

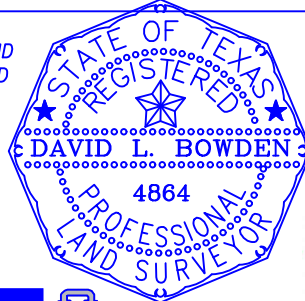
NOTES:

- 1) BEARING SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL NAD83.
- 2) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW: THOSE RESTRICTIVE COVENANTS RECORDED IN VOLUME 50, PAGE 47, MAP RECORDS; AND IN VOLUME 2951, PAGE 87, VOLUME 3051, PAGE 226, VOLUME 3068, PAGE 429, VOLUME 3142, PAGE 1, DEED RECORDS, HARRIS COUNTY, TEXAS,
- 3) 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.
- 4) 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.
- 5) 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. FORM

BOUNDARY SURVEY

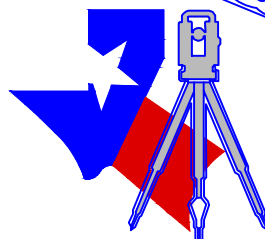
LOT(S): 9		BLOCK: 11	SUBDIVISION: SUGAR VALLEY	
RECORDATION: VOL. 050, PG. 047 H.C.M.R.	COUNTY: HARRIS	STATE: TEXAS	SURVEY:	
ADDRESS: 3102 SUNNYDALE DRIVE		CITY: HOUSTON, 77051	EFFECTIVE DATE: APRIL 28, 2024	
PREPARED FOR: CCC ENTERPRISE, LLC	TITLE COMPANY: CAPITAL TITLE		GF. No. 24-798569-HU	

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND FOR THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET) REPRESENTS THE FACTS FOUND AT THIS TIME.



David L. Bowden

THIS PROPERTY IS IN THE 100 YEAR FLOOD ZONE, IS IN ZONE "X" SHADED PER F.I.R.M. MAP No. 48201C0870 M
 DATED: 05/02/2019



David L. Bowden TX. R.P.L.S. No. 4864

Bowden Survey

PROFESSIONAL SURVEYING SERVICES

bowdensurvey.com

PHONE: (281) 531-1900

FAX: (281) 531-4900

TBPLS Registration No. 10127400

FIELD WORK	RV	05/10/2024
DRAFTED BY	RV	05/12/2024
JOB No.	RV-2024-109	
KEY MAP No.	573 F	