

\* 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/selector/series/FemaWelcomeView?storeId=10001+catalogId=10001+HandId=1>

\* Subject Property 15 Located in a Federal Insurance Administration Designated Flood Hazard Area, and Lies in UNSHADED ZONE 'X' As per Community, and Map 480296 4820C Panel 0690N Dated 01/06/2017

LOT 6

LOT 7

PINECREST COURT 3RD ADDITION  
VOLUME 8 PG 57 H.C.M.R.

LOT 8

LOT 9

S87°36'10"W 300.00'

6' SANITARY SEWER EASEMENT N87°36'10"E 89.00'

1/3' SANITARY SEWER ESM

FND. 1/2" IR CONTROL MONUMENT

SET 5/8" IR W/CAP

SET 5/8" IR W/CAP

S02°23'50"E 37.34'

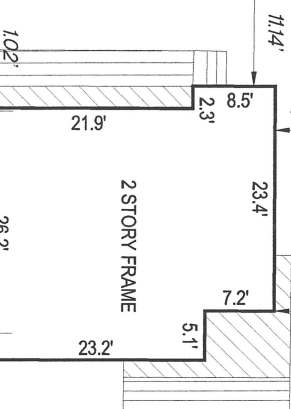
LOT 18

(22)

LOT 15

SET 5/8" IR

N02°23'50"W 42.90'



(1)

LOT 1

SET 5/8" IR

S87°36'10"W 37.00'

S02°23'50"E 37.34'

REMAINDER OF LOT 17

SCHWEIKHART STREET

PINECREST COURT 3RD ADDITION  
VOLUME 8 PG 57 H.C.M.R.

S87°36'10"W 300.00'

11'

FND. 1" PTP CONTROL MONUMENT

SET 5/8" IR W/CAP



DITCH

WM

PP

WM

HIGH BANK

PP

DITCH

EDGE OF PAVEMENT

S87°36'10"W 20.00'

SET 5/8" IR

WM

PP

WM

PP

SET 5/8" IR W/CAP

0.94'

N17°39'09"E 10.30'

SET 5/8" IR

SET 5/8" IR

10.29'

GBL

SET 5/8" IR

10.29'

S02°23'50"E 52.67'

LOT 3

EDMUND STREET (50' R.O.W.)

BASIS OF BEARINGS THE RECORDED PLAT OF PINECREST COURT THIRD ADDITION IN VOLUME 8 PG 57 H.C.M.R. 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.

NOTES

- 1.) PROPERTY SUBJECT TO 6' SANITARY SEWER EASEMENT IN VOL 1244 PG 355 H.C.D.R.
- 2.) PROPERTY SUBJECT TO 3' SANITARY SEWER EASEMENT IN VOL 816 PG 43 H.C.D.R.
- 3.) PROPERTY SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 85-1878 AS RECORDED IN H.C.C.F.#N-253886, AMENDED IN 1999-262.
- 4.) PROPERTY SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 89-1312 AS RECORDED IN H.C.C.F.# M-337573
- 5.) PROPERTY SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 91-1701 AS RECORDED IN H.C.C.F.# N-556388

LOT	BLOCK	SUBDIVISION	SECTION
(4,493 SQ FT) LOT 1	1	FAITHS GARDENS	
COUNTY	STATE	RECORDED	SCALE: 1"=20'
HARRIS	TEXAS	FILM CODE 696047 H.C.M.R.	
PURCHASER	GREEN VALLEY CONSTRUCTION LLC	ADDRESS	
SURVEYOR		4727 EDMUND STREET, HOUSTON TEXAS 77020	

**MOMENTUM**  
ENGINEERING + SURVEYING

12651 BRIAR FOREST, SUITE 350  
HOUSTON, TEXAS 77077

(TEL) 281-741-1998 (FAX) 281-741-2068

E-MAIL: GPRIDA@MSN.COM  
TX. REG. NO. 10109600

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.



FIELD WORK	06/04/2021	AS
DRAFTING	06/07/2021	GP
KEY MAP	494L	

DATED

BY

JUL 05 2022

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

MORT. CO. NOBLE MTG INVESTMENT	TITLE CO. CAPITAL TITLE
G.F. NO. 20-548250-PO	JOB NO. 2020-12007L1