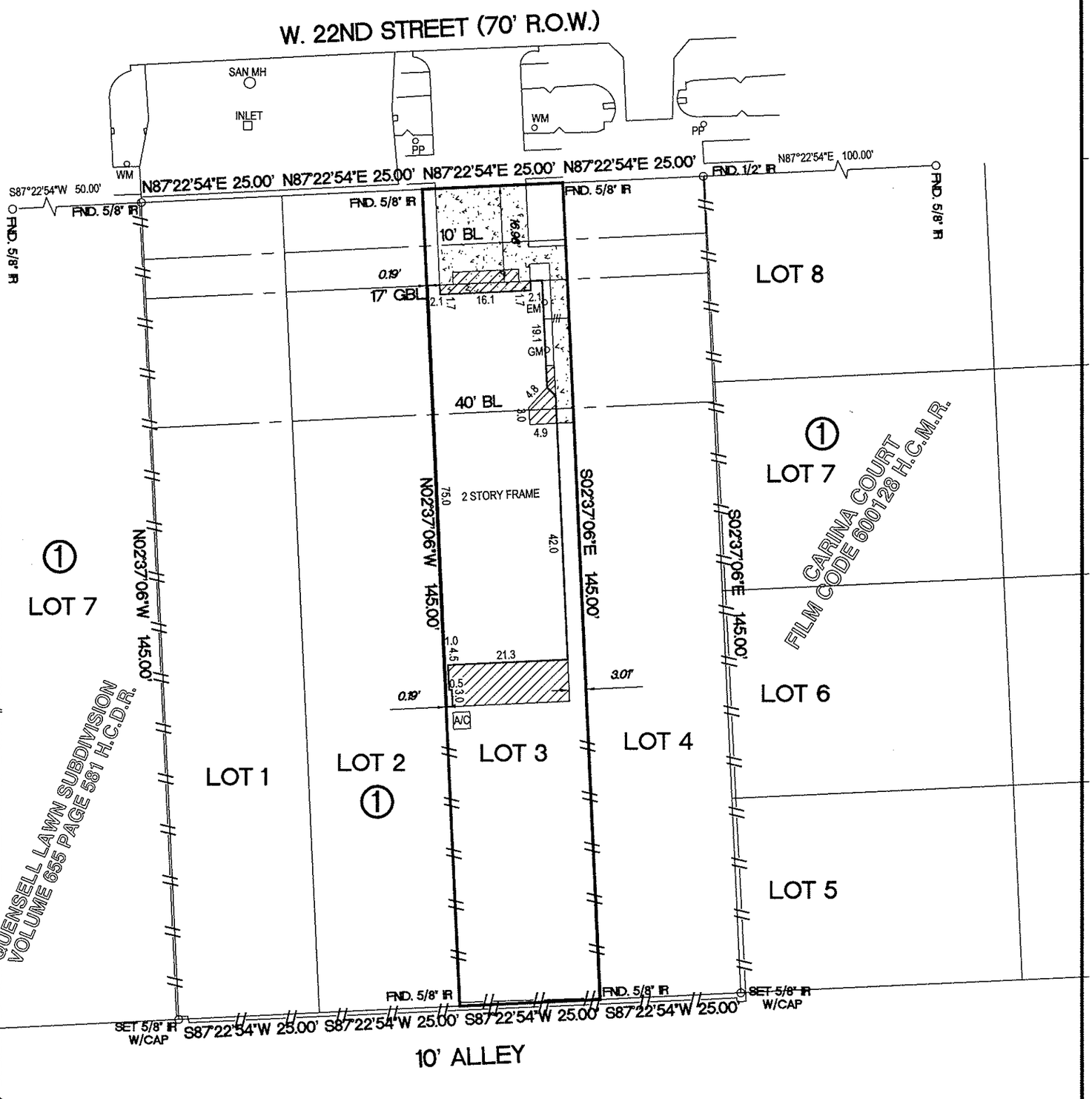
• THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY PLEASE REFER TO FEMA FLOOD INSURANCE STUDY OF CORRESPONDING COUNTY AND INCORPORATED AREAS FOR EXACT DETERMINATION. CURRENTLY EFFECTIVE FEMA MAP NO LOMR RESEARCH HAS BEEN DONE
FEMA WEBSITE https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1

• Subject Property IS NOT Located in a Federal Insurance Administration Designated FLood Hazard Area, and Lies in ZONE "X"
As per Community , and Map 480296 48201C Panel 0670M Dated 06/09/2014



NOTES
1.) SUBJECT TO RESTRICTIVE COVENANTS SET OUT IN VOL 1903 PG 339, VOL 1553 PG 475 H.C.D.R. AND IN FILM CODE 671039 H.C.M.R.
2.) PROPERTY SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 85-1878 AS RECORDED IN H.C.C.F.#N-253886, AMENDED IN 1999-262.
3.) SUBJECT TO A 40' BUILDING LINE IN VOL 1903 PG 339 H.C.D.R.
4.) SUBJECT TO BUILDING LINES IN FILM CODE 671039 H.C.M.R.
5.) SUBJECT TO CONSTRUCTION MAINTENANCE IN H.C.C.F.# 20150066165 AND 20150066167.

BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03
SURFACE COORDINATES SHOWN HEREON CAN BE CONVERTED TO TEXAS STATE PLANE GRID COORDINATES BY APPLYING THE FOLLOWING
COMBINED SCALE FACTOR OF 0.9998984379
SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
SURVEY IS BASED ON TITLE COMMITMENT AS LISTED BELOW (IF NONE SHOWN), WE RECOMMEND GETTING A TITLE REPORT IN ORDER TO SHOW ALL APPLICABLE EASEMENTS AND OR BUILDING LINES. SPECIALLY IN CONSTRUCTION SITUATIONS.

LOT	BLOCK	SUBDIVISION	SECTION
3	1	GARDENS AT QUENSELL LAWN	

COUNTY	STATE	RECORDED	SURVEY: -	SCALE: 1"=20'
HARRIS	TEXAS	FILM CODE 671039 H.C.M.R.	ADDRESS	
PURCHASER	SCOTT M LUCAS AND ASHLEY T. LUCAS		1012 W. 22ND STREET, HOUSTON TEXAS 77008	

MOMENTUM ENGINEERING+SURVEYING
12651 BRIAR FOREST, SUITE 350
HOUSTON, TEXAS 77077
(TEL) 281-741-1998 (FAX) 281-741-2068
E-MAIL GPRIDA•MSN.COM

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 THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

OCT 14 2015

GILBERT PRIDA
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5662

STATE OF TEXAS REGISTERED GILBERT PRIDA 5662 PROFESSIONAL LAND SURVEYOR

	DATED	BY
FIELD WORK	10/14/2015	JL
DRAFTING	10/14/2015	GP
KEY MAP	452U	

MORT. CO.	JPMORGAN CHASE BANK
TITLE CO.	TEXAS AMERICAN TITLE
G.F. NO.	7120-15-1166
JOB NO.	14-01002L3