

PEDEN AVENUE
(55' R.O.W.)

Adi S. Lerner

NOTE:
-BASIS FOR BEARINGS: AS PER RECORDED PLAT
-DISTANCES SHOWN ARE GROUND DISTANCES
-ALL ABSTRACTING DONE BY TITLE COMPANY

LEGEND:

- U.E. - UTILITY EASEMENT
 - A.E. - UNOBSTRUCTED AERIAL EASEMENT
 - B.L. - BUILDING LINE
 - C.O.H. - CITY OF HOUSTON
 - C.I.R. - CAPPED IRON ROD
 - SP/LT - SERVICE POLE/STREET LIGHT
 - MH - MANHOLE
 - WM - WATER METER
- (ALL AS PER RECORDED PLAT OF SUBDMISION)
- 8" WOOD FENCE
 - X- 5" WROUGHT IRON FENCE

PERPETUAL DRAINAGE EASEMENTS ADJACENT TO AND PARALLEL TO EACH SIDE LOT LINE AND EACH FRONT AND REAR LOT LINE OF EACH LOT, TOGETHER WITH THE DEVELOPER'S RIGHT OF UNOBSTRUCTED ACCESS, EGRESS AND EXPRESS TO, FROM, OVER, UNDER AND ACROSS ALL DRAINAGE EASEMENTS FOR THE PURPOSE OF EXCAVATING TO THE EXTENT REASONABLY NECESSARY, AND CONSTRUCTING, MAINTAINING, REPAIRING AND RECONSTRUCTION DRAINAGE STAKES, LINES, DRAINAGE AND SUCH OTHER THINGS AND DEVICES, UPON, OVER AND ACROSS OR UNDER ANY DRAINAGE EASEMENT, AS RECEIVED AND MORE PARTICULARLY DESCRIBED BY INSTRUMENT RECORDED UNDER H.C.C.F. NO. 20130617381

SUBJECT TO RESTRICTIVE COVENANTS AS PER FILM CODE NO. 887244 AND VOL. 527, PAGE 636 H.C.D.R. AND THOSE UNDER H.C.C.F. NO. 20130617381

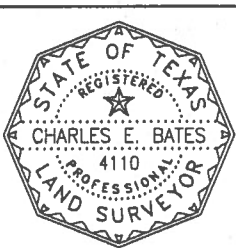
DRAINAGE EASEMENT 15 FEET ON EACH SIDE OF CENTER LINE OF ALL NATURAL DRAINAGE AS PER RECORDED PLAT

TERMS AND CONDITIONS OF A CERTAIN COMMON AREA UTILITY, DRAINAGE, CONSTRUCTION, MAINTENANCE, REPAIR EASEMENTS AND RESTRICTIONS AS PER H.C.C.F. NOS. 20130617381

TERMS AND CONDITIONS OF A CERTAIN CONSTRUCTION AND MAINTENANCE EASEMENT AS PER H.C.C.F. NO. 20130617381

THE CERTIFICATION SHOWN HEREON IS REVOKED AND THIS SURVEY IS NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, USED OR RELIED UPON BY ANY PERSON OTHER THAN THOSE ADDRESSED HEREON, OR DOES NOT BEAR AN ORIGINAL SIGNATURE.

ACCORDING TO FLOOD INSURANCE RATE MAP 48201C0880M DATED 6-9-2014 THIS TRACT HEREBY SURVEYED LIES WITHIN ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN. THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP AND IS FOR FLOOD INSURANCE RATES ONLY AND NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.



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BatesSurveys@yahoo.com

FINAL SURVEY OF:
**LOT 1
BLOCK 1
PEDEN HOMES**

BORROWER: **ADI S. LERNER**
ADDRESS: **1113-A PEDEN AVENUE**

RECORDING
FILM CODE NO. **657244** M/R

I HEREBY CERTIFY THIS PLAT, WHEN SEALED, TO BE A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARD AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY

SIGNED: *Charles E. Bates*
CHARLES E. BATES
REGISTERED PROFESSIONAL LAND SURVEYOR NO 4110

SCALE: 1"=30'
FORMS: 2-26-2014
FINAL: 8-18-2014
G.F. NUMBER: CTT14639782
CHICAGO TITLE COMPANY
JOB NO.: 2014-1065

SURVEY & ABSTRACT
OBEDIENCE SMITH SURVEY, A-696
CITY: HOUSTON COUNTY: HARRIS STATE: TEXAS