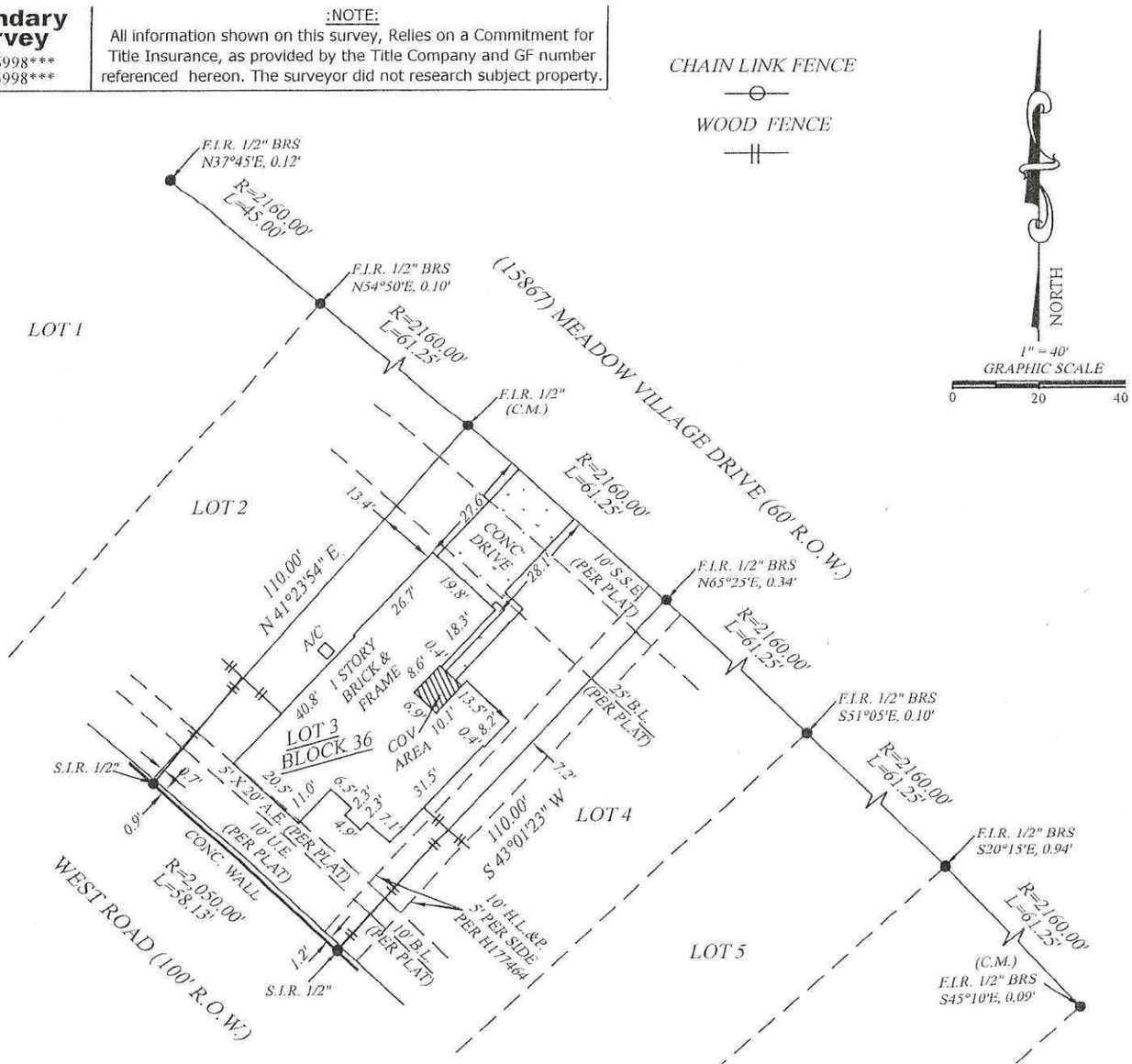
Boundary Survey

2446998
2446998

:NOTE:
All information shown on this survey, Relies on a Commitment for Title Insurance, as provided by the Title Company and GF number referenced hereon. The surveyor did not research subject property.



NOTES:
1: ANY RESTRICTIVE COVENANTS RECORDED IN VOLUME 304, PAGE 84, MAP AND/OR PLAT RECORDS; COUNTY CLERK'S FILE NO(S). G140051 REFILED UNDER G181204, G302044, H249068, L697192, U074256, U936395, W814144, W821447, W825389, V448458, X480892, X624902, X624903, X624904, X742697, Y814831, Z488560, Z488562, Z488564, 20120133914, 20120316371, 20120499330 AND 20120499331, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.
2: A 25 FOOT BUILDING SETBACK LINE ALONG THE FRONT PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION. (AS SHOWN HEREON)
3: A 10 FOOT BUILDING SETBACK LINE ALONG THE REAR PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION. (AS SHOWN HEREON)
4: THE UTILITY, AERIAL AND SANITARY SEWER EASEMENT(S) AS SET OUT ON PLAT/MAP RECORDED IN VOLUME 304, PAGE 84 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS. (AS SHOWN HEREON)
5: DRAINAGE EASEMENT 15 FEET ON EACH SIDE OF THE CENTER LINE OF ALL GULLIES, RAVINES AND OTHER NATURAL DRAINAGE COURSES ON THE HEREIN DESCRIBED PROPERTY. (DOES NOT AFFECT)
6: THE ELECTRIC DISTRIBUTION FACILITIES EASEMENT, RECORDED IN COUNTY CLERK'S FILE NO. H177464, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS. (AS SHOWN HEREON)
7: AGREEMENT FOR UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, WITH DEVELOPER AND HOUSTON LIGHTING & POWER COMPANY, RECORDED IN COUNTY CLERK'S FILE NO. H272837, OF THE OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.

RLS #: 19-10-0399
CLIENT #: 1892882-H040
FIELD DATE: 10/18/2019
DRAFTER: L. SHAW
APPROVED: P. McMahon
SCALE: 1" = 30'

ADDRESS

(15867) MEADOW VILLAGE DRIVE
HOUSTON, TX 77095

LEGAL DESCRIPTION: (AS FURNISHED)

LOT 3, BLOCK 36, COPPERFIELD NORTHMEAD VILLAGE, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 304, PAGE 84, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

BASIS OF BEARINGS: RECORDED PLAT

LIST OF POSSIBLE ENCROACHMENTS: NONE

SURVEYOR INFORMATION:

ELITE SURVEYING COMPANY, INC.

Texas Values Texas Strong

P.O. Box 1697 "Se Habla Español" Phone: 281-997-1585
Pearland, TX. 77588-1697 Fax: 281-485-6321

First American Title Company

SURVEYOR FILE NUMBER: 10-26-19

The Certified Registered Professional Land Surveyor signing this survey alone certifies the accuracy and sufficiency of the survey provided hereon.

CERTIFIED TO: (AS FURNISHED)

First American Title Insurance Company
FRONIA SCHARCK

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.

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.

LEGEND

A/C: AIR CONDITIONER	O.H.P.L.: OVER HEAD POWER LINE
BLDG.: BUILDING	(P.): PLATTED
(C.): CALLED	P.C.: POINT OF CURVATURE
C.B.: CHORD BEARING	P.O.B.: POINT OF BEGINNING
CBW: CONCRETE BLOCK WALL	P.O.C.: POINT OF COMMENCEMENT
℄ : CENTERLINE	P.P.: POWER POLE
C.N.A.: CORNER NOT ACCESSIBLE	P.R.C.: POINT OF REVERSE CURVATURE
CONC.: CONCRETE	P.R.M.: PERMANENT REFERENCE MONUMENT
COV: COVERED	R/W: RIGHT OF WAY
W/M: WATER METER	F.I.P.: FOUND IRON PIPE
(D.): DESCRIPTION	S.I.R.: SET IRON ROD
G/M: GAS METER	F.I.R.: FOUND IRON ROD
(M.): MEASURED	
C.M.: CONTROL MONUMENT	

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL FLOODING, PER F.I.R.M. PANEL NUMBER 480287, 0420N, LAST REVISION DATE 6-9-14. 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.

SURVEYOR'S CERTIFICATE

I, Patrick Ryan McMahon, Texas Registered Professional Land Surveyor No. 5120, do hereby certify that the survey plat hereon is a true and accurate representation of the property hereon described, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground, and that there are no encroachments onto said property by any such improvements except as shown hereon.

STATE OF TEXAS REGISTERED PATRICK RYAN MCMAHON 5120 PROFESSIONAL LAND SURVEYOR

FOR THE FIRM

SURVEYOR'S NAME

DATED: 10/22/2019

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

RESIDENTIAL LAND SERVICES

FOR ALL CONTACT INQUIRIES:
RLS
infor@rlsnow.com
(888) 467-7878

Form 6.7TX

DATE	REVISION	DATE	REVISION	QC/1	QC/2
				C.L.	P.R.M.

Reviewed & Accepted by: Fronia Scharck Date 10/25/19 Date