

LEGEND: (ITEMS THAT MAY APPEAR ON THIS SURVEY)

- A.E.=AERIAL EASEMENT
- B.L.=BUILDING LINE
- BRS.=BEARS
- C.I.R.=CAPPED IRON ROD
- C.M.=CONTROL MONUMENT

- D.E.=DRAINAGE EASEMENT
- FNC=FENCE
- F.C.I.R.=FOUND CAPPED IRON ROD
- F.I.P.=FOUND IRON PIPE
- F.I.R.=FOUND IRON ROD
- GM=GAS METER

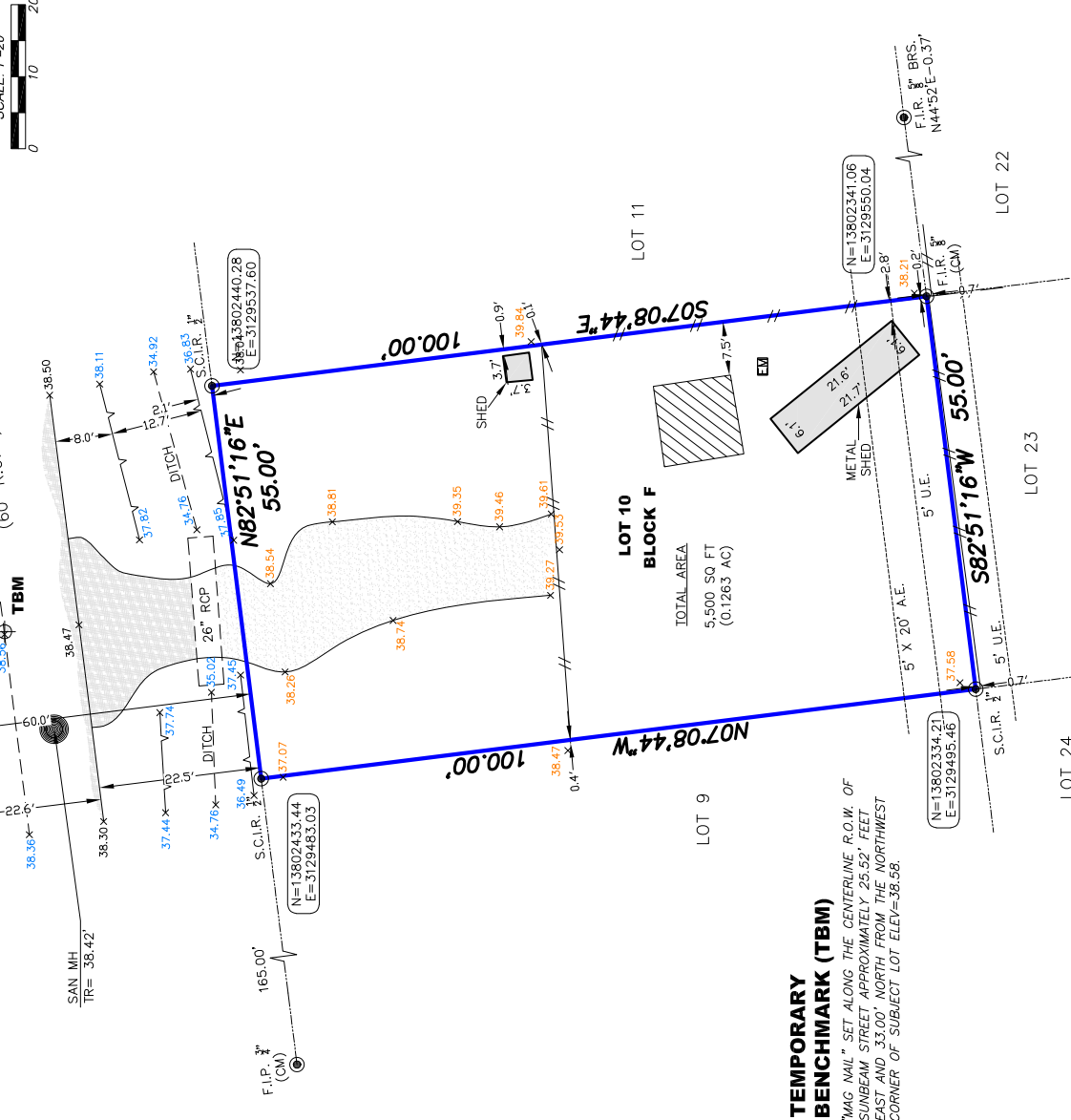
- G.B.L.=GARAGE BUILDING LINE
- IST=INSIDE SUBJECT TRACT
- R.O.W.=RIGHT-OF-WAY
- S.C.I.R.=SET CAPPED IRON ROD
- S.S.E.=SANITARY SEWER EASEMENT
- W.L.E.=WATER LINE EASEMENT
- U.T.S.=UNABLE TO SET

- WOOD FENCE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- BARBED WIRE FENCE
- SUBJECT TRACT

- CONCRETE PAVEMENT
- COVERED AREA
- ASPHALT PAVEMENT
- GRAVEL PAVEMENT



SUNBEAM STREET
(PLATTED AS VASSAR ROAD)
(60' R.O.W.)



TEMPORARY BENCHMARK (TBM)

"MAG NAIL" SET ALONG THE CENTERLINE R.O.W. OF SUNBEAM STREET APPROXIMATELY 25.52' FEET EAST AND 33.00' NORTH FROM THE NORTHWEST CORNER OF SUBJECT LOT ELEV=38.58.

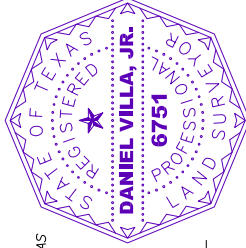
- NOTES:**
1. BEARING BASIS; BEARINGS SHOWN HEREON ARE REFERENCED IN THE TEXAS COORDINATE SYSTEM OF 1983, (MAD83) SOUTH CENTRAL ZONE PER GPS OBSERVATIONS ARE BASED ON CONTROL MONUMENTS (CM) AS DEPICTED ON THIS SURVEY.
 2. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.

FLOOD PLAIN INFO:

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 46201G0690M
MAP REVISION: 05/02/2019
ZONE: X-SHADED (500-YEAR FLOOD)
(BASED ONLY ON VISUAL EXAMINATION OF MAPS)

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 SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

Daniel Villa, Jr.
DANIEL VILLA, JR., PE, RPLS
REGISTRATION NO. 6751



TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517

EXISTING CONDITIONS & TOPOGRAPHIC SURVEY

OF LOT 10, BLOCK F, OF BAYOU ESTATES,
MAP/PLAT RECORDED IN VOL. 36, PG. 47 OF H.C.M.R.

0 SUNBEAM ST, HOUSTON, TEXAS 77033

JOB NO.: D2207-009
DATE: 7/14/2022
FOR: CENSED HOMES

DRAFTED BY: JP