

BOUNDARY SURVEY

2196414
2196414

THE FOLLOWING ITEMS AS SHOWN ON THE DRAWING, UNLESS NOTED OTHERWISE, ARE TAKEN FROM THE RECORDED PLAT:

25' B.L. (BUILDING LINE)
8' U.E. (UTILITY ESMNT)

ANY COVENANTS, CONDITIONS OR RESTRICTIONS, IF ANY, APPEARING IN VOL. 239, PG. 116, MAP AND/OR PLAT RECORDS; C.C.'S FILE NO(S). D699362, E307672, F374493, F374494, F374495, F541716, F541717 AND 20120098048, O.P.R.H.C.T., O.P.R.M.C.T.

(10 g.) 3' D.E. ADJACENT AND PARALLEL TO EACH OF THE SIDE LOT LINES. C.C.'S FILE NO. F913428, O.P.R.H.C.T.

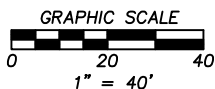
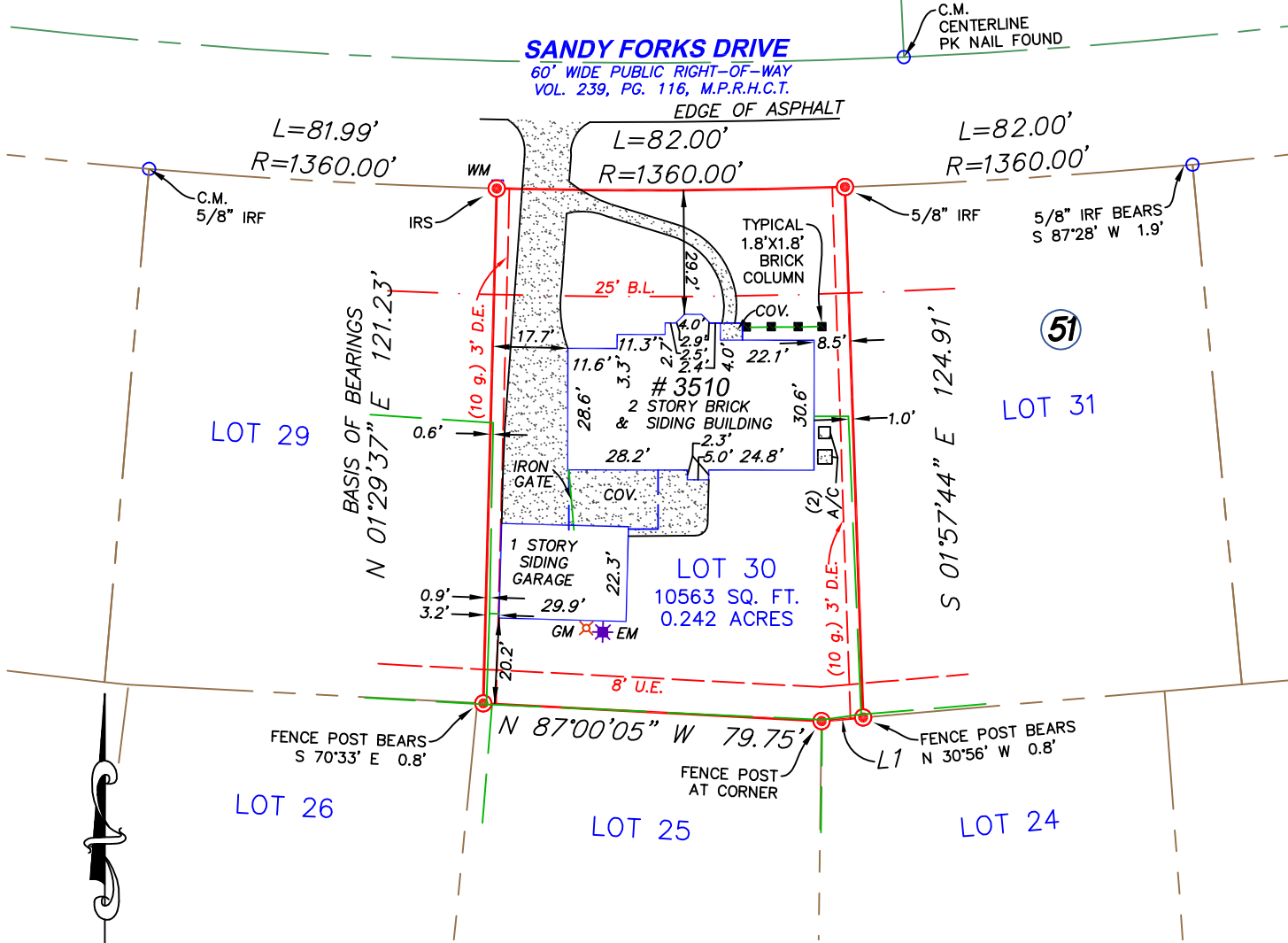
ELM GLEN DRIVE
60' WIDE PUBLIC RIGHT-OF-WAY
VOL. 239, PG. 116, M.P.R.H.C.T.

(10 j.) H.L.&P. UNDERGROUND ELEC. SVC. INSTALLATION/DISTRIBUTION AGREEMENT C.C.'S FILE NO. F254057, O.P.R.H.C.T.

(10 k.) CITY OF HOUSTON ORDINANCE RECORDED IN VOL. 4184, PG. 518 AND BY AMENDMENTS THERETO, CERTIFIED COPIES OF WHICH ARE RECORDED IN VOL. 4897, PG. 67 AND VOL. 5448, PG. 421, D.R.H.C.T. AND C.C.'S FILE NO(S) J040968 AND 20080598601, O.P.R.H.C.T.

MINERAL INTERESTS NOT ADDRESSED BY SURVEY.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 85°00'56" W	9.82'



SANDY FORKS DRIVE
60' WIDE PUBLIC RIGHT-OF-WAY
VOL. 239, PG. 116, M.P.R.H.C.T.

EDGE OF ASPHALT

C.M. CENTERLINE
PK NAIL FOUND

L=81.99'
R=1360.00'

L=82.00'
R=1360.00'

L=82.00'
R=1360.00'

BASIS OF BEARINGS
N 01°29'37" E 121.23'

S 01°57'44" E 124.91'

FENCE POST BEARS
S 70°33' E 0.8'

N 87°00'05" W 79.75'

FENCE POST BEARS
N 30°56' W 0.8'

LOT 26

LOT 25

LOT 24

LOT 29

LOT 31

ADDRESS
3510 SANDY FORKS DRIVE
KINGWOOD, TEXAS 77339

LEGAL DESCRIPTION: (AS FURNISHED)

LOT 30 IN BLOCK 51 OF BEAR BRANCH VILLAGE, SECTION 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 239, PAGE 116 OF MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

BASIS OF BEARINGS: THE WESTERLY LINE OF LOT 30, BEARING N 01°29'37" E PER RECORDED PLAT, REFERENCED ABOVE.

CONTROLLING MONUMENTS: AS SHOWN ABOVE.

LIST OF POSSIBLE ENCROACHMENTS: NONE APPARENT, AS SHOWN ABOVE.

RLS #:	17-04-0224
CLIENT #:	2196414-H080
FIELD DATE:	04/17/17
DRAFTER:	NHC
APPROVED:	JLR
SCALE:	1" = 40'

RESIDENTIAL LAND SERVICES

3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 888-457-7878
www.rlsnow.com

First American Title Insurance Company

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SURVEYOR FILE NUMBER: 17-04-0096

THE SURVEYING COMPANY: RESIDENTIAL LAND SERVICES CERTIFIES THE ACCURACY AND SUFFICIENCY OF THE SURVEY PROVIDED HEREON.

CERTIFIED TO: (AS FURNISHED)

FIRST AMERICAN TITLE INSURANCE COMPANY
ACADEMY MORTGAGE CORPORATION ISAOA
SAMUEL RYAN NEWBERRY AND JENNA S. NEWBERRY

NOTES

- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.

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

- ⊗ GM = GAS METER
- ⊗ WM = WATER METER
- ⊗ EM = ELECTRIC METER
- ▭ = CONCRETE
- COV. = COVERED AREA
- IRS = 5/8" IRON ROD SET
- IRF = IRON ROD FOUND
- C.M. = CONTROLLING MONUMENT
- WOOD FENCE
- PROPERTY LINE
- BUILDING LINE
- EASEMENT LINE
- CENTER LINE
- ADJOINING PROPERTY

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)
ACCORDING TO THE STANDARD FLOOD HAZARD DETERMINATION FORM PREPARED BY SERVICELINK NATIONAL FLOOD DIVISION ON 04-13-17, THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER F.I.R.M. PANEL NUMBER 48201C0315L, LAST REVISION DATE 06-18-07. 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

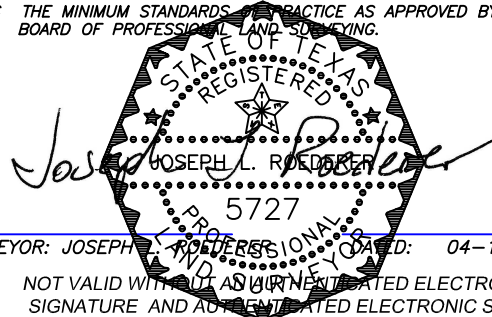
FOR ALL INQUIRIES CONTACT:
RLS
rls.info@rlsnow.com - 888-457-7878
Firm No.: 10132900

RESIDENTIAL LAND SERVICES

FORM 6.7TX

SURVEYOR'S CERTIFICATE

I, JOSEPH L. ROEDERER, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5727, DO HEREBY CERTIFY THAT THE SURVEY PLAT HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



SURVEYOR: JOSEPH L. ROEDERER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5727, STATE OF TEXAS
DATE: 04-19-17

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

Reviewed & Accepted by: _____ Date _____ / _____ Date _____