

CALLED 88.875 ACRES
 FM 2920 LAND COMPANY, LTD.
 C.F. RP-2022-141295

S 00°35'00" E 258.00'

5' RELIANT ENERGY ESMT.

FNC POST
 0.9'
 N 58°57'E

SCALE: 1" = 30'

NOTES:

1. ALL VISIBLE EASEMENTS AND EASEMENTS OF RECORD AS REFLECTED ON TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, GF. NO. 2812358-H090, EFFECTIVE DATE OF JULY 13, 2023, ISSUED JULY 18, 2023, ARE SHOWN HEREON.
2. DEED RESEARCH PERFORMED BY TITLE COMPANY.
3. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48201C-0205L, DATED JUNE 18, 2007. ZONE "X" IS DEFINED IN THIS CASE AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN". THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR AS WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THIS SURVEYOR.
4. ALL BEARINGS ARE BASED UPON IDENTIFIED MONUMENTS ON THE RIGHT-OF-WAY LINE.
5. MAJOR VISIBLE AND APPARENT IMPROVEMENTS ARE BEING SHOWN. NO ATTEMPT HAS BEEN MADE TO SHOW UNDERGROUND IMPROVEMENTS IF IN EXISTENCE.
6. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE, OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
7. ACREAGE AND SQUARE FOOTAGE AREAS SHOWN HEREON AND ON THE METES AND BOUNDS DESCRIPTIONS ARE BASED ON MATHEMATICAL CLOSURES USING THE BEARINGS AND DISTANCE CALLS AND DO NOT REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
8. THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE AS DELINEATED BELOW.
9. FENCE LOCATIVE TIES ARE APPROXIMATE AND MAY NOT BE USED FOR BOUNDARY DETERMINATION.
10. UNDEFINED EASEMENT PER VOLUME 1096, PAGE 314. ASSIGNED TO SOUTHWEST GENERAL PIPELINE COMPANY PER VOLUME 1118, PAGE 131.

LOT 25
 BLOCK 2
 2920 WEST (UNREC.)
 KEVIN BURKE
 BERTHA BURKE
 C.F. S251083

N 86°08'46" E 175.29'

15' B.L.

LOT 2
 BLOCK 1
 1.02 Acres

POOL

SEPTIC

BRICK & FRAME
 RESIDENCE

S 89°25'00" W 175.00'

25' B.L.

248.00'

N 00°35'00" W 248.00'

FND 1/2"
 I.R.
 (DCM)

FND 1/2"
 I.R.
 (DCM)

20' SOUTHERN UNION
 PRODUCTION ESMT.
 VOL. 1109, PAGE 302

THREE PINES DRIVE
 (60' R.O.W.~PRIVATE)

TO FIRST AMERICAN TITLE COMPANY AND NEW FED MORTGAGE CORP.:

The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon.

Robert A. LaPlant, Jr.

ROBERT A. LAPLANT, JR. DATE SURVEYED JUNE 17, 2023
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5234

NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE.
 THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE OF JUNE 17, 2023

LAPLANT SURVEYORS, INC.

17150 Butte Creek Road, #135 TEL: 281-440-8890
 Houston, Texas 77090 orders@houstonlandsurveying.com



FIRM No. 10145800

BOUNDARY SURVEY
 LOT 2, BLOCK 1 OF CANNON ACRES
 FILM CODE No. 501130 M.R HARRIS COUNTY, TEXAS
 1.02 ACRES

22314 THREE PINES DRIVE, HOCKLEY TEXAS 77447

SCALE: 1"=30'	DRAWN BY: RAL	FB NO:	APPROVED:	PROJECT NO.: 230586
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PURCHASER

MICHAEL E. REDDEN, JR.

LEGEND

	OVERHEAD ELECTRIC EASEMENT		COVER
	BUILDING LINE		CONCRETE
	FENCE		
	GAS METER		
	POWER POLE		