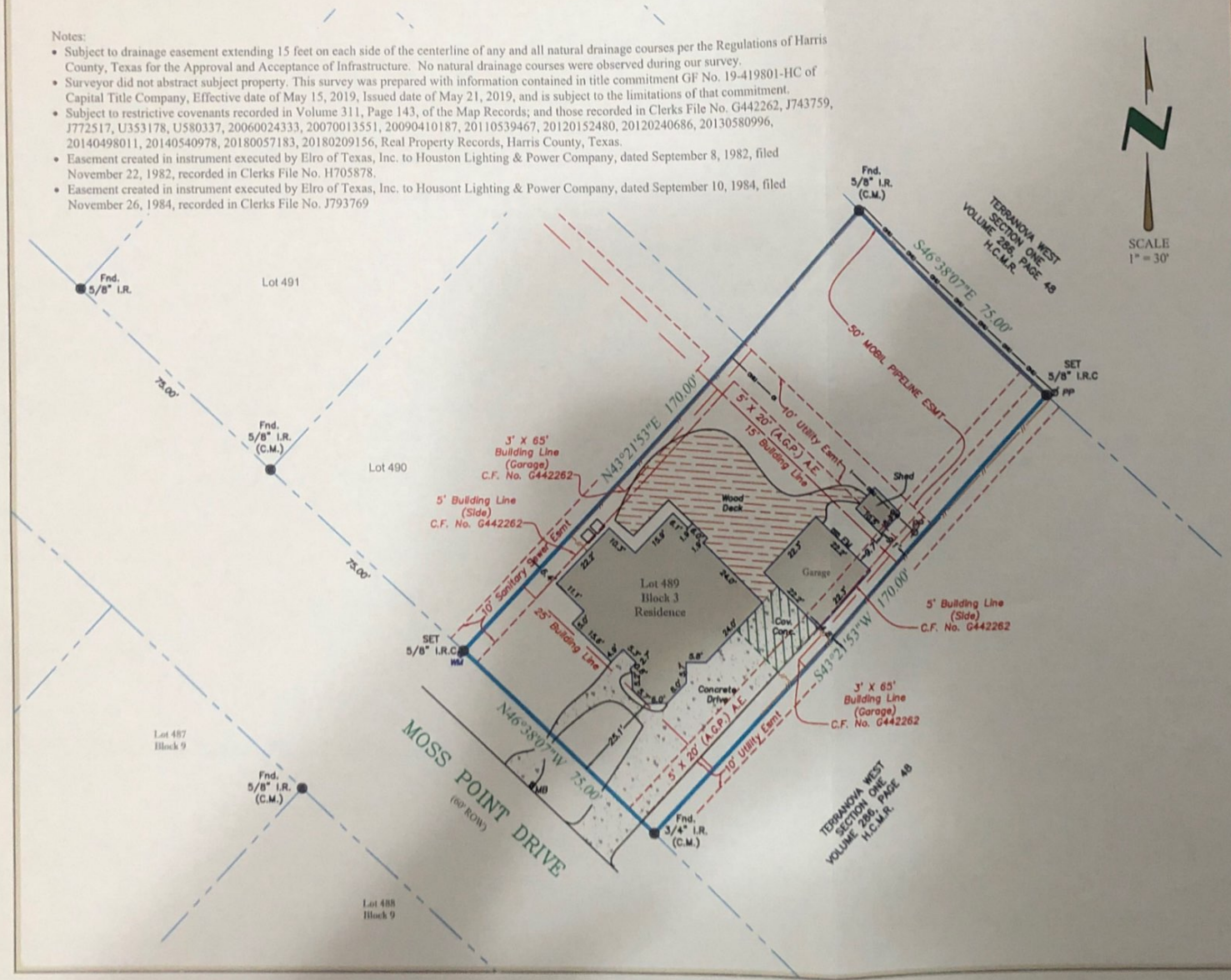
17904 MOSS POINT DRIVE

Notes:

- Subject to drainage easement extending 15 feet on each side of the centerline of any and all natural drainage courses per the Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure. No natural drainage courses were observed during our survey.
- Surveyor did not abstract subject property. This survey was prepared with information contained in title commitment GF No. 19-419801-HC of Capital Title Company, Effective date of May 15, 2019, Issued date of May 21, 2019, and is subject to the limitations of that commitment.
- Subject to restrictive covenants recorded in Volume 311, Page 143, of the Map Records; and those recorded in Clerks File No. G442262, J743759, J772517, U353178, U580337, 20060024333, 20070013551, 20090410187, 20110539467, 20120152480, 20120240686, 20130580996, 20140498011, 20140540978, 20180057183, 20180209156, Real Property Records, Harris County, Texas.
- Easement created in instrument executed by Elro of Texas, Inc. to Houston Lighting & Power Company, dated September 8, 1982, filed November 22, 1982, recorded in Clerks File No. H705878.
- Easement created in instrument executed by Elro of Texas, Inc. to Housont Lighting & Power Company, dated September 10, 1984, filed November 26, 1984, recorded in Clerks File No. J793769



PROPERTY DESCRIPTION:
LOT 489, BLOCK 3, TERRANOVA WEST, SECTION THREE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 311, PAGE 143, MAP RECORDS, HARRIS COUNTY, TEXAS.

Drafter/Field Crew:	C.B. / L.W
Date :	05/28/19
ASC No.	4829
Buyer:	JOE ARNOLD LAMAR CRAIG
Client	CAPITAL TITLE CHAMPIONS
G.F. No.	19-419801-HC

Capital Title. A Shaddock Company

CAPITAL TITLE CHAMPIONS
9318 LOUETTA ROAD, SUITE 100
SPRING, TEXAS 77379

17904 MOSS POINT DRIVE
SPRING, TEXAS 77379

LEGEND - C.M. = Controlling Monument; Fnd. = Found; I.R. = Iron Rod; I.P. = Iron Pipe
OHE = Overhead Electric; I.R.S. = Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted.
(fence/post) —— x —— centerline ℄ (overhead electric) —— oe —— oe ——

FLOOD NOTE:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN HARRIS COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 480287 0263 M, DATED OCTOBER 16, 2013.

The undersigned have/has received and reviewed a copy of this survey.

X_____

X_____

DATE:_____

SURVEYORS CERTIFICATION

05/28/19

I hereby certify that this map represents a survey made upon the ground under my supervision. To the best of my knowledge, this survey is based on the available record and physical evidence obtained at the time of survey and that there are no visible discrepancies, deed line conflicts, encroachments of record, protrusions, overlapping of improvements, easements or roadways except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.

STATE OF TEXAS REGISTERED LISA DOBROWSKI 6544 PROFESSIONAL LAND SURVEYOR

ARTHUR LAND SURVEYING
P.O. Box 40065 - Houston, TX 77240
281-437-2331 Branch no. 10194357
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