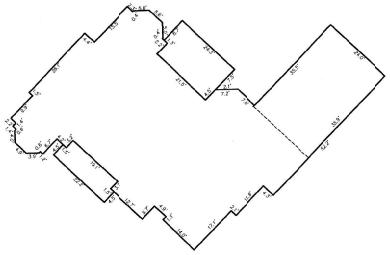
HARRIS COUNTY, TEXAS

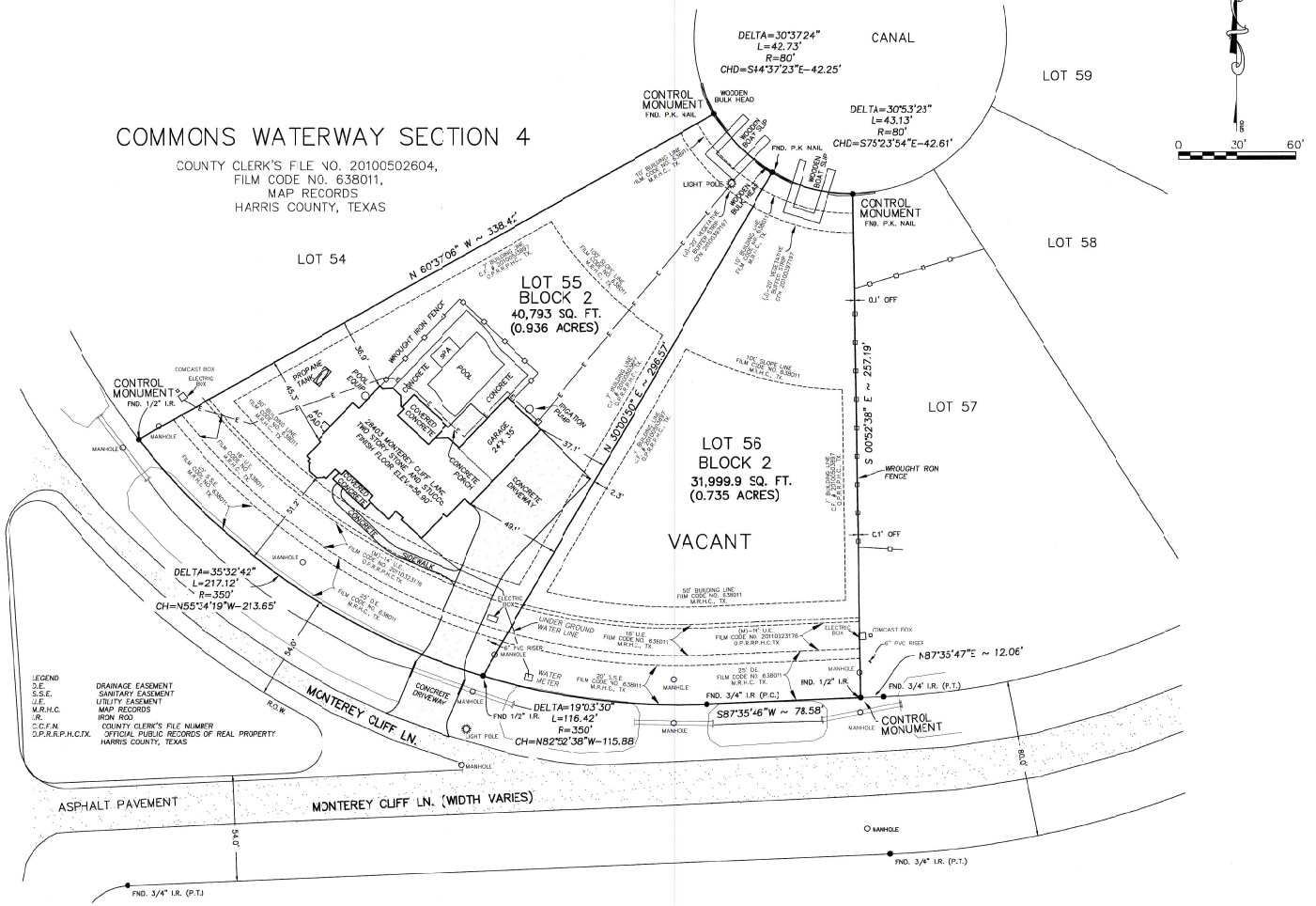
JAMES H. ISBELL SURVEY, A-474

COMMONS WATERWAY SECTION 4

COUNTY CLERK'S FILE NO. 20100502604,
FILM CODE NO. 638011,
MAP RECORDS
HARRIS COUNTY, TEXAS



DETAIL 1"= 20'



THIS TRACT (LOTS 55 & 56, BLOCK 2) IS SUBJECT TO COVENANTS, CONDITIONS OR RESTRICTIONS RECORDED IN FILM CODE 638011 OF THE MAP AND/OR PLAT RECORDS; COUNTY CLERK'S FILE NOS. P412800, 20100503691, 20110142795, 20110547763, 20120120389 AND 20140146621 OF THE OFFICIAL RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. ANY COVENANTS, CONDITIONS OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN ARE HEREBY DELETED TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 360- (C).

THE FOLLOWING IS THE SURVEYORS DISPOSITION OF THE EASEMENTS LISTED IN THE TITLE COMMITMENT SCHEDULE "B" PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY OF FILE NO. 2420319-H080, DATED JULY 1, 2019.

ITEMS 10
A-G AS SHOWN ON SURVEY.
(H) EASEMENT: RECORDED IN C.C.F.N. 20100186516, O.P.R.R.P.H.C.TX. DOES NOT APPLY.
(I) EASEMENT: ELECTRICAL DISTRIBUTION FACILITIES RECORDED N C.C.F.N. R060046, O.P.R.R.P.H.C.TX. DOES NOT APPLY.
(J) EASEMENT: STORM WATER QUALITY VEGETATIVE EASEMENT RECORDED IN C.C.F.N. 20100397197, O.P.R.R.P.H.C.TX DOES APPLY: 20' VEGETATIVE BUFFER STRIP AS SHOWN.
(K) EASEMENT: ELECTRICAL DISTRIBUTION FACILITIES RECORDED IN C.C.F.N. T757491, O.P.R.H.C.TX. DOES NOT APPLY.
(L) EASEMENT: ELECTRICAL DISTRIBUTION FACILITIES AND OR NATURAL GAS FACILITES RECORDED IN C.C.F.N. T757436, O.P.R.R.P.H.C.TX. DOES NOT APPLY.
(M) EASEMENT: CERTAIN UTILITIES RECORDED IN C.C.F.N. 20110323176, O.P.R.R.P.H.C.TX. DOES APPLY AS SHOWN.
(N) THROUGH (Y) WERE NOT ADDRESSED.
(Z) THIS TRACT IS SUBJECT TO THE STORM WATER QUALITY REQUIREMENTS AS RECORDED IN C.C.F.N. 20100447269, O.P.R.R.P.H.C.TX.
(AA) THIS TRACT IS SUBJECT TO THE CENTERPOINT ENERGY SUBDIVISION SECURITY AGREEMENT FOR INITIAL OR ADDITIONAL URD LOOP RECORDED IN C.C.F.N. 20110386684 O.P.R.R.P.H.C.TX.
(BB) THIS TRACT IS SUBJECT TO THE AGREMENT FOR UNDERGROUND ELECTRIC SERVICE RECORDED IN C.C.F.N. 20110193022, O.P.R.R.P.H.C.TX.

LEGEND

D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY EASEMENT
U.E.	UTILITY EASEMENT
M.R.H.C.	MAP RECORDS
I.R.	IRON ROD
C.C.F.N.	COUNTY CLERK'S FILE NUMBER
O.P.R.R.P.H.C.TX.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY, TEXAS

FLOOD NOTE:
BY SCALING THE FLOOD INSURANCE RATE MAP OF HARRIS COUNTY, TEXAS, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE LOT 55, BLOCK 2 LIES WITHIN SHADED ZONE "X", (AREAS DETERMINED TO BE WITHIN THE 0.2 PERCENT ANNUAL CHANCE FLOOD) LOT 56, BLOCK 2 LIES WITHIN SHADED ZONE "X", (AREAS DETERMINED TO BE WITHIN THE 0.2 PERCENT ANNUAL CHANCE FLOOD) AND ZONE AE BASE FLOOD ELEVATION 52.8', BASED ON MAP NO. 48201C0310L PANEL NO. 310 OF 1150, DATED: JUNE 18, 2007

GENERAL SURVEY NOTES:

1. ALL COORDINATES SHOWN HEREON ARE GRID, AND REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AND BASED OFF THE ALLTERA CENTRAL RTKNET VRS NETWORK WHICH IS ADJUSTED TO NAD83 (2011).
2. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88, AND BASED OFF THE ALLTERA CENTRAL RTKNET VRS NETWORK FROM WHICH GEOID12B WAS USED TO COMPUTE ELEVATIONS.
3. BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
4. THE RECORD DESCRIPTION OF THE PROPERTY, RECORD EASEMENTS BENEFITING THE PROPERTY, RECORD EASEMENTS OF SERVITUDES, COVENANTS BURDENING THE PROPERTY AND OTHER DOCUMENTS OF RECORD THAT AFFECT THE PROPERTY BEING SURVEYED WERE PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY. THIS SURVEY WAS PREPARED USING THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTY COMPANY, OF NO. 2420319-H080, DATED JULY 01, 2019. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDANT INVESTIGATION OR SEARCH FOR THIS INFORMATION.
5. THERE MAY EXIST UNKNOWN UTILITIES WITHIN THE PROJECT AREA. A "TEXAS ONE-CALL NOTIFICATION MUST BE MADE PRIOR TO CONSTRUCTION TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES.

I, Marvin L. Mardoci, a Registered Professional Land Surveyor in the State of Texas do hereby certify to Craig James Glen and Danielle Michell Glen, Iberia Bank and First American Title Guaranty Company that this survey was prepared from an actual on the ground survey of the real property shown hereon conducted by me or under my supervision on July 09, 2019, and that this survey correctly represents the facts found at the time of the survey.

07/31/2019

MARVIN L. MARDOCI
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 5008

STATE OF TEXAS REGISTERED MARVIN L. MARDOCI 5008 PROFESSIONAL LAND SURVEYOR

PURCHASERS: CRAIG JAMES GLENN AND DANIELLE MICHELL GLENN
ADDRESS: 28403 MONTEREY CLIFF LANE
DESCRIPTION: LOT 55 AND 56, BLOCK 2 OF THE COMMONS WATERWAY SECTION 4 SUBDIVISION RECORDED IN COUNTY CLERK'S FILE NO. 20100502604, FILM CODE NO. 638011 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REV.	DATE	DESCRIPTION	DRAWN	CHKD.
0	08/12/19	ORIGINAL	MLM	

S. Oliver & Associates, L.P.
Surveying • Engineering • Mapping
TBPLS FIRM No. 10081800 TBPE FIRM No. F-18239
24406 FM 2100 WWW.SOLIVERSURVEYING.COM TEL. (281)324-1701
HUFFMAN, TEXAS 77336 FAX (281)324-1707

SCALE: 1"=30' DATE: 07-09-2019

DWG. NO: 19-(86-100