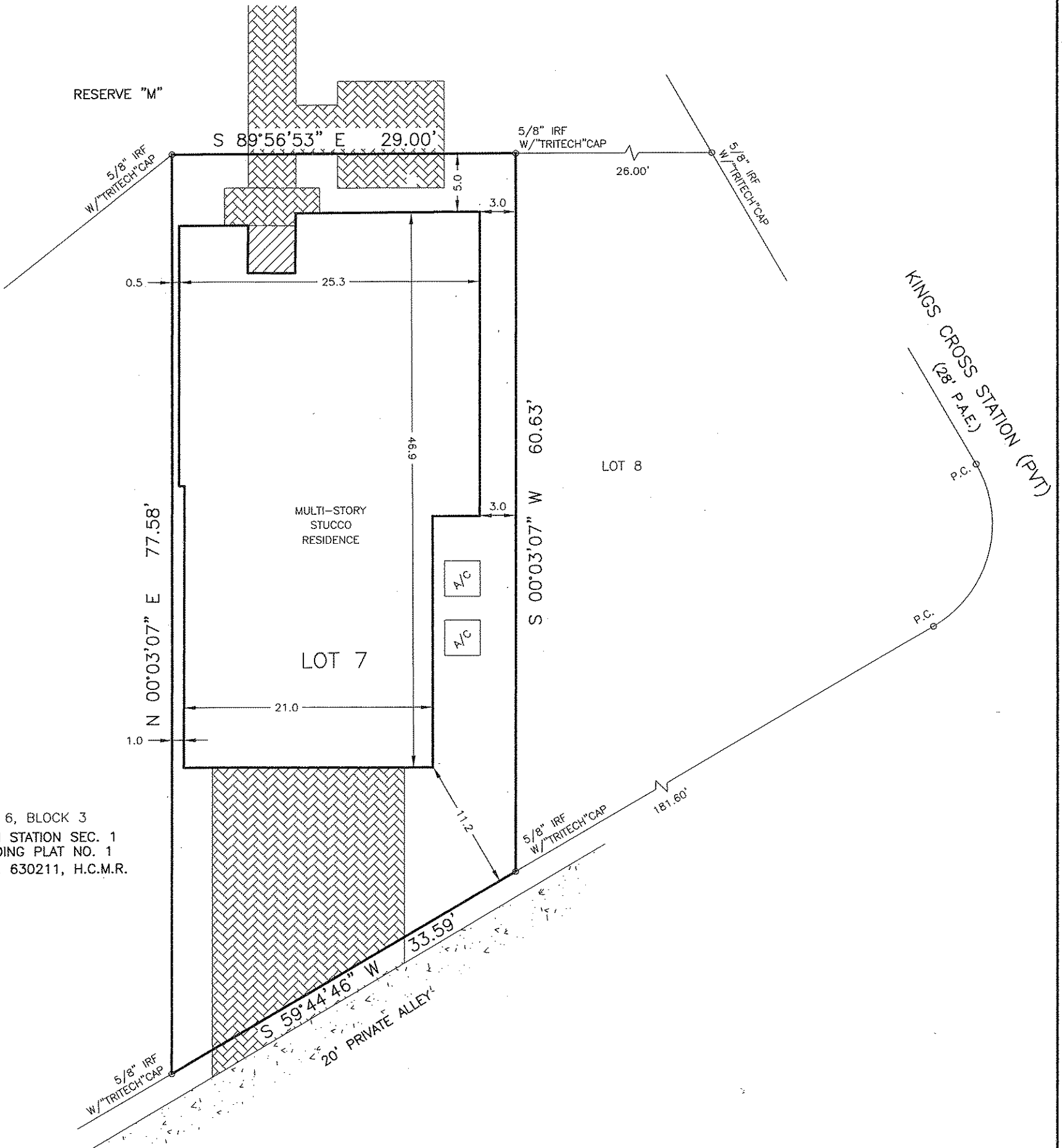
SCALE: 1" = 10'

FINAL SURVEY

FANNIN STATION SOUTH (PVT.)
(28' P.A.E.)



RESERVE "M"



LOT 6, BLOCK 3
FANNIN STATION SEC. 1
AMENDING PLAT NO. 1
F.C. NO. 630211, H.C.M.R.

NOTES:

1. ALL BEARINGS, EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
2. NO ADDITIONAL RESEARCH WAS PERFORMED BY TRITECH SURVEYING FOR RECORDED OR UNRECORDED EASEMENTS THAT MAY AFFECT THIS PROPERTY.
3. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.
4. A GROUND OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.
5. RESTRICTIVE COVENANTS AS PER F.C. NO. 630211, H.C.M.R. ALONG WITH H.C.C.F. NOS. 20100246262, 20100400238, 20100368468 AND 20120121615.
6. DEDICATION OF PRIVATE COMMON UTILITY GROUND EASEMENTS, DRAINAGE AND EGRESS EASEMENTS AS PER H.C.C.F. NO. 20090275027.
7. EASEMENTS FOR CERTAIN UTILITIES AS PER H.C.C.F. NO. 20110068945.
8. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE AS PER H.C.C.F. NO. 20100305309.
9. AN EASEMENT FOR DRAINAGE PURPOSES EXTENDING FOR A DISTANCE OF 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES AS PER F.C. NO. 630211, H.C.M.R.

SURVEYOR'S NOTE: Offsets to fences are to approximate centerline; Bearings are based on record Plat/Deed information unless noted otherwise; Survey Control Monuments are indicated as IRF, IPF or CM; Surveyor makes no claims as to the ownership of land or improvements shown hereon; and unless noted otherwise.

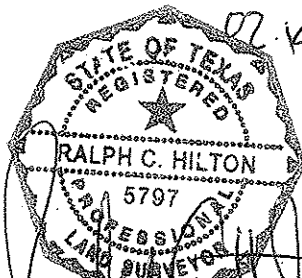
LEGAL:

LOT 7, BLOCK 3, FANNIN STATION SEC. 1, F.C. NO. 630211, M. R., HARRIS COUNTY, TEXAS

LENDER: WINTRUST MORTGAGE a Division of Barrington Bank and Trust, N.A.	TITLE COMPANY: KIRBY TITLE, LLC.	GF NO: 1320170301 / 13505
PURCHASER: LOWELL DOUGLAS PHILLIPS III and STACY DUNEGAN PHILLIPS ADDRESS: 2028 FANNIN STATION SOUTH, HOUSTON, TEXAS		EFFECTIVE: 12-15-2013

THE PROPERTY SHOWN HEREON IS SITUATED WITHIN ZONE X AS DELINEATED ON FIRM COMMUNITY PANEL NO. 48201C 0870L DATED 06-18-07.

SURVEYED:	02-13-14
DRAFTED:	02-14-14
KEY MAP:	532 Z
JOB NO.	GT-LV-1445-13



I, the undersigned Registered Professional Land Surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat and/or deeds thereof, indicated hereon.
ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.



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