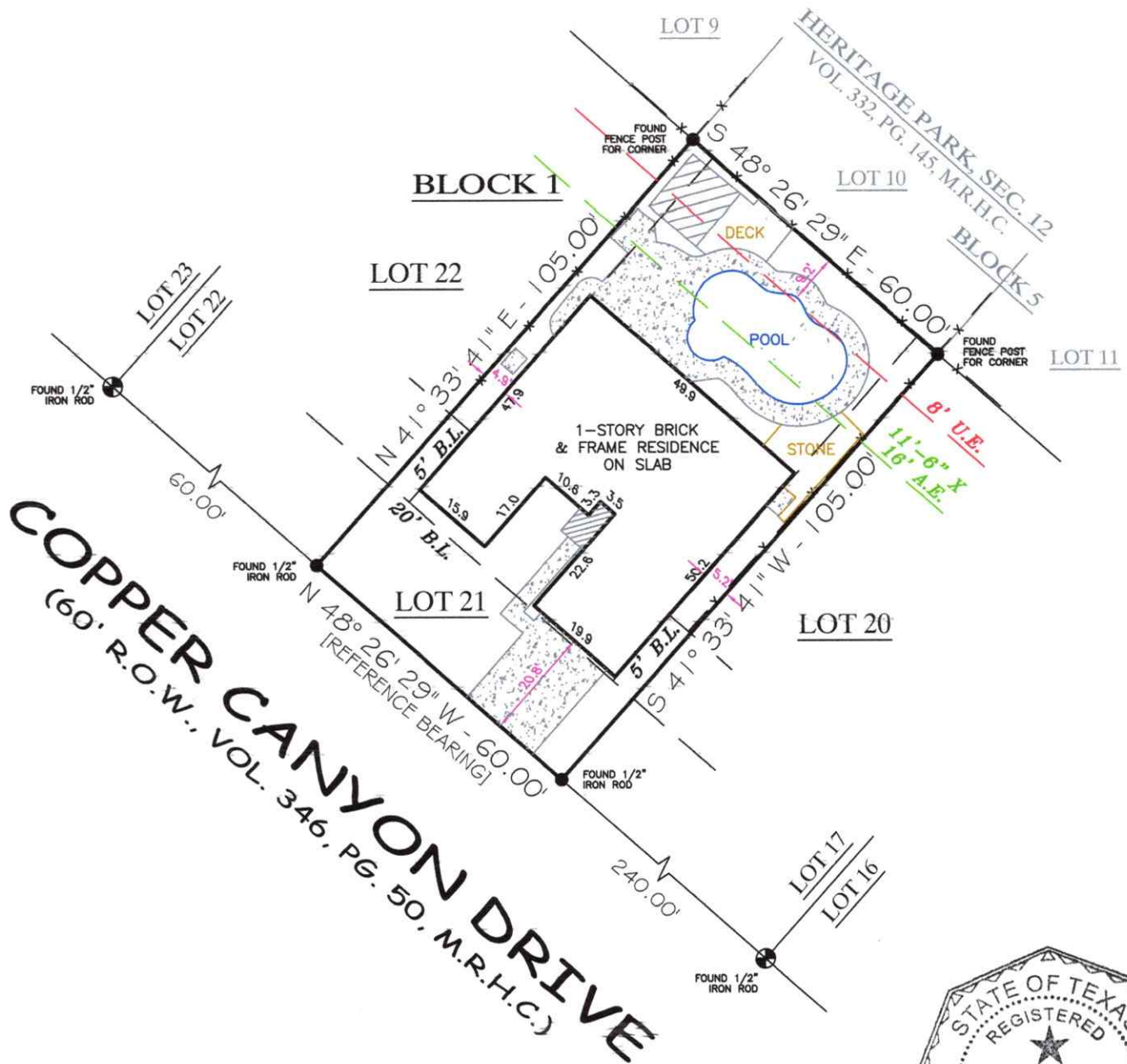


FIRM REGISTRATION NO. 10156700

P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373

**Surveying & Mapping,
LLC**



LOT 21, BLOCK 5
HERITAGE PARK, SEC. 15

COMMUNITY NO: 480287 PANEL NO: 1070 SUFFIX: M_ZONE: X_BASE: N/A MAP REVISED: 01/06/17

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it **IS NOT** in a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

NOTES:

1. BEARINGS ARE BASED ON THE SOUTHWEST LINE OF LOT 21, BLOCK 5, BEING N 48° 26' 29" W.
2. EASEMENTS PER RECORDED PLAT AND PER CCFN: W817799, O.R.H.C.
3. EASEMENT PER CCFN: N000001, O.R.H.C. IS CONGRUENT WITH UTILITY EASEMENTS SHOWN HEREON.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: STEWART TITLE COMPANY
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT: G.F. NO: 2541909 DATED: 03/31/2025

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: STEWART TITLE COMPANY

This is to certify that I have made an on the ground survey of the property located at:
16023 COPPER CANYON DRIVE NEAR THE CITY OF FRIENDSWOOD, TEXAS.

Lot 21, in Blok 5, of HERITAGE PARK, SECTION 15, an addition in Harris County, Texas, according to the map or plat thereof recorded in/under Volume 346, Page 50 of the Map Records of Harris County, Texas.

Borrower(s): JENNIFER BLACK

Drawn by: J. MOORE
Job No.: 2025-0328
Request: STEWART TITLE
Book No: (25)MOORE
Scale: 1" = 30'
Date: 04/23/2025

LEGEND	
	STONE
	WOOD DECK
	COVERED
	CONCRETE
	CHAIN-LINK
	WOOD FENCE
	IRON FENCE
	CONTROLLING MONUMENT
	CORNER
	U.E. UTILITY EASEMENT
	A.E. AERIAL EASEMENT
	B.L. BUILDING LINE
	R.O.W. RIGHT-OF-WAY
	I.R. IRON ROD
	I.P. IRON PIPE
	FND. FOUND

George K. Lane, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086