RANCHO VERDE, SECTION 4

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 625184 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

PEYTON RIDGE CIRCLE (50' R.O.W.)

LOT 53

LOT 55

LOT 54

1-STORY BRICK & FRAME RESIDENCE

5' BUILDING LINE CF NO. 20130015988

5'X60' BUILDING LINE (DETACHED GARAGE) CF NO. 20100018936

5' BUILDING LINE CF NO. 20130015988

5'X60' BUILDING LINE (DETACHED GARAGE) CF NO. 20100018936

20' BUILDING LINE

10' WATER LINE EASEMENT

RESTRICTED RESERVE "A" (PEYTON RIDGE DRIVE) (50' R.O.W.)

5/8" IRON ROD FOUND (C.M.)

5/8" IRON ROD FOUND AT N 55°39'30" E 0.53'

CONC. APRON

CONC.

WOOD FENCE

7.5'X16' AERIAL EASEMENT

14' UTILITY EASEMENT

FENCE POST FOUND AT N 14°27'08" W 0.34'

S 86°41'35" W 45.30'

FENCE POST ON CORNER

SUNBASE LTD CF NO. W445236

14' CENTERPOST ENERGY EASEMENT (HCCF NO. 20030417575)

NOTE: AGREEMENT BY AND BETWEEN DEVELOPER AND H. L. & P. FOR INSTALLATION OF OVERHEAD/UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM CF NO. 20040328436

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0720 L MAP REVISION: 06/18/07 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY.

C.L. = DIRECTIONAL CONTROL LINE
BEARING BASIS: FILM CODE NO. 625184, H.C.M.R.

DRAWN BY: VO

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVIAK
PROFESSIONAL LAND SURVEYOR
NO. 5971
JOB NO. 13-05129
MAY 14, 2013

STATE OF TEXAS
REGISTERED
JAMES P. WALKOVIAK
5971
PROFESSIONAL
LAND SURVEYOR

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