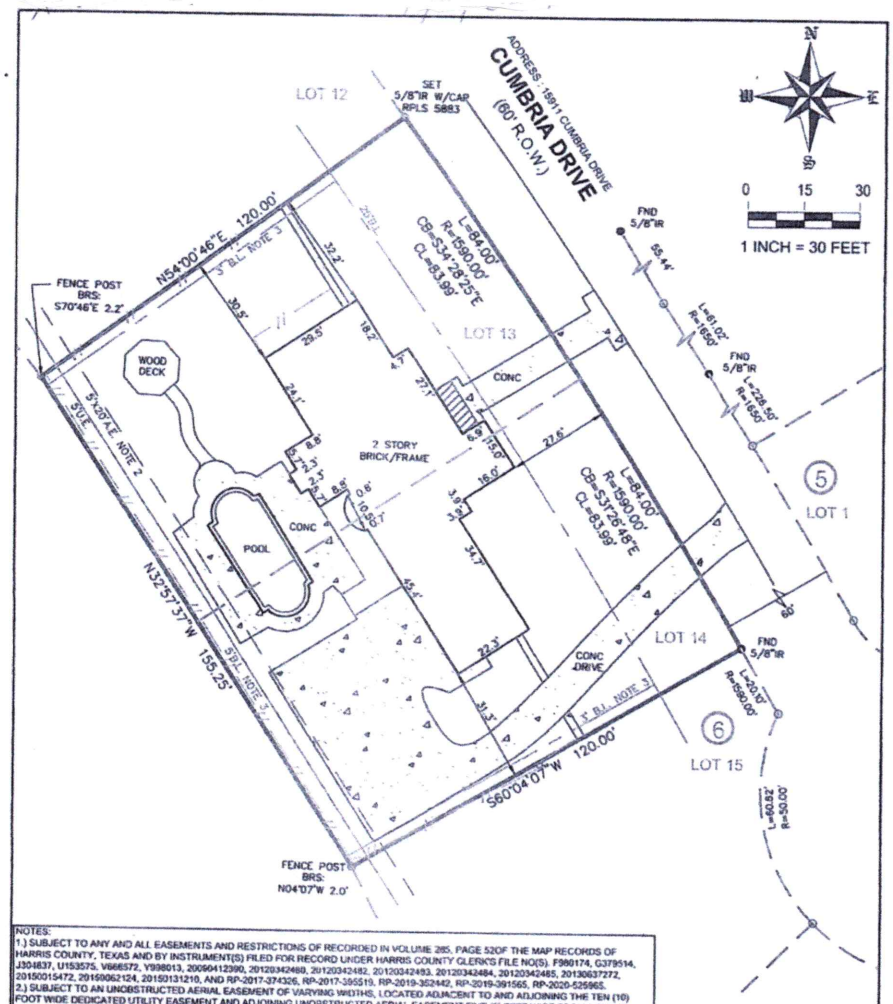
9:00 LTE

CumbriaClosingPapers.pdf Done



NOTES:
1.) SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORDED IN VOLUME 285, PAGE 52OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BY INSTRUMENT(S) FILED FOR RECORD UNDER HARRIS COUNTY CLERKS FILE NO(S). F360174, G379514, J304837, U153575, V666572, Y939013, 20060412390, 20120342480, 20120342482, 20120342483, 20120342484, 20120342485, 20130637272, 20150015472, 20150062124, 20150131210, AND RP-2017-374326, RP-2017-395519, RP-2019-352442, RP-2019-391565, RP-2020-525965.
2.) SUBJECT TO AN UNOBSTRUCTED AERIAL EASEMENT OF VARYING WIDTHS, LOCATED ADJACENT TO AND ADJOINING THE TEN (10) FOOT WIDE DEDICATED UTILITY EASEMENT AND ADJOINING UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LOCATED NORTHWESTERLY OF AND ADJOINING THE NORTHWEST LINE OF THE TWENTY (20) FOOT WIDE EASEMENT.
3.) SUBJECT TO NO BUILDING SHALL BE LOCATED ON ANY RESIDENTIAL BUILDING PLOT NOR NEARER THAN 5 FEET TO THE REAR LOT LINE, NOR NEARER THEN 3 FEET TO ANY SIDE LOT LINE.
4.) THIS SURVEY MEETS THE CURRENT STANDARDS FOR A CATEGORY 1A, CONDITION II SURVEY.
5.) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6.) ALL BEARINGS AND COORDINATES ARE BASED ON RECORDED PLAT.
7.) FENCES OVERLAP PROPERTY LINES AS SHOWN.

I, RODRIC R. REESE, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND , IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME AND THAT IT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

Rodric R. Reese 6.29.21

RODRIC R. REESE, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS REGISTRATION No. 5883

STATE OF TEXAS REGISTERED RODRIC R REESE 5883 PROFESSIONAL LAND SURVEYOR

SURVEY CONTRACTED TO
RRR SURVEYING
RRR@RODREESE.COM
FIRM / LICENSE NO. 10194615

LEGEND

COV'D = COVERED	
SW = SIDEWALK	
PP = POWERPOLE	
CONC. = CONCRETE	
HB = HIGHBANK	
AE = AERIAL EASEMENT	
BOC = BACK OF CURB	
EOA = EDGE OF ASPHALT	
-x- = CHAIN LINK FENCE	
MH = MANHOLE	
UE= UTILITY EASEMENT	
BL= BUILDING LINE	
℄ = CENTER LINE	
I.P = IRON PIPE	
I.R.= IRON ROD	
FND = FOUND	
SEW = SEWER	
SAN. = SANITARY	
MH = MAN HOLE	
-□- = IRON FENCE	
-#- = WOOD FENCE	
EOP = EDGE OF PAVEMENT	
CM = CONTROL MONUMENT	
——= CONCRETE/ASPHALT/BRICK/TILE	

DART LAND SERVICES
15380 Park Ten Place #103
Houston, Texas 77084
281-584-8688
http://www.dartlandservices.com

PROPERTY DESCRIPTION:
LOTS THIRTEEN (13) AND FOURTEEN (14), IN BLOCK SIX (6), OF CHAMPIONS FOREST, SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF,RECORDED IN VOLUME 285, PAGE 52 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

ADDRESS: 15911 CUMBRIA DRIVE, SPRING, TEXAS 77379
PURCHASER / OWNER: SUSAN GUCK
LENDER: PENNYMAC LOAN SERVICES
TITLE COMPANY: OLD REPUBLIC GF #: 210079606
GRAPHICS: 06-29-21WP
CREW: 06-25-21WP
CHECKED: 06-29-21SBR
KEY MAP NO.: 330S

FLOOD NOTE
* THIS TRACT OR LOT - IS NOT - IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE " X " AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 480587 , MAP No. 48201C , PANEL No. 0435M , DATED 10-16-13 .
* THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

JOB 2021-06-043