

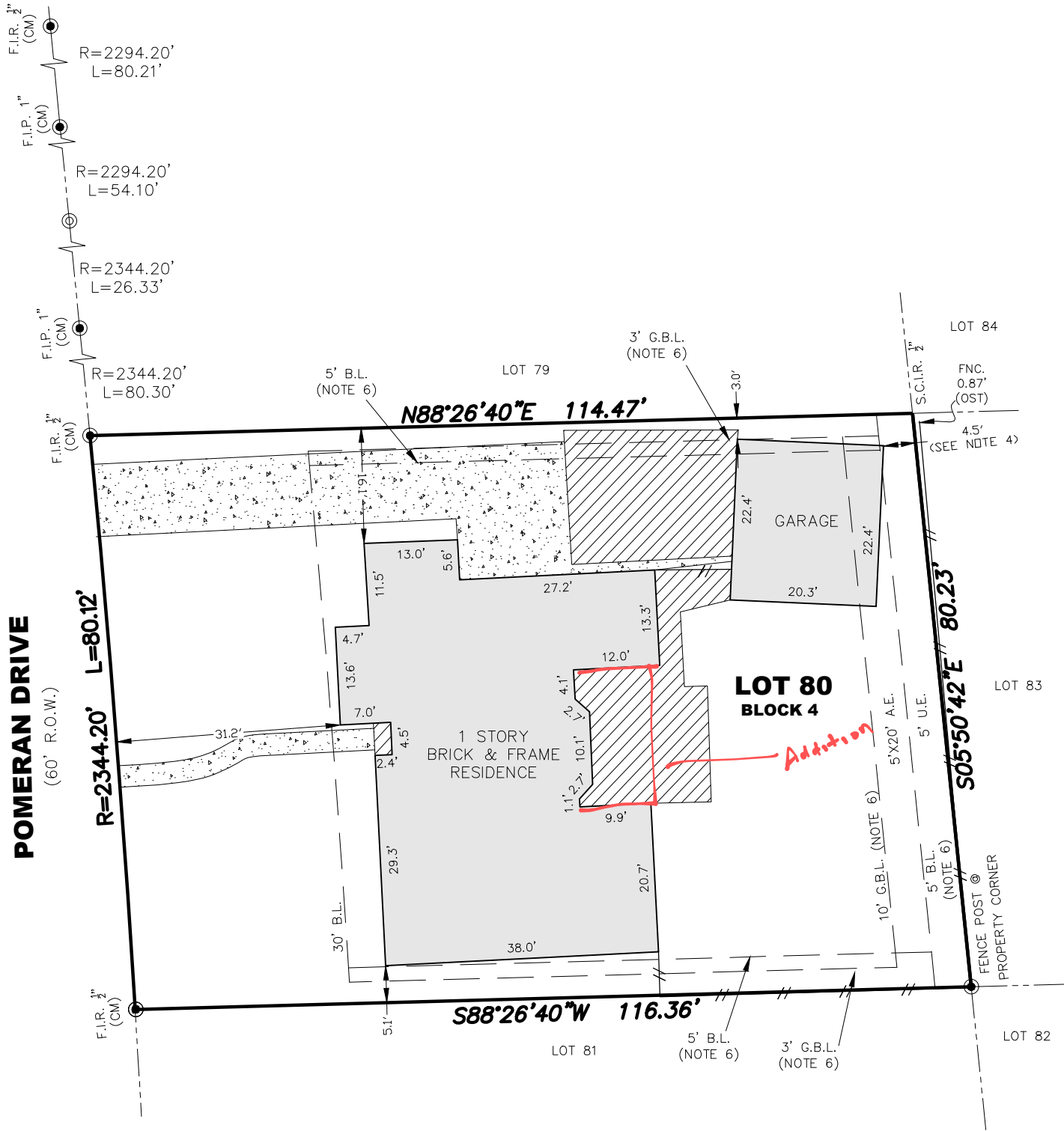
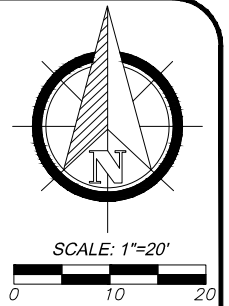
LEGEND:

B.L.=BUILDING LINE
 BRS=BEARS
 C.I.R.=CAPPED IRON ROD
 C.M.=CONTROL MONUMENT
 ESMT=EASEMENT
 FNC=FENCE

F.I.P.=FOUND IRON PIPE
 F.I.R.=FOUND IRON ROD
 GM=GAS METER
 G.B.L.=GARAGE BUILDING LINE
 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
 // WOOD FENCE
 — SUBJECT TRACT

CONCRETE PAVEMENT
 COVERED AREA

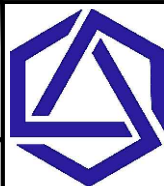


NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO RECORDED SUBDIVISION PLAT OF SUBJECT TRACT AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, G.F. NO. 11-212745CA, EFFECTIVE DATE OF POLICY OCTOBER 11, 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.
- ALL ABSTRACTING PERFORMED BY TITLE COMPANY.
- LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT AFOREMENTIONED IN NOTE 2.
- SURVEY BASED ON THE BEST OF FIELD EVIDENCE FOUND.
- NO MAIN RESIDENCE BUILDING SHALL BE LOCATED NEAR TO THE FRONT LOT LINE OR NEARER TO ANY SIDE STREET PROPERTY LINE THAN THE BUILDING SETBACK LINES SHOWN ON THE RECORDED PLATS OF SPRING SHADOWS SUBDIVISION. IN ANY EVENT, NO BUILDING SHALL BE LOCATED ON ANY RESIDENTIAL BUILDING SITE NEARER THAN 10 FEET TO ANY SIDE STREET PROPERTY LINE, OR NEARER THAN 5 FEET FROM THE REAR LOT LINE, OR NEARER THAN 5 FEET FROM ANY SIDE PROPERTY LINE; PROVIDED, HOWEVER THAT (i) AS TO SUCH LOTS FACING ON A CUL-DE-SAC, THE MAIN RESIDENCE BUILDING MAY BE LOCATED AS NEAR AS 20 FEET TO THE FRONT PROPERTY LINE AND (ii) ANY GARAGE LOCATED WITHIN 10 FEET OF THE REAR PROPERTY LINE OF ANY RESIDENTIAL LOT MAY BE CONSTRUCTED WITHIN 3 FEET OF THE SIDE PROPERTY LINE OF THE RESIDENCE LOT, IF PERMITTED BY THE BUILDING CODE OF THE CITY OF HOUSTON, TEXAS, AS SET FORTH IN INSTRUMENT(S) FILED FOR RECORD UNDER COUNTY CLERK'S FILE NO. C057193, ANNEXED BY C231279, AND H762143, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS.

FLOOD PLAIN INFO:

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48201C0635M
 MAP REVISION: 06/09/2014
 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.



DANIEL VILLA, JR.
 REGISTRATION NO. 6751

BOUNDARY SURVEY

OF LOT 80, BLOCK 4, OF SPRING SHADOWS, SECTION 2
 MAP/PLAT RECORDED IN VOL. 128, PG. 13 OF H.C.M.R.
 2606 POMERAN DR, HOUSTON, TEXAS 77080

JOB NO.: D2111-013
 DATE: 11/7/2021
 FOR: HOMELAND TITLE
 GF#: 11-212745CA
 PURCHASER: HARPER HARRISON HOMES LLC

DRAFTED BY: CM