



ANNFRAN CIRCLE
(50' R.O.W.)

CARSEN BEND
(50' R.O.W.)



Declaration Title

JOB NO. C18-0181
OF No. 18-0007-JF
Title Co.: DECLARATION TITLE COMPANY
OWNER: NICHOLAS GRUNTOISH & NICOLETTA ALBERTO
ADDRESS: 11907 ANNFRAN CIRCLE
CYPRESS, TEXAS 77429

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE X MAP No. 48021 C PANEL: 0410 B DATED: 10/18/2013
FLOOD INFORMATION: This information is based on graphic showing only. We do not assume responsibility for exact determination.

SURVEY OF
LOT NINE (9), IN BLOCK THREE (3)
OF LONGWOOD VILLAGE, SECTION TEN
REPLAT, AN ADDITION IN
HARRIS COUNTY, TEXAS ACCORDING
TO THE MAP OR PLAT THEREOF
RECORDED IN FILM CODE NO.
391149 OF THE MAP RECORDS OF
HARRIS COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND ON THE 26 TH DAY OF JANUARY, 2018 THIS SURVEY IS ONLY CERTIFIED FOR SURVEY TRANSACTIONS.

Leo S. Berond

LEO STENGL BOND RPLS 5793
125 LOST PINE DRIVE
BASTROP TEXAS 76602

<p>ADJACENT BUILDING</p> <p>WOOD DECK</p> <p>WOOD DECK COVER</p> <p>BRICK WALL</p> <p>CONCRETE DRIVEWAY</p> <p>CONCRETE COVER</p> <p>BRICK WALL</p> <p>POST FENCE 4"x4" REFERENCE</p> <p>8' UTILITY EASEMENT</p> <p>8' UTILITY EASEMENT</p> <p>8' UTILITY EASEMENT</p>	<p>ADJACENT BUILDING</p> <p>WOOD DECK</p> <p>WOOD DECK COVER</p> <p>BRICK WALL</p> <p>CONCRETE DRIVEWAY</p> <p>CONCRETE COVER</p> <p>BRICK WALL</p> <p>POST FENCE 4"x4" REFERENCE</p> <p>8' UTILITY EASEMENT</p> <p>8' UTILITY EASEMENT</p> <p>8' UTILITY EASEMENT</p>	<p>ADJACENT BUILDING</p> <p>WOOD DECK</p> <p>WOOD DECK COVER</p> <p>BRICK WALL</p> <p>CONCRETE DRIVEWAY</p> <p>CONCRETE COVER</p> <p>BRICK WALL</p> <p>POST FENCE 4"x4" REFERENCE</p> <p>8' UTILITY EASEMENT</p> <p>8' UTILITY EASEMENT</p> <p>8' UTILITY EASEMENT</p>
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1. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
 2. PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HERE ON.
 3. THIS SURVEY WAS DONE WITH THE BENEFIT OF A TITLE REPORT.
 4. EASEMENT(S) FOR DRAINAGE, 15 FEET ON EACH SIDE OF THE CENTER LINE OF ALL NATURAL DRAINAGE COURSES AS SET FORTH AND SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION/ADDITION.
 5. 8 FOOT UTILITY EASEMENT ALONG THE REAR PROPERTY LINE, AS REFLECTED ON THE RECORDED PLAT.
 6. 5 FOOT WATER LINE EASEMENT ALONG THE FRONT PROPERTY LINE, AS REFLECTED ON THE RECORDED PLAT.
 7. "ZERO LOT LINE" OR "ZERO SETBACK LINE" SHALL MEAN AND REFER TO THE SIDE LOT LINE ON WHICH THE WALL OF ANY IMPROVEMENT (INCLUDING A GARAGE) CONSTRUCTED THEREON SHALL ADJUT. IT SHALL BE THE CLOSED WALL SIDE OF THE DWELLING AND SHALL HAVE NO OPENINGS. THIS PORTION OF THE STRUCTURE SHALL BE POSITIONED ON THE SIDE LOT LINE. DECLARANT EXPRESSLY RESERVES THE RIGHT TO CHANGE THE EXISTING ZERO SETBACK LINE WITH RESPECT TO ANY LOT OR ESTABLISH A ZERO SETBACK LINE FOR ANY LOT WITHOUT INCURRING ANY LIABILITY TO ANY OWNER AS A RESULT OF SUCH CHANGE OR ESTABLISHMENT OF A ZERO SETBACK LINE, AS REFLECTED IN RESTRICTIVE INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 5300047 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
- BEARINGS BASED ON RECORDED PLAT.

The undersigned have received and reviewed

A copy of this survey.

X Nicholas Gruntoish
X Nicoletta Alberto

Date: 1/31/18