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HOUSTON, TX 77073

CLIENT : VANDERBILT AMERICAN TITLE CO.
SHERIDAN SAMUELS
2211 NORFOLK ST SUITE 100
HOUSTON, TX. 77098

BUYER : ALEX MUNDER

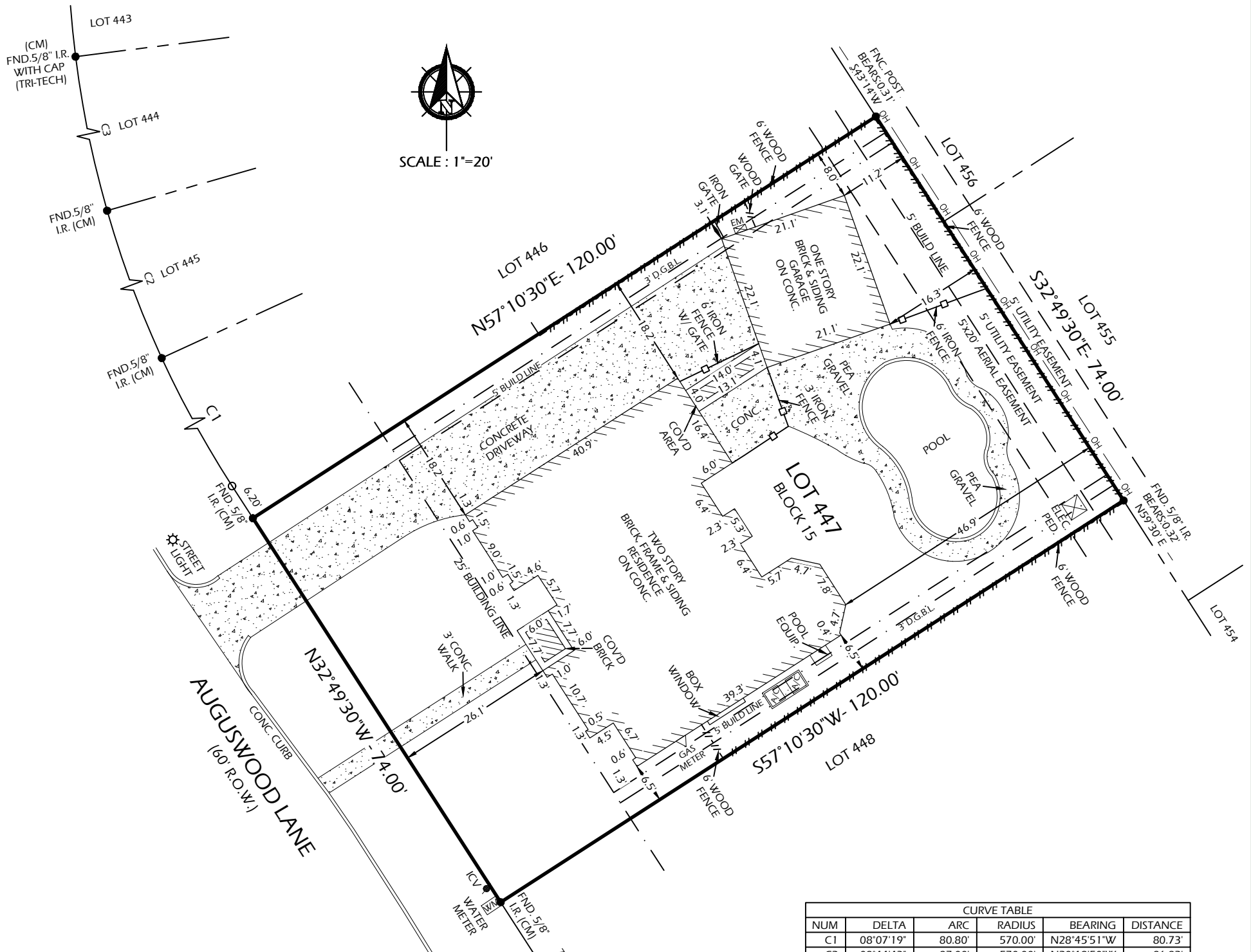
LENDER : ALEX MUNDER

A STANDARD TITLE SURVEY OF

LOT 447, BLOCK 15, OF AMENDING PLAT OF WOODCREEK, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 319, PAGE 17, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



(BEARINGS BASED THE RECORDED PLAT)



CURVE TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	08°07'19"	80.80'	570.00'	N28°45'51"W	80.73'
C2	08°44'43"	87.00'	570.00'	N20°19'50"W	86.92'
C3	08°44'43"	87.00'	570.00'	N11°35'07"W	86.92'
C4	16°47'16"	67.39'	230.00'	S24°25'52"E	67.15'
C5	12°34'52"	50.50'	230.00'	S09°44'48"E	50.40'

SCHEDULE "B" ITEMS:

- 1. SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN CC#G010627; G371277; H826727; H901918; H901919; U144817; 20120277469; 20120277470; 20120277473; 20120277474; 20120277475; 20120277476; 20120277477; 20120277480; 20120277481; 20130645615; 20150289794; 20150491139; 20160099644; 20160360212; 20160582186; 20190281308; 20200289266; 20200575543; 20210607617; 20220058059 REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS.
- 10(G). THE TERMS, PROVISIONS, EASEMENTS, COVENANTS, RESTRICTIONS AN LIEN FOR ASSESSMENTS AS SHOWN IN RESTRICTIONS RECORDED IN CC#G010627; G371277; H826727; H901918; H901919; U144817; 20120277469; 20120277470; 20120277473; 20120277474; 20120277475; 20120277476; 20120277477; 20120277480; 20120277481; 20130645615; 20150289794; 20150491139; 20160099644; 20160360212; 20160582186; 20190281308. REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS; WHEN TAKEN WITH ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO. SAID LIEN IS SUBORDINATE TO ANY PURCHASE MONEY LIEN OR THE RENEWAL AND EXTENSION THEREOF.
- 10(H). THE FOLLOWING EASEMENT(S) AND/OR BUILDING LINE(S) AFFECTING TH SUBJECT PROPERTY AS SHOWN ON MAP OR PLAT RECORDED IN VOLUME 319, PAGE 17, MAP OR PLAT RECORDS, HARRIS COUNTY, TEXAS; AS SHOWN THEREON. PLAT ILLEGIBLE 10(D). WAIVER OF SURFACE RIGHTS RECORDED IN INSTRUMENT NO. G314977, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.
- 10(I). EASEMENT CREATED IN INSTRUMENT RECORDED IN CC#H912352, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS.
- 10(L). THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRA TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS BUT OUTSIDE ANOTHER MUNICIPALITY) IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF CITY OF HOUSTON ORDINANCE NO. 85-1878, PERTAINING TO AMONG OTHER THINGS, THE PLATTING AND REPLATTING OF REAL PROPERTY AND TO THE ESTABLISHMENT OF BUILDING LINES (25 FEET ALONG MAJOR THOROUGHFARES AND 10 FEET ALONG OTHER STREETS). A CERTIFIED COPY OF SAID ORDINANCE WAS FILED FOR RECORD ON AUGUST 1, 1991, IN CC# N253886, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS.
- 10(M). THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRA TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS BUT OUTSIDE ANOTHER MUNICIPALITY) IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE #89-1312 OF THE CITY OF HOUSTON, A CERTIFIED COPY OF WHICH IS RECORDED IN CC# M337573, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS, WHICH PROVIDES THAT SELLERS ADVISE PURCHASERS OF THE RESTRICTIONS OUTSTANDING AGAINST THE PURCHASE PROPERTY.
- 10(N). THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF CITY OF HOUSTON ORDINANCE NO. 91-1701, PERTAINING TO AMONG OTHER THINGS, THE PLANTING, MAINTENANCE AND PRESERVATION OF TREES AND SHRUBS AND THE ERECTION OF SCREENING FENCES. A CERTIFIED COPY OF SAID ORDINANCE WAS FILED FOR RECORD ON FEBRUARY 28, 1992, IN CC# N556388, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS.

NOTES:

- 1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY GF. NO. 23-010006 OF FIRST NATIONAL TITLE INSURANCE COMPANY.
- 2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- 3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- 4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

DATE: 01-25-2023
 REVISION:
 DRAWN BY: GST
 APPROVED BY: DWG
 PROJECT NO: GL-11235

LEGEND:
 H.C.M.R. - HARRIS COUNTY MAP RECORD
 H.C.D.R. - HARRIS COUNTY DEED RECORD
 H.C.C.F. - HARRIS COUNTY CLERK FILE
 R.O.W. - RIGHT OF WAY
 CM - CONTROL MONUMENT
 I.R./I.P. - IRON ROD/IRON PIPE
 EM - ELECTRIC METER
 OH - OVERHEAD UTILITY LINE
 IVC - IRRIGATION CONTROL VALVE
 D.G.B.L. - DETACHED GARAGE BUILD LINE

Daniel W. Goodale
 DANIEL W. GOODALE, R.P.L.S. NO. 4919
 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.



FLOOD INFORMATION
 PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 48201C0270M DATED 10-16-2013.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



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