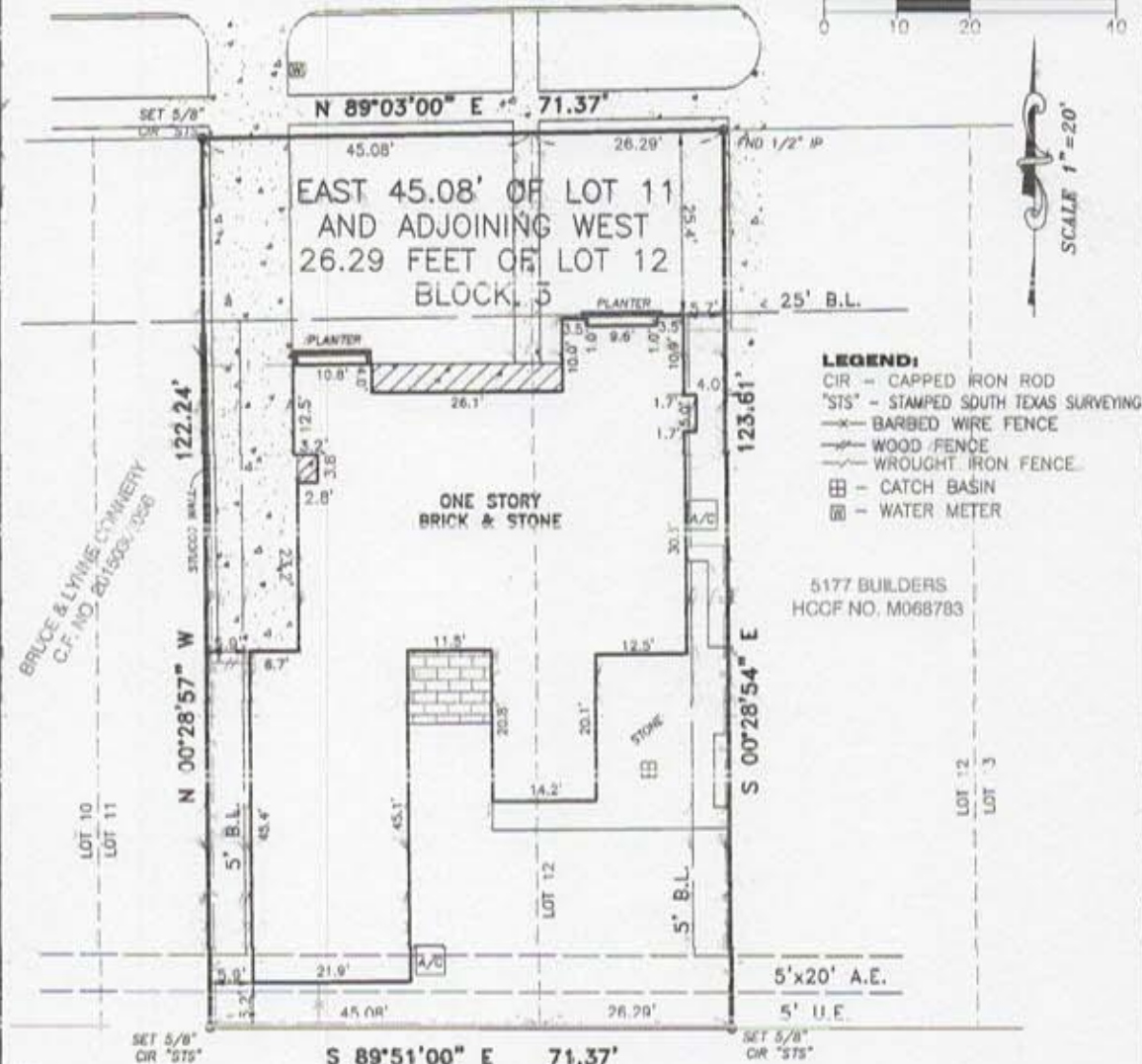


# PIPING ROCK LANE (60' R.O.W.)

SCALE: 1"=20'-0"



SCALE 1"=20'

- LEGEND:**
- CIR - CAPPED IRON ROD
  - \*STS\* - STAMPED SOUTH TEXAS SURVEYING
  - x—x— BARBED WIRE FENCE
  - |—|— WOOD FENCE
  - v—v— WROUGHT IRON FENCE
  - ▣ - CATCH BASIN
  - ⊠ - WATER METER

5177 BUILDERS  
HCCF NO. M068793

**NOTES:**

1. BEARING BASIS IS THE SOUTHERLY R.O.W. LINE OF PIPING ROCK LANE BEING N 89°03'00" E
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN AS IDENTIFIED BY NO. FAH17002960 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2016. ALL RIGHTS RESERVED.

THE EAST 45.08 FEET OF LOT 11 AND THE ADJOINING WEST 26.29 FEET OF LOT 12 IN BLOCK 3 OF ROYDEN OAKS ACCORDING TO THE MAP/PLAT RECORDED IN VOLUME 23, PAGE 24 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

PROPERTY LIES WITHIN FLOOD ZONE           , ACCORDING TO F.I.R.M. MAP NO. 48201C 0855L, DATE 06-18-2007, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED, SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:



GP FAH17002960 of FIDELITY NATIONAL TITLE INSURANCE COMPANY  
Fred W. Lawton, Registered Professional Land Surveyor No. 2321

ADDRESS: 3805 PIPING ROCK LANE  
CITY: HOUSTON, TEXAS ZIP: 77087  
PURCHASER: KOLBY BEICH AND LISA BEICH  
JOB NO: 796-17 DATE: 5-17-17 SCALE: 1"=20'-00" REVISION: Key Map 492S

**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
11281 Richmond Ave. Suite J-101 Houston, Texas 77082  
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