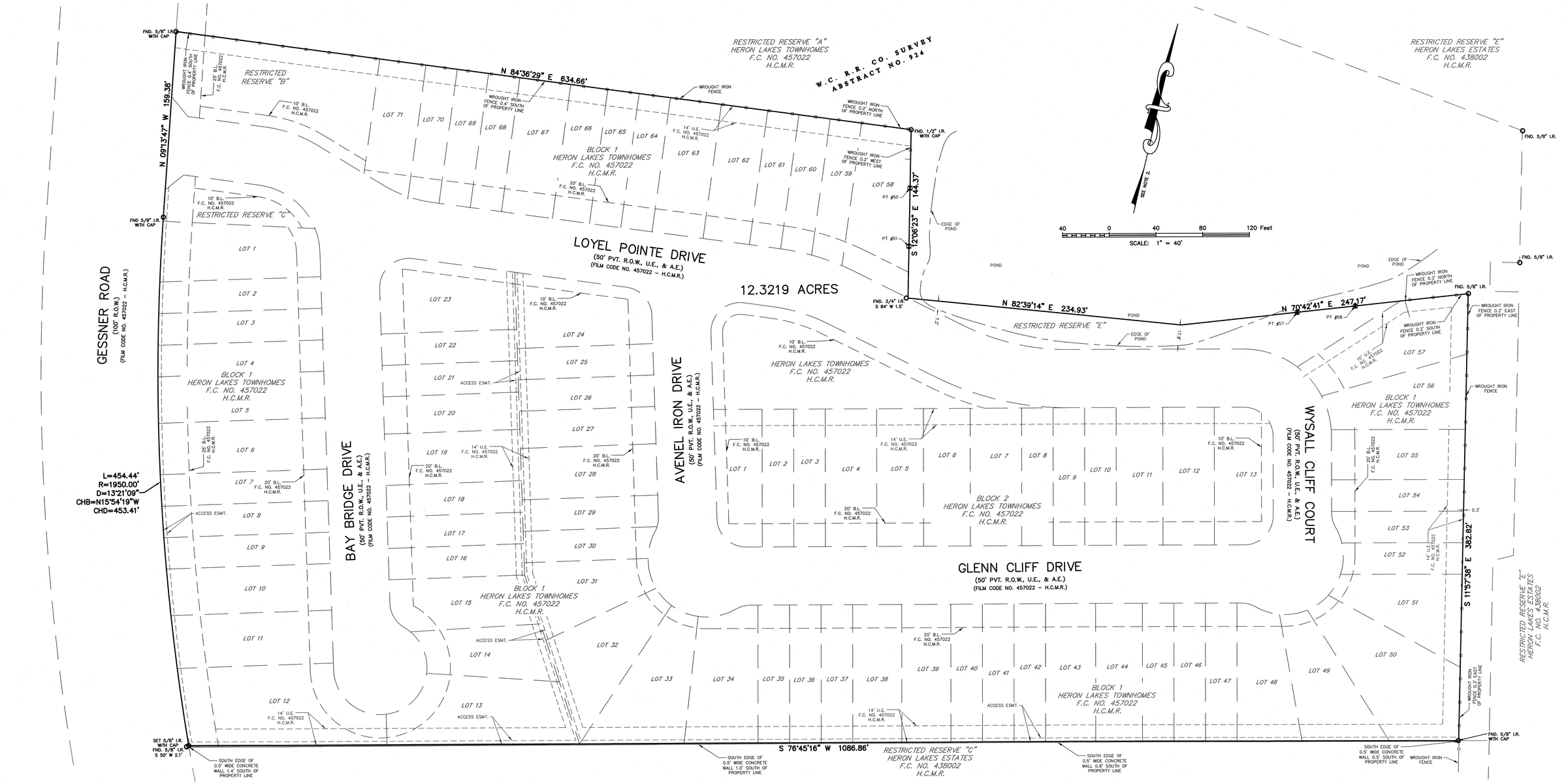


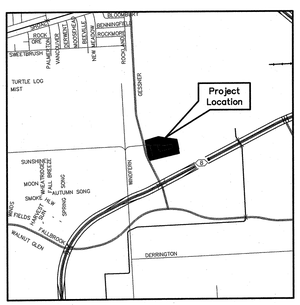


VICINITY MAP
SCALE: 1" = 1/2 MI.

## LEGEND

SET LATH ON PROPERTY LINE

## ABBREVIATIONS

A.E. = AERIAL EASEMENT
B.L. = BUILDING LINE
R = RADIUS
D = DELTA
CHB = CHORD BEARING
CHD = CHORD LENGTH
ESMT. = EASEMENT
F.C. = FILM CODE
H.C.C.F. = HARRIS COUNTY CLERK'S FILE
H.C.M.R. = HARRIS COUNTY MAP RECORDS
L = LENGTH
No. = NUMBER
PG. = PAGE
PVT. = PRIVATE
R.O.W. = RIGHT OF WAY
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
FND. = FOUND
I.R. = IRON ROD

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND UNINCORPORATED AREAS, COMMUNITY NO. 480296, DATED JUNE 9, 2014, INDICATES THAT THIS TRACT IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 48201C0445M. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD AFFECTING THE SURVEYED PROPERTY NOT SHOWN HEREON.
2. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF HERON LAKES TOWNHOMES, A SUBDIVISION RECORDED IN FILM CODE NUMBER 457022, OF THE HARRIS COUNTY MAP RECORDS.
3. ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
4. ANY UTILITY LINES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVED EVIDENCE. THE SURVEYOR CAN NOT ATTEST TO THE EXACT LOCATION OF UNDERGROUND LINES SHOWN HEREON. THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE INDEPENDENTLY VERIFIED PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION.

LEGAL DESCRIPTION OF LAND:

ALL OF BLOCKS 1 AND 2, BAY BRIDGE DRIVE, LOYEL POINTE DRIVE, AVENEL IRON DRIVE, GLENN CLIFF DRIVE, AND WYSALL CLIFF DRIVE, IN HERON LAKES TOWNHOMES, A SUBDIVISION RECORDED IN FILM CODE NUMBER 457022, HARRIS COUNTY MAP RECORDS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II, SURVEY.

MICHAEL HALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.: 5765

STATE OF TEXAS REGISTERED MICHAEL HALL 5765 PROFESSIONAL LAND SURVEYOR

# STANDARD LAND SURVEY

OF

BLOCKS 1 AND 2, BAY BRIDGE DRIVE, LOYEL POINTE DRIVE, AVENEL IRON DRIVE, GLENN CLIFF DRIVE, AND WYSALL CLIFF DRIVE, IN HERON LAKES TOWNHOMES, A SUBDIVISION RECORDED IN FILM CODE NUMBER 457022, HARRIS COUNTY MAP RECORDS

IN THE

W. C. R.R. CO. SURVEY
ABSTRACT NO. 924
HARRIS COUNTY, TEXAS

CIVIL-SURV
LAND SURVEYING, L.C.
5909 WEST LOOP SOUTH, SUITE #200
BELLAIRE, TEXAS 77401
TBPLS No. 10143800
Email: michael@civil-surv.net
OFFICE: (713) 839-9181
FAX: (713) 839-9020

| | | |
|---|---|---|
| SCALE: 1" = 40' | | DRAWN BY: S.L./C.G.R. |
| DATE: 05/12/2016 | | CHECKED BY: M.H. |
| PROJECT NO.: CS 16042 | FIELD BOOK NO.: | DRAWING NO.: 1 OF 1 |