

BOUNDARY SURVEY

2342217
2342217

THE FOLLOWING ITEMS AS SHOWN ON THE DRAWING, UNLESS NOTED OTHERWISE, ARE TAKEN FROM THE RECORDED PLAT:

20' B.L. (BUILDING LINE)
8' U.E. (UTILITY EASEMENT)

(10g.) EASEMENT: ELECTRIC DISTRIBUTION FACILITIES RECORDED: IN COUNTY CLERK'S FILE NO. R554039, OF THE OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS. (OFFSITE OF SUBJECT PROPERTY)

(10i.) H.L.&P. UNDERGROUND ELEC. SVC. INSTALLATION/DISTRIBUTION AGREEMENT C.C.'S FILE NO. R443867, O.P.R.H.C.T.

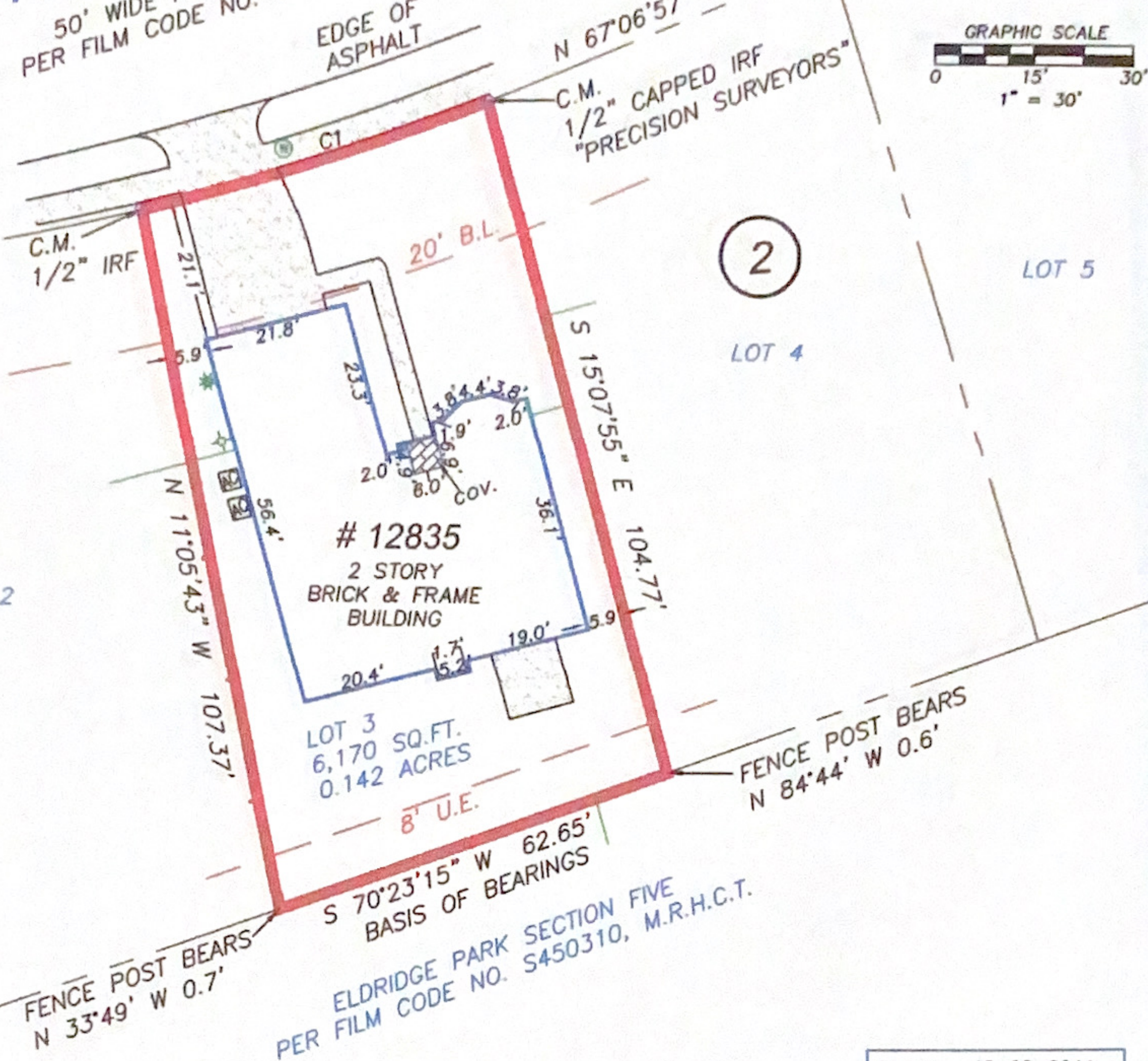
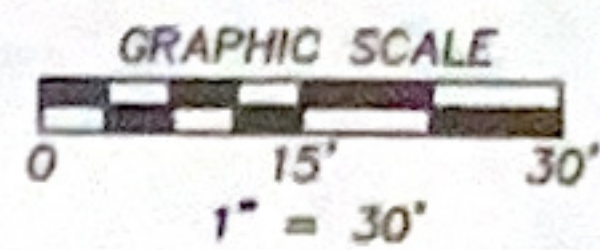
ANY COVENANTS, CONDITIONS OR RESTRICTIONS, IF ANY, APPEARING IN FILM CODE NO. 369002, MAP AND/OR PLAT RECORDS; COUNTY CLERK'S FILE NOS. P195914, P237332, R495043, R495044, U153192, 20080417665, 20120172226, 20120491570, 20120491574, 2016-191931, 2016-215049 AND 2016-273495, O.P.R.H.C.T.

MINERAL INTERESTS NOT ADDRESSED BY SURVEY.

CURVE TABLE		
CURVE #	RADIUS	LENGTH
C1	425.00'	55.00'

PHEASANT LAKE COURT

50' WIDE PUBLIC RIGHT-OF-WAY PER FILM CODE NO. 369002, M.R.H.C.T.



ADDRESS
12835 PHEASANT LAKE COURT
HOUSTON, TEXAS 77041

LEGAL DESCRIPTION: (AS FURNISHED)
LOT 3, IN BLOCK 2, OF ELDRIDGE PARK SECTION 3, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 369002 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

BASIS OF BEARINGS: THE SOUTH LINE OF BLOCK 2, BEARING S 70°23'15" W PER RECORDED PLAT, REFERENCED ABOVE.

CONTROLLING MONUMENTS: AS SHOWN ABOVE.

LIST OF POSSIBLE ENCROACHMENTS: NONE APPARENT, AS SHOWN ABOVE.

RLS #	18-08-0244
CLIENT #	2342217-H0166
FIELD DATE	08/15/18
DRAFTER	DMP/CZM
APPROVED:	JLR
SCALE:	1" = 30'

RESIDENTIAL LAND SERVICES

3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 888-457-7878
www.rlsnow.com



First American
Title Company



SURVEYOR FILE NUMBER: 18-08-0244

THE SURVEYING COMPANY: RESIDENTIAL LAND SERVICES CERTIFIES THE ACCURACY AND SUFFICIENCY OF THE SURVEY PROVIDED HEREON.

CERTIFIED TO: (AS FURNISHED)

FIRST AMERICAN TITLE INSURANCE COMPANY PLAZA HOME MORTGAGE, INC ISAOA MOHAMMAD ALI ABBASI MEHR, SANAZ AHMADI

NOTES

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.

2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

3. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

- * = ELECTRIC METER
- X = GAS METER
- ⊙ = WATER MANHOLE
- ⊠ = AIR CONDITIONER
- ▭ = CONCRETE
- ▨ = BRICK
- IRF = IRON ROD FOUND
- C.M. = CONTROLLING MONUMENT

- ADJOINING PROPERTY
- BUILDING SETBACK LINE
- COVERED AREA
- PROPERTY LINE
- WOOD FENCE

FLOOD ZONE (FOR INFORMATIONAL PURPOSES ONLY)
ACCORDING TO THE STANDARD FLOOD HAZARD DETERMINATION FORM PREPARED BY CORELOGIC NATIONAL FLOOD DIVISION ON 08-09-18, THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE 'X', PER F.I.R.M. PANEL NUMBER 48201C 0630L, LAST REVISION DATE 06-18-07. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

RESIDENTIAL LAND SERVICES

FOR ALL INQUIRIES CONTACT:
RLS
rls.info@rlsnow.com - 888-457-7878
Firm No.: 10132900

FORM 6.7TX

SURVEYOR'S CERTIFICATE

I, JOSEPH L. ROEDERER, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5727, DO HEREBY CERTIFY THAT THE SURVEY PLAT HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



SURVEYOR: JOSEPH L. ROEDERER
DATE: 08-15-18
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

Reviewed & Accepted by: *[Signature]*

Date: 8-24-18 *[Signature]*

Date: 8/24/18