

LEGEND: (ITEMS THAT MAY APPEAR ON THIS SURVEY)

A.E.=AERIAL EASEMENT
B.L.=BUILDING LINE
BRS.=BEARS
C.I.R.=CAPPED IRON ROD
C.M.=CONTROL MONUMENT

D.E.=DRAINAGE EASEMENT
FNC=FENCE
F.C.I.R.=FOUND CAPPED IRON ROD
F.I.P.=FOUND IRON PIPE
F.I.R.=FOUND IRON ROD
GM=GAS METER

G.B.L.=GARAGE BUILDING LINE
IST=INSIDE SUBJECT TRACT
OST=OUTSIDE SUBJECT TRACT
P.R.=PLAT RECORDS
U.E.=UTILITY EASEMENT
U.T.S.=UNABLE TO SET

R.O.W.=RIGHT-OF-WAY
S.C.I.R.=SET CAPPED IRON ROD
S.S.E.=SANITARY SEWER EASEMENT
W.L.E.=WATER LINE EASEMENT

WOOD FENCE
CHAIN LINK FENCE
SUBJECT TRACT



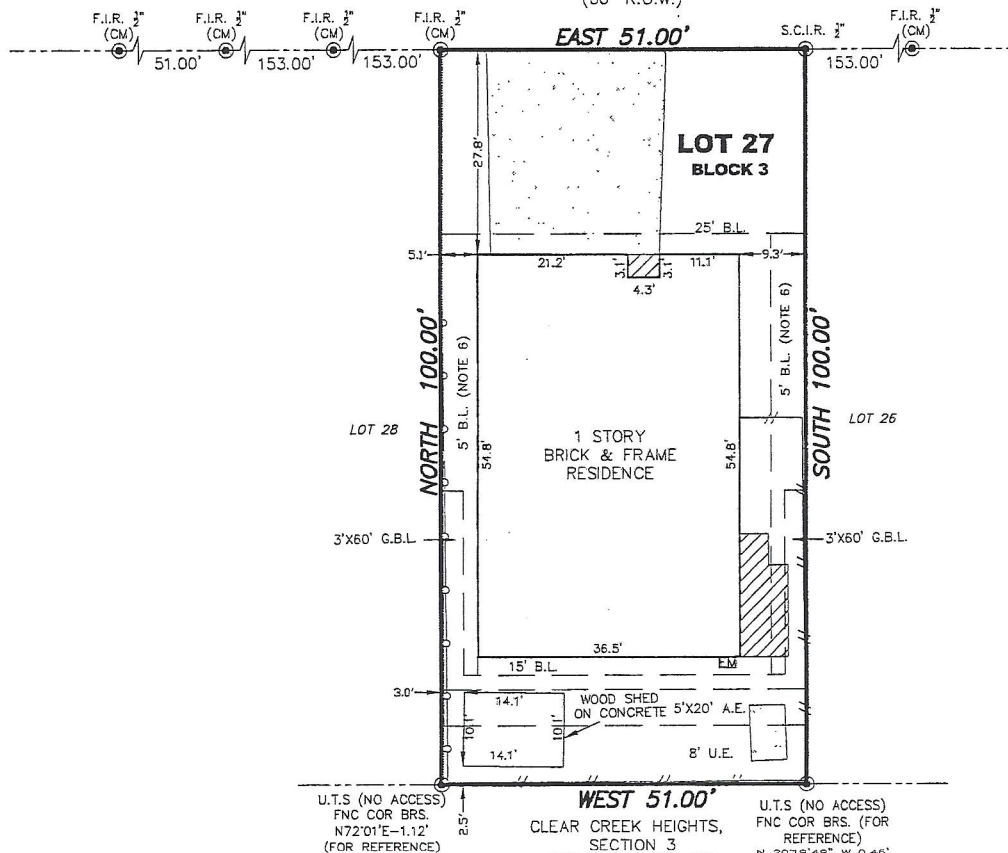
CONCRETE PAVEMENT



COVERED AREA

FLAMINGO DRIVE

(60' R.O.W.)



CLEAR CREEK HEIGHTS,
SECTION 3
VOL. 1616, PG. 196
G.C.M.R.

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. 07-21401RC, EFFECTIVE DATE OF POLICY NOVEMBER 7, 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 3 FEET IN WIDTH ALONG SIDE LOT LINES, EXCEPT THAT A GARAGE OR OTHER PERMITTED ACCESSORY BUILDING LOCATED 60 FEET OR MORE FROM THE MINIMUM BUILDING SETBACK LINE MAY BE LOCATED WITHIN 3 FEET OF AN INTERIOR LOT LINE; HOWEVER, THERE MUST BE A MINIMUM OF 10 FEET BETWEEN ANY STRUCTURES ON ADJACENT LOTS AS REFLECTED IN INSTRUMENT RECORDED IN VOLUME 2188, PAGE 609, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.
7. BUILDING SET BACK LINE 15 FEET IN WIDTH ALONG THE REAR LOT LINE, WITH THE EXCEPTION OF A GARAGE OR CARPORT WHICH MAY BE LOCATED WITHIN 8 FEET OF THE REAR LOT LINE, AS REFLECTED IN INSTRUMENT RECORDED IN VOLUME 2188, PAGE 609, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

MJC



SCALE: 1"=20'
0 10 20

FLOOD PLAIN INFO:

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48167C0230G
MAP REVISION: 08/15/2019
ZONE: X
(BASED ONLY ON VISUAL EXAMINATION OF MAPS)

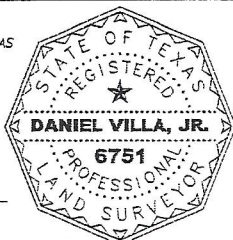


DVJ
CIVIL ENGINEERING &
LAND SURVEYING

TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517

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.

[Signature]
DANIEL VILLA, JR.
REGISTRATION NO. 6751



BOUNDARY SURVEY

OF LOT 27, BLOCK 3, OF CLEAR CREEK HEIGHTS, SECTION 2
MAP/PLAT RECORDED IN VOL. 1616, PG. 195, AND TRANSFERRED TO VOL. 1, PG. 85 OF G.C.M.R.
1815 FLAMINGO DRIVE, LEAGUE CITY, GALVESTON COUNTY, TEXAS 77573

JOB NO.: K2111-062
DATE: 12/7/2021
FOR: HOMELAND TITLE
GF#: 07-214014RC
PURCHASER: RS XII DALLAS OWNER 2, L.P.

DRAFTED BY: CM