

- NOTES:
1. BEARINGS BASED ON PLAT.
  2. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
  3. EASEMENTS AND BUILDING LINES PER RECORDED PLAT.
  4. THE FOLLOWING RESTRICTIVE COVENANTS RECORDED IN FILM CODE NO. 480048 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND THOSE FILED UNDER CLERK'S FILE NOS. 1178238, V068204, W360153 AND 2448584 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.
  5. DRAINAGE EASEMENT 15 FEET WIDE ALONG EITHER SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
  6. A TWENTY (20) FOOT BUILDING LINE ALONG THE FRONT PROPERTY LINE, AS SHOWN ON THE RECORDED PLAT.
  7. AN EASEMENT SEVEN (7) FEET WIDE ALONG THE REAR PROPERTY LINE FOR THE USE OF PUBLIC UTILITIES AS REFLECTED BY THE RECORDED PLAT.

F.I.R.M. NO. 48201C PANEL 0605 L FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.


**BOUNDARY SURVEY OF**

LOT 1, BLOCK 2, LAKE RIDGE, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN FILM CODE NO. 480046, MAP RECORDS, HARRIS COUNTY, TEXAS.

SURVEYED FOR: LION INVESTMENT GROUP LLC

ADDRESS: 19503 JUNIPER VALE CIRCLE, HOUSTON, TEXAS 77084

PATRIOT TITLE	JOB NUMBER: 082319
FIELD WORK: 08/06/2019	




PATRIOT TITLE COMPANY  
5225 KATY FREEWAY SUITE 510  
HOUSTON, TEXAS 77067  
PHONE : 713-864-5335  
FAX : 713-864-5338

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

GP: 51-153408 of PATRIOT TITLE  
EFF: 07/25/2019



*Xavier Chapa* 08/08/2019  
XAVIER CHAPA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2568