

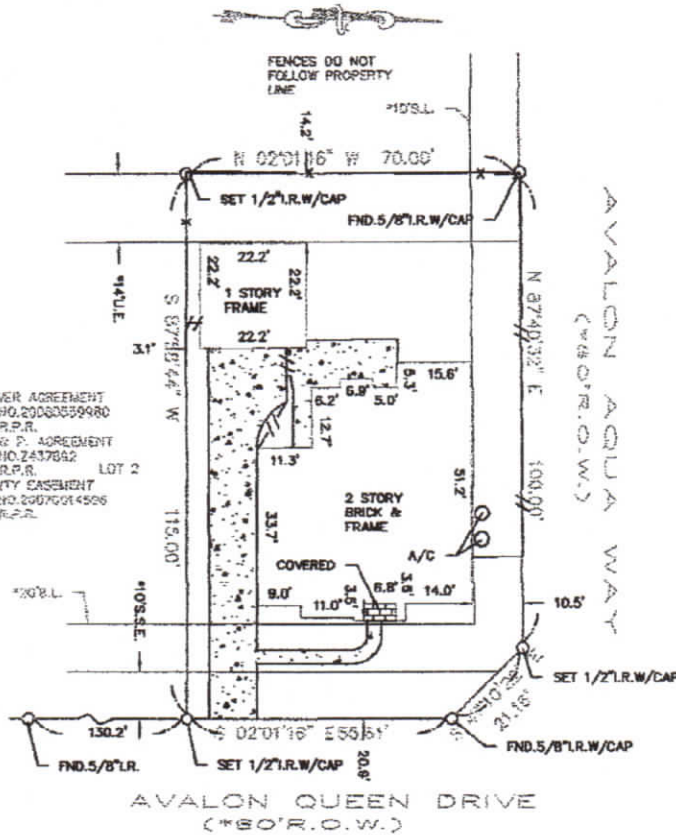
UPGRADES FOR
21527 AVALON QUEEN DR. SPRING, TX 77393

- 3/2020 – Backyard Wood Fence Replaced.
- 1/2020 – Entire Home Painted Inside and Out.
- 7/2019 – Downstairs AC Unit Replaced with 3 Ton Trane XR16 Condenser and High Efficiency Coil (10 Year Transferable Warranty).
- 7/2019 – Downstairs Thermostat replaced with Honeywell Media Filter with WiFi.
- 4/2019 – Upstairs AC Unit Replaced with 2.5 Ton Trane XR16 Condenser and High Efficiency Coil (10 Year Transferable Warranty).
- 4/2019 – Furnace replaced with Trane High Efficiency Unit.
- 4/2019 – Upstairs Thermostat Replaced with Honeywell Media Filter with WiFi.
- 2/2019 – Second Floor, Master Closet and Steps Replaced with 90oz Luxury Triexta Carpet and Memory Foam Padding.
- 2/2019 – Granite Countertops and sinks replaced in Master and all secondary bathrooms.
- 2/2019 – Kitchen Cabinets updated with High End finish.
- 2/2019 – Kitchen backsplash replaced with designer tiles.
- 2/2019 – Electric Stove Top Replace with GAS 4 Burner SS Cook Top.
- 2/2019 – Gas Fireplace Completely Re-Tiled.
- 10/2018 – Professionally installed built-in Surround Sound Living Room Speakers.
- 5/2018 – Backyard Wrought Iron Fence Replaced with view of the Lake.

THIS HOME HAS SO MANY WONDERFUL UPDATES YOU WILL BE THOROUGHLY IMPRESSED!

Boundary Survey
 1517309
 1517309

WAIVER AGREEMENT
 C.F. NO. 20060559980
 H.C.R.P.R.
 R.L.G.P. AGREEMENT
 C.F. NO. 2437842
 H.C.R.P.R. LOT 2
 UTILITY EASEMENT
 C.F. NO. 20070214506
 H.C.R.P.R.



1" = 30'
 GRAPHIC SCALE
 0 15' 30'

ADDRESS
 21527 Avalon Queen Drive
 Spring, Texas 77379

LEGAL DESCRIPTION: (AS FURNISHED)
 Lot 1, Block 4, Lakes at Avalon Village, Section 1
 F.C. No. 60034, Harris County, Texas, Map Records

BASIS OF BEARINGS: As to Recorded Plat

LIST OF POSSIBLE ENCROACHMENTS: The Forces do not follow the lot lines

SURVEYOR INFORMATION:

U.S. SURVEYING COMPANY, INC.
 HOUSTON, TEXAS 77073
 (281)443-9288 FAX: (281)443-9224



First American
 Title Company



REALTY
 ASSOCIATES



SURVEYOR FILE NUMBER 15-629

CERTIFIED TO: (AS FURNISHED)

First American Title Company
 Juan Rodriguez and Danielle Rodriguez
 First South Mortgage, LLC

NOTES

UNDERGROUND UTILITY METAL ITEMS, UNDERGROUND
 APPROXIMATE LOCATIONS SHOWN OTHER UNDISCOVERED
 STRUCTURES WERE NOT LOCATED BY THE SURVEYOR.
 THE PURPOSE OF THIS SURVEY IS FOR USE IN CARRYING TITLE
 THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF
 THE ABOVE INFORMATION. THE LOCAL E.T.A. AGENT SHOULD BE
 CONTACTED FOR VERIFICATION.

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

AS TO PLAT
 AC. ARE CONDITIONED
 BLOCK: 4, LAKES AT
 (C) CALCULATED
 C.L. CHORD BEARING
 CONCRETE BLOCK WALL
 1/2" CONTINUOUS
 C.L. CORNER NOT ACCESSIBLE
 CONCRETE
 CONCRETE
 CONCRETE SLAB
 W/ C/W/TH CAP
 P.T. PINCHED TOP PIPE
 FIELD FOUND

LEGEND
 OVERHEAD UTILITY LINE
 P.L. POINT OF CURVATURE
 P.O. POINT OF BEGINNING
 P.O. POINT OF COMMENCEMENT
 P.L. POWER POLE
 P.O. POINT OF BEGINNING
 CURVATURE
 P.L.2: PERMANENT REFERENCE
 MONUMENT
 20' WIDE ST. OF WAY
 1/2" EXCH. PIPE
 CHAIN LINK FENCE
 2" WOOD FENCE

FLOOD ZONE
 (FOR INFORMATIONAL PURPOSES ONLY)
 BASED UPON 100-YEAR FLOOD MAPS
 FLOOD ZONE: AREA OF UNUSUAL FLOODING FOR FLOOD
 PANEL NUMBER: 10000-10000, LAST REVISION DATE: 06-19-07
 THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF
 THE ABOVE INFORMATION. THE LOCAL E.T.A. AGENT SHOULD BE
 CONTACTED FOR VERIFICATION.

SURVEYOR'S CERTIFICATE

I, C. N. FAUQUIER, Texas Registered Professional Land Surveyor No. 4372, do hereby
 certify that the survey plat hereto is a representation of the property herein described,
 and do further state that this survey depicts the visible improvements to said property as
 located on the ground, and that there are no visible encroachments onto said property by
 any such visible improvements except as shown herein.



SURVEYOR'S NAME: C. N. FAUQUIER DATED: 10-22-10

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE
 AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

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