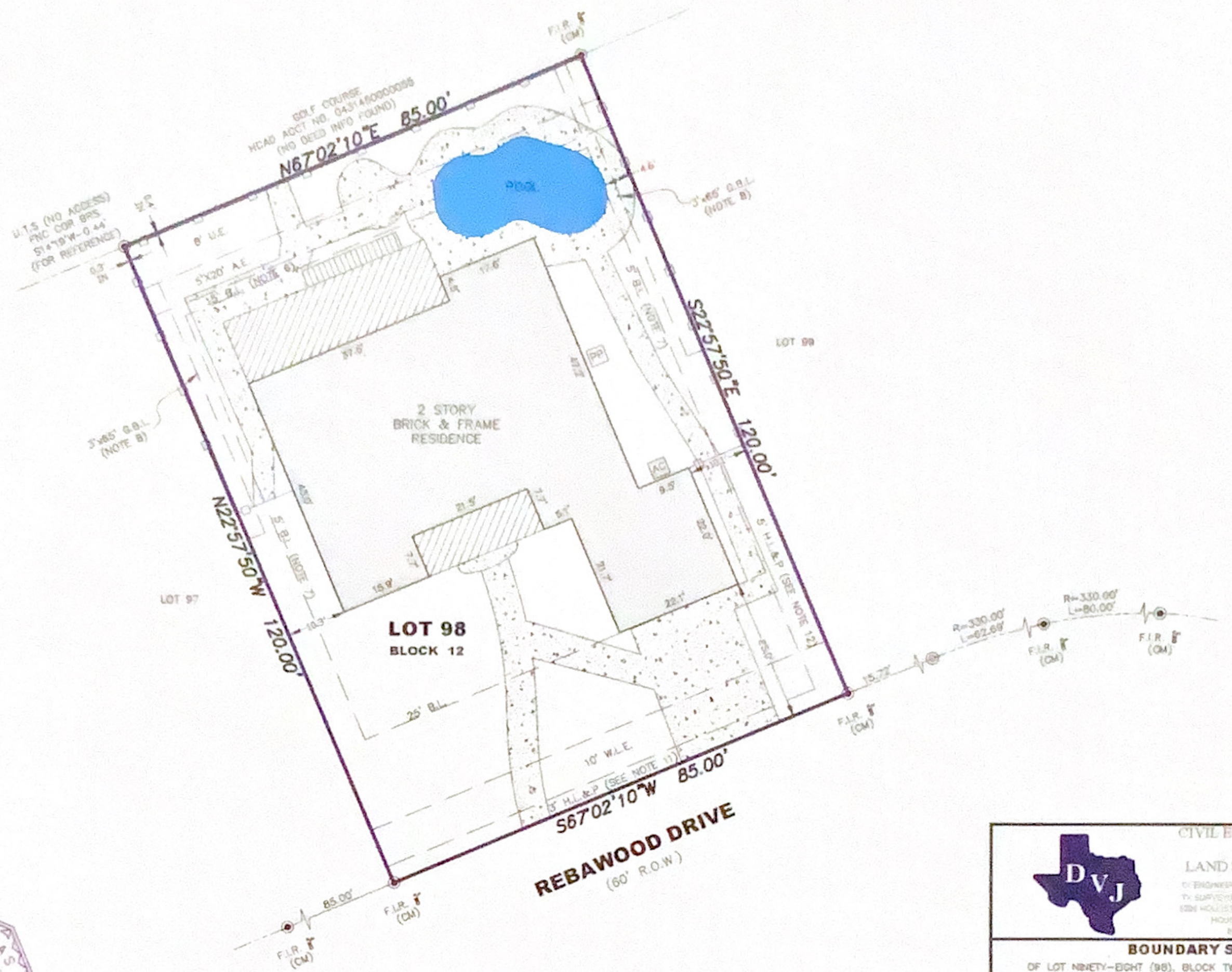
LEGEND:

A.E. =AERIAL EASEMENT
W.L.E. =WATER LINE EASEMENT
B.L. =BUILDING LINE
BRS=BEARS
C.F. NO.=COUNTY CLERK'S FILE NUMBER
C.I.R.=CAPPED IRON ROD
C.M.=CONTROL MONUMENT
D.R.=COUNTY DEED RECORDS
FNC=FENCE
G.B.L.=GARAGE BUILDING LINE
PP=POOL PUMP
F.C.I.R.=FOUND CAPPED IRON ROD
F.I.R.=FOUND IRON ROD
H.C.M.R.=HARRIS COUNTY MAP RECORDS
U.E.=UTILITY EASEMENT
U.T.S.=UNABLE TO SET
R.O.W.=RIGHT-OF-WAY
WROUGHT IRON FENCE
SUBJECT TRACT
CONCRETE PAVEMENT
COVERED AREA
POOL
STAIRS

NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO RECORDED SUBDIVISION PLAT OF SUBJECT TRACT AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 07-21302RC, EFFECTIVE DATE OF POLICY JULY 18, 2021. WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
3. ALL ABSTRACTING PERFORMED BY TITLE COMPANY.
4. LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT AFOREMENTIONED IN NOTE 2.
5. SURVEY BASED ON THE BEST OF FIELD EVIDENCE FOUND.
6. BUILDING SET BACK LINE FOR MAIN RESIDENCE, 15 FEET IN WIDTH ALONG THE REAR PROPERTY LINE, AS REFLECTED IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. G-042159 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
7. BUILDING SET BACK LINE 5 FEET IN WIDTH ALONG THE SIDE PROPERTY LINE, AS REFLECTED IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. G-042159 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
8. BUILDING SET BACK LINE FOR GARAGE OR OTHER PERMITTED ACCESSORY BUILDING LOCATED 65 FEET FROM THE FRONT LOT LINE MAY BE LOCATED 3 FEET FROM THE SIDE PROPERTY LINE, AS REFLECTED IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. G-042159 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
9. AGREEMENT WITH HOUSTON LIGHTING & POWER COMPANY FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF AN UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM, AS SET FORTH IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. G-096181 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
10. AGREEMENT BY AND BETWEEN ELRO-ATASCOCITA, INC. AND CABLE TV FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A CABLE TELEVISION SYSTEM, AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. H-083790 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
11. AN EASEMENT 3 FEET WIDE ALONG THE SOUTHERLY PROPERTY LINE GRANTED TO HOUSTON LIGHTING AND POWER COMPANY BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. G-134866 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
12. AN EASEMENT 5 FEET WIDE ALONG THE EASTERLY PROPERTY LINE GRANTED TO HOUSTON LIGHTING & POWER COMPANY BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. G-134866 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

STATE OF TEXAS
REGISTERED
DANIEL VILLA, JR.
6751
PROFESSIONAL
LAND SURVEYOR

DANIEL VILLA, JR.
REGISTRATION NO. 6751

FLOOD PLAIN INFO:

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48201C0320L
MAP REVISION: 06/18/2007
ZONE: X
(BASED ONLY ON VISUAL EXAMINATION OF MAPS)

DVJ

CIVIL ENGINEERING
&
LAND SURVEYING

BOUNDARY SURVEY

OF LOT NINETY-EIGHT (98), BLOCK TWELVE (12) OF PINEHURST OF ATASCOCITA, SECTION SEVEN (7), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 288, PAGE 73 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
8407 REBAWOOD DR, HUMBLE, TX 77346.

JOB NO.:	K2107-063
DATE:	8/11/2021
FOR:	HOMELAND TITLE
GF#:	07-21302RC
PURCHASER:	JULIAN RUIZ HOMES, LLC