

TRADITION TITLE COMPANY

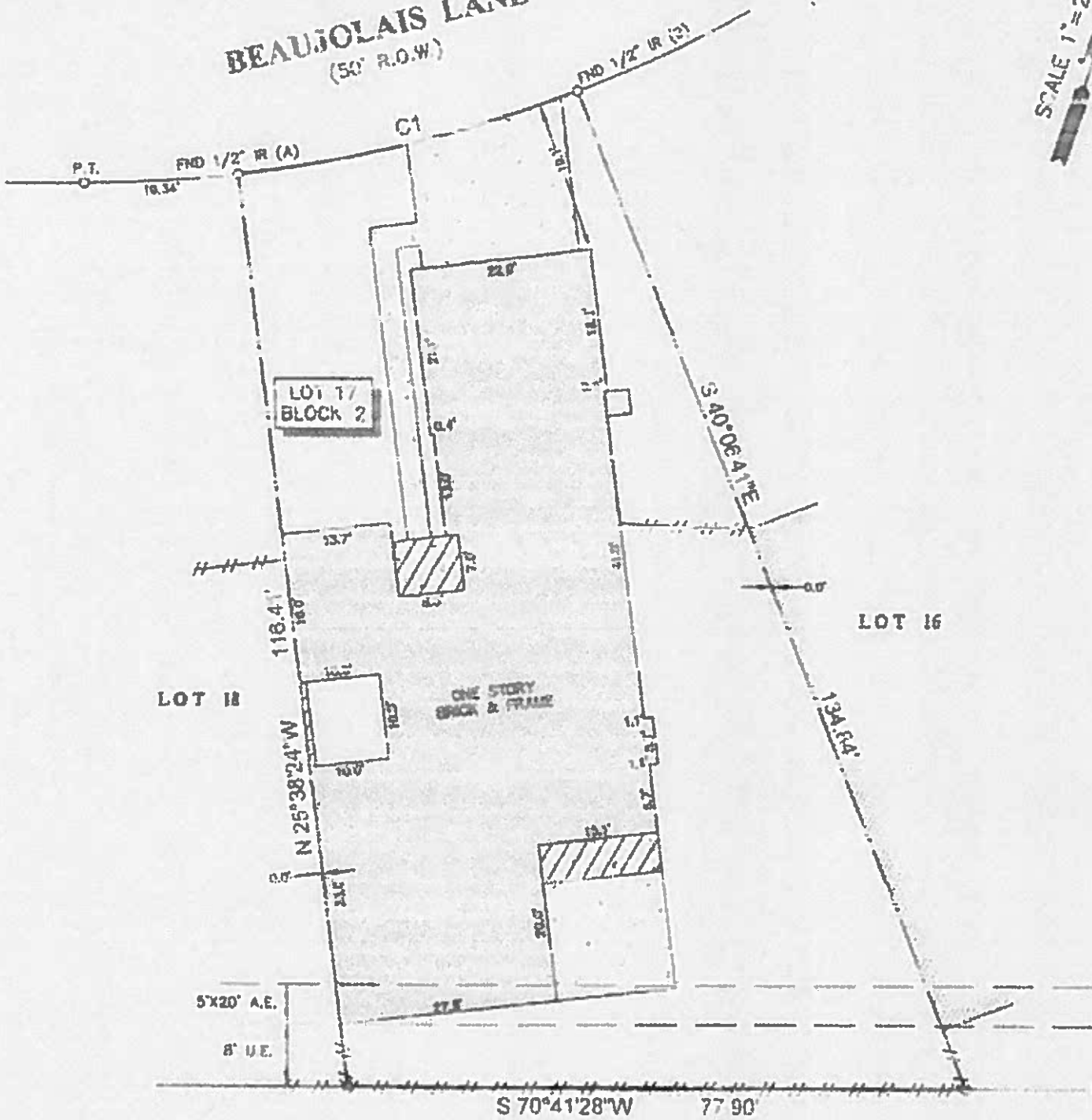
713-973-9700

P.F. # 13-24004891

ISSUE DATE: 8-8-2013

BEAUJOLAIS LANE  
(50' R.O.W.)

SCALE 1" = 20'



EPERNAY SECTION 1  
VOL. 211, PG. 145  
H.C.M.R.

LEGEND

	FENCE		WOOD		BRICK WALL
	CONCRETE		COVERED CONCRETE		
	ADJACENT RESIDENCE		4" WOOD POST		
	U.E. - UTILITY EASEMENT		A.E. - AERIAL EASEMENT		

NOTES:

- ALL REFERENCES SHOWN HEREON ARE REFERENCED TO THE COMPARISON PLAT NAMED POLCO, POINT (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN HEREON ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO BUILDING LINES SHOWN IN C.F. NOS. F341740 & F417303.
- RECREATIONAL AREAS USE AGREEMENT AS RECORDED IN C.F. NOS. F362706 & 0709054.
- UNDERGROUND ELECTRIC SERVICE AGREEMENT AS RECORDED IN C.F. NO. F360641.
- MAINTENANCE EASEMENT AS RECORDED IN C.F. NO. F657716.
- RESTRICTIVE COVENANTS AS RECORDED IN VOL. 238, PG. 67, H.R. & C.F. NOS. E301176, F341740, F417303.
- THERE ARE NO AERIAL EASEMENT ENCROACHMENTS.

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	175.00	44.20	N 37°08'43" E	44.08'

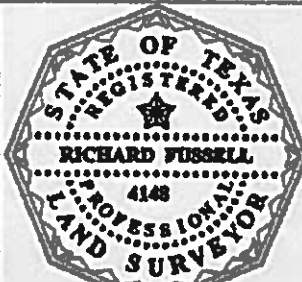
PROJECT: A LAND TITLE SURVEY OF LOT 17, IN BLOCK 2, OF EPERNAY, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 258, PAGE 67 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

CLIENT: WILLIAM CORREAL AND PAULA J. FORERO

ADDRESS: 1371 BEAUJOLAIS LANE

FLOOD ZONE: X FLOOD MAP#: 48201C, PLAN 1

FLOOD MAP DATE: 8-18-2007 FLOOD MAP COUNTY: HARRIS



SURVEYOR'S CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACT FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION IN DECEMBER 2, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CUSTOM STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS DEEPLY AS SHOWN.

FIELD CREW: JCB

SB 8-22291-13

DRAFTER: