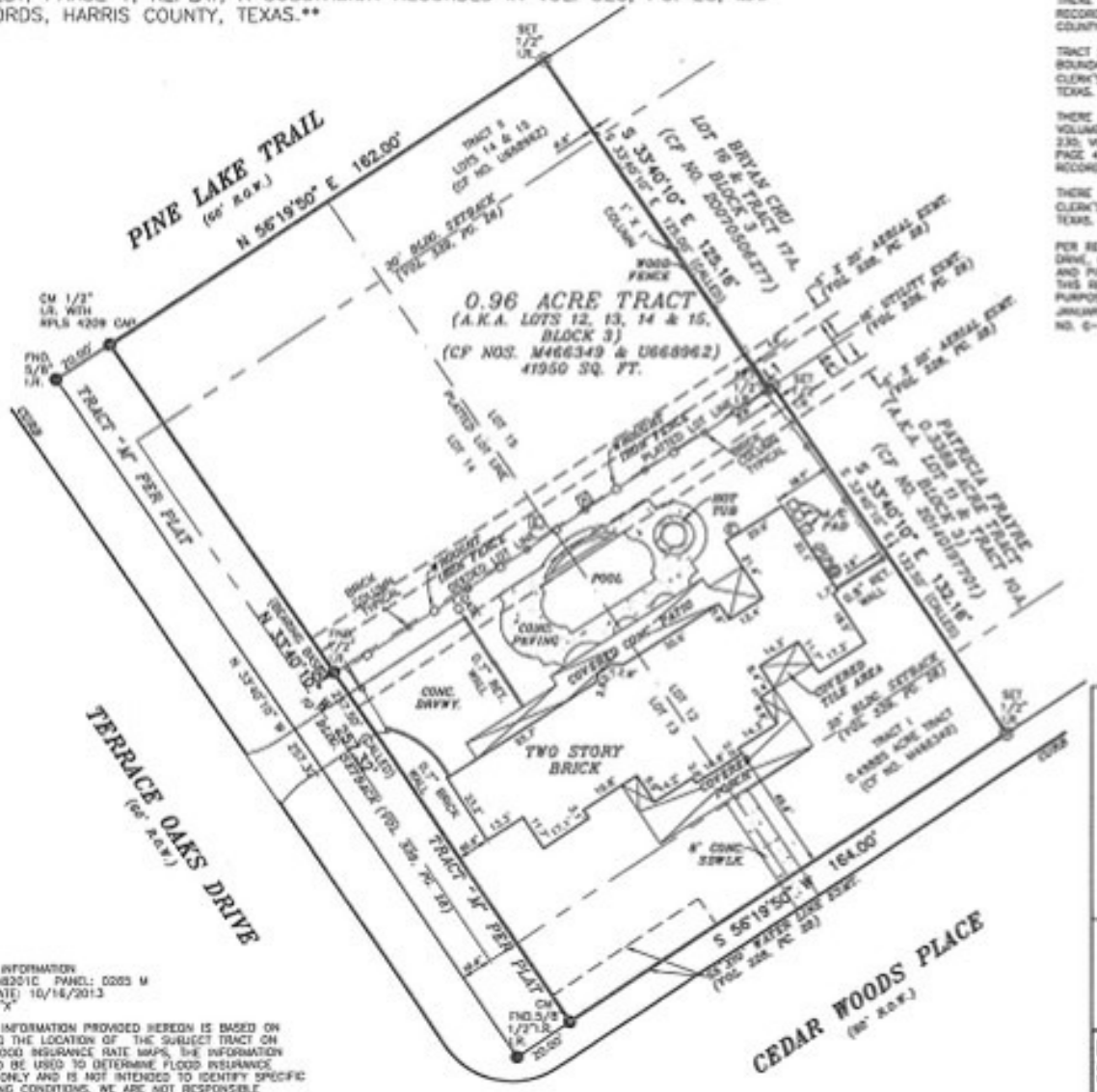
**SURVEY OF: 0.96 ACRES OR 41,950 SQ. FT. BEING ALL OF:

TRACT 1: BEING ALL OF LOTS TWELVE (12) AND THIRTEEN (13), BLOCK 3, NORTHGATE FOREST, PHASE 1, REPLAT, A SUBDIVISION RECORDED IN VOL. 328, PG. 28, MAP RECORDS, HARRIS COUNTY, TEXAS.

TRACT 2: BEING ALL OF LOTS FOURTEEN (14) AND FIFTEEN (15), BLOCK 3, NORTHGATE FOREST, PHASE 1, REPLAT, A SUBDIVISION RECORDED IN VOL. 328, PG. 28, MAP RECORDS, HARRIS COUNTY, TEXAS.**



FLOOD INFORMATION
FIRM: 48201C PANEL: 0265 M
REV. DATE: 10/16/2013
ZONE: "X"

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.

SURVEYOR'S NOTES:

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY ALAMO TITLE INSURANCE COMPANY OF NO. ATCH-28-ATCH21106704L ISSUED ON 04/28/21.

THERE EXIST A CABLE TELEVISION EASEMENT AS RECORDED IN CLERK'S FILE NO. H698363, HARRIS COUNTY, TEXAS.

TRACT 2, SHOWN HEREON IS SUBJECT TO A BOUNDARY LINE AGREEMENT AS RECORDED IN CLERK'S FILE NO. U668961, HARRIS COUNTY, TEXAS.

THERE EXIST A R.O.W. EASEMENT AS RECORDED IN VOLUME 1621, PAGE 228; VOLUME 1621, PAGE 230; VOLUME 1624, PAGE 674; VOLUME 1674, PAGE 444, VOLUME 1875, PAGE 315, DEED RECORDS, HARRIS COUNTY, TEXAS.

THERE EXIST A R.O.W. EASEMENT AS RECORDED IN CLERK'S FILE NO. H453883, HARRIS COUNTY, TEXAS.

PER RECORDED PLAT: "PORTIONS OF NY FALLS DRIVE, CEDAR WOODS PLACE, TERRACE OAKS DRIVE, AND PINE LAKE TRAIL WITHIN THE BOUNDARIES OF THIS REPLAT WERE DEDICATED TO PUBLIC STREET PURPOSES BY BY INSTRUMENT OF RECORD DATED JANUARY 22, 1981 UNDER COUNTY CLERK'S FILE NO. G-844128."

LINE	BEARING	DISTANCE
L1	N 56°19'50" E	2.00'

GRAPHIC SCALE
0' 40' 80'

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- WROUGHT IRON FENCE
- PLATTED/DEEDED LOT LINE
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- ELECTRIC METER
- GAS METER
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- HOT TUB HEATER
- POOL CLEANER
- CM CONTROL MONUMENT

I, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to ALAMO TITLE COMPANY and NEKA MORTGAGE that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
Description: **SEE ABOVE** recorded in Clerk's File ____, of the Map/Deed and Plat Records of ____ County, Texas.
located in the ____
Borrower: JEANNE MARIE FALCO
Address: 2922 CEDAR WOODS PL, HOUSTON, TX 77068 GF No. ATCH-28-ATCH21106704L

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 328, PAGE 28, MAP RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NO(S). H751431, K779453, L467544, M563040, T140042, T142843, Z196311, 20080416380, RP-2019-360084, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

Overland Consortium Inc.
Surveyors
Tel: 281-968-8869 Fax: 281-367-6676
15026 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78232

LAND TITLE SURVEY

JOB NO.:	2105026181	NO.	REVISION	DATE
DATE:	05/12/21			
DRAWN BY:	DT			
APPROVED BY:	DMC			

STATE OF TEXAS REGISTERED DONALD M. COOKSTON 4733 PROFESSIONAL LAND SURVEYOR

FIRM REGISTRATION NO. 10193708
DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733

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