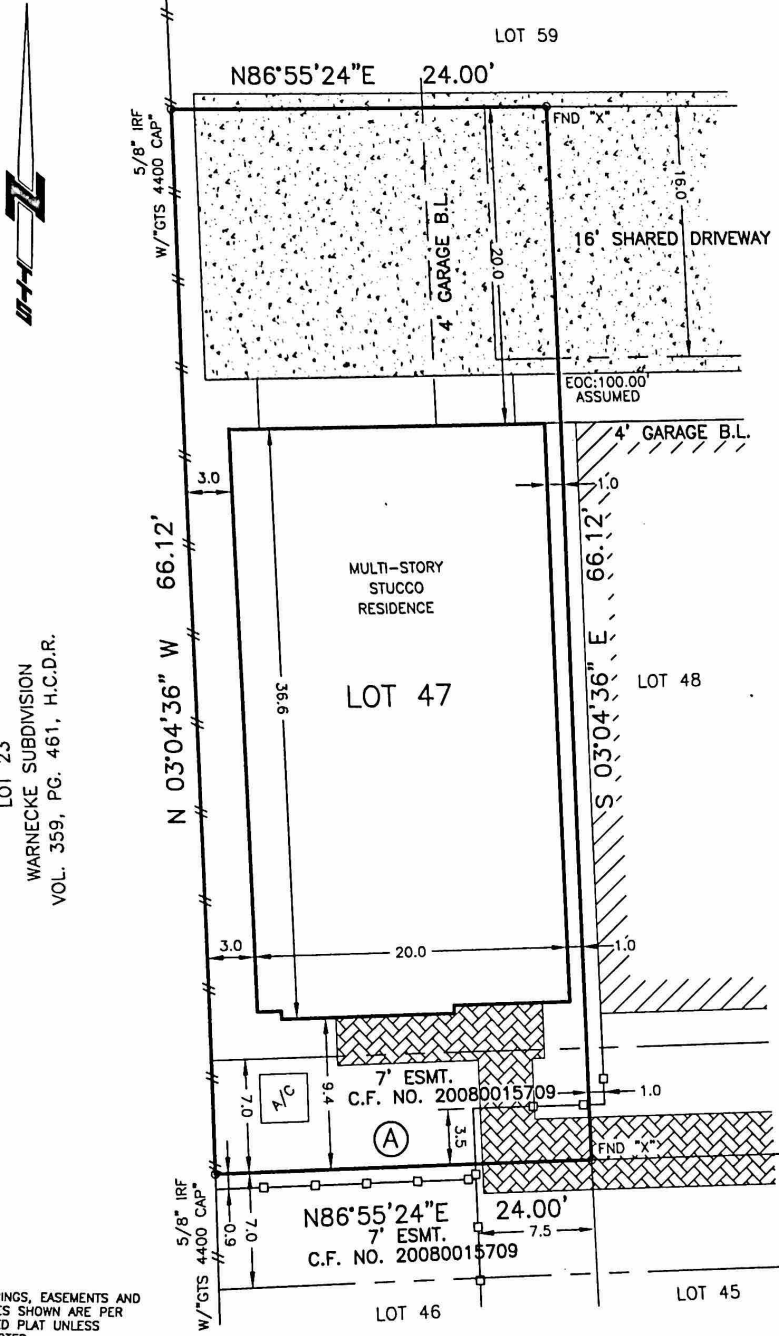


SCALE: 1" = 10'

FINAL SURVEY

LOT 23
WARNECKE SUBDIVISION
VOL. 359, PG. 461, H.C.D.R.



Ashley Poucher
6/27/13

MAXROY STREET
(CALLED 40' R.O.W.)

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. 811259 H.C.M.R. ALONG WITH H.C.C.F. NO. 20080558356, 20090393590, 20120121824 AND 20120485628.
6. DEDICATION OF PRIVATE COMMON UTILITY EASEMENTS, DRAINAGE AND EGRESS EASEMENTS AS PER H.C.C.F. NO. 20070039853.

(A) A/C, PATIO AND WALK PROVIDE INTO THE 7' U.E. AS SHOWN

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 RP, RY or CM. Surveyor makes no claim as to the ownership of land or improvements shown hereon, and unless noted otherwise.

LEGAL: LOT 47, BLOCK 1, MAXROY MEWS, F.C. NO. 611259, MAP RECORDS, HARRIS COUNTY, TEXAS

LENDER:	BANK OF AMERICA	TITLE COMPANY:	KIRBY TITLE, LLC.	GP NO.:	1320184175 / 13291
PURCHASER:	ASHLEY POUCHER			EFFECTIVE:	06-06-2013
ADDRESS:	3299 MAXROY STREET, HOUSTON, TEXAS				

THE PROPERTY SHOWN HEREON IS SITUATED WITHIN ZONE X AS DELINEATED ON FIRM COMMUNITY PANEL NO. 48201G.0670L DATED 06-18-07.

SURVEYED:	06-19-13
DRAFTED:	06-20-13
KEY MAP:	492 B
JOB NO.	GT-LV-1195-13

06-21-13

[Handwritten Signature]

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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