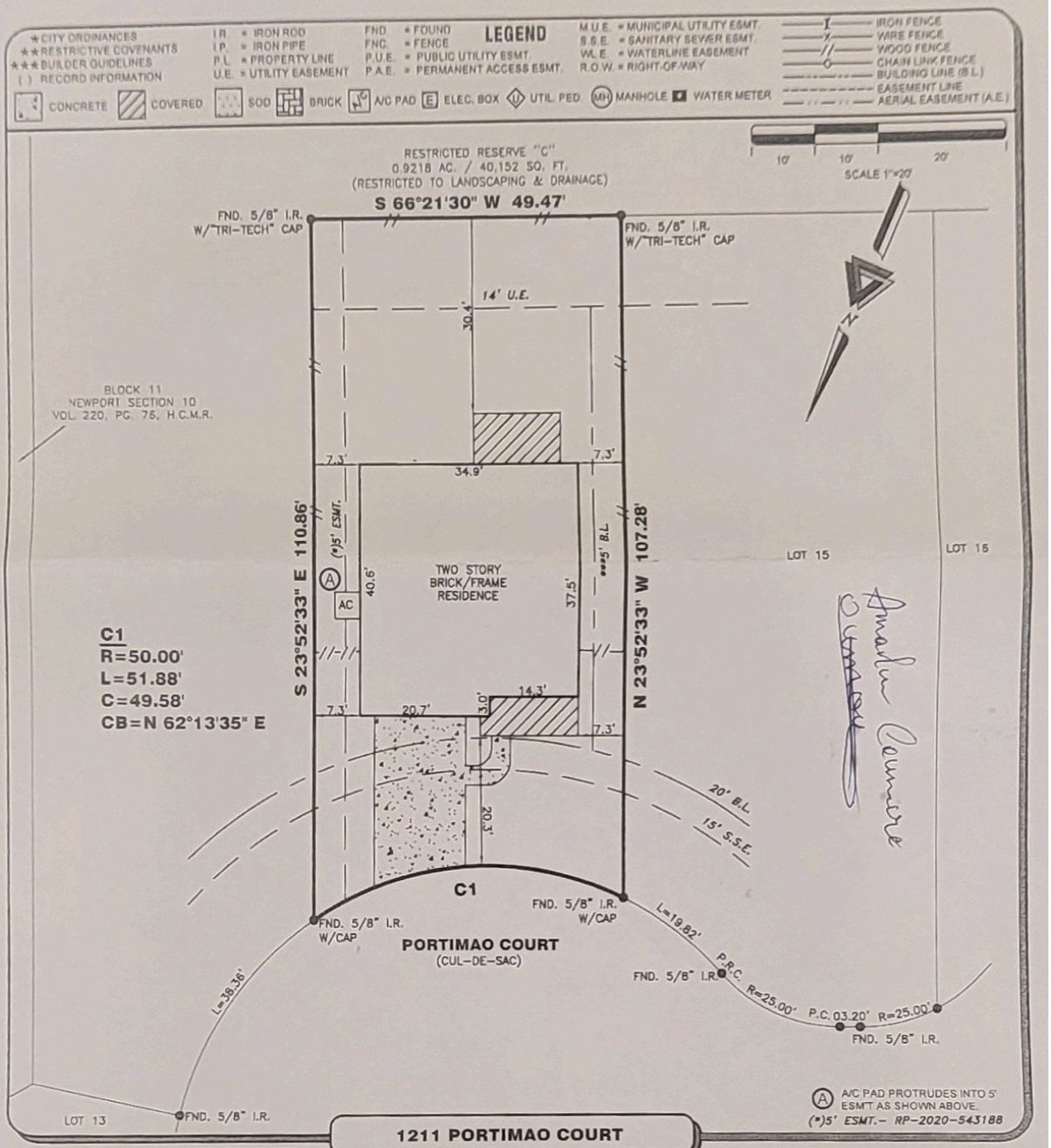

1211 PORTIMAO COURT

PROPERTY INFORMATION

LOT 14 BLOCK 1

SUBDIVISION:
NEWPORT SEC. 10, PARTIAL REPLAT NO. 1

RECORDING INFO:
FILM CODE 692117, MAP RECORDS, HARRIS COUNTY, TEXAS

BORROWER:
AMADOU COUMARE AND OUMOU SAMAKE

TITLE CO.
EMPIRE TITLE COMPANY, LTD

G.F.# 2021-4105-02 G.F. DATE: 04-06-21

SURVEYED FOR:
GEHAN HOMES, LTD.

DRAWING INFORMATION

TRI-TECH JOB NO: G9908-20
CLIENT JOB NO: N/A
DRAWN BY: NS
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 12-01-20

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 0540L
REVISED DATE: 06-18-07 ZONE: "AE"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE 692117, M.R.H.C.T.X., H.C.C. FILE NOS. F771454, F887460, G535857, S615295, U603879, V541118, V559675, V588800, W042561 , 20090099756 , 20090312143, 20090312144, 20110497233, 20110497234, 20110497235, 20110497236, 20110497237, 20110497238, 20110497239, 20115531390, 20120644236, 20120076695, 20120278877, 20120278879, 20120278980, 20130532522, 20130540112, 20150148528, RP-2016-225841, RP-2016-225842, RP-2016-239818, RP-2016-249693, RP-2016-546598, RP-2017-236064, RP-2017-304917, RP-2017-304918, RP-2018-292870, RP-2018-292871, RP-2018-292872, RP-2018-425018, 2018-167831, RP-2019-137704, RP-2020-86485, RP-2020-266848, RP-2020-449024, T-476701, U152059, U966543, V347130, Y979456, Y993343, 20090266434, 20110154260, 20110531991, 20120046809, 20130447769, 2017-180955, 2018-432214, 2018-534167.

ALL ROD CAPS ARE STAMPED "WINDROSE", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

C.O.H. ORDINANCE 85-1678 PER H.C.C.F. # N-253666 AND C.O.H. ORDINANCE 83-1312 PER H.C.C.F.# M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-262.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT. BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF CROSBY), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/ OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

REVISIONS

NO.	DATE	REASON	BY
1	03-26-21	FINAL	KP
2	04-14-21	ADD BUYER NAME	MDOB

TRI-TECH
SURVEYING COMPANY, L.P.
10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800
www.tritechtx.com TBPLS #10115900

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
© 2021 TRI-TECH SURVEYING COMPANY, L.P.

STATE OF TEXAS
REGISTERED
RICHARD A. RODRIGUEZ
6777
PROFESSIONAL
LAND SURVEYOR

4/14/21
SURVEYOR REGISTRATION