

G.F. # : 2249784
DATE : DECEMBER 9, 2024



7523 RUSSELL STREET, MANVEL, TEXAS 77578
PHONE: (281) 519-8530
TBPELS FIRM # 10040400
www.fmsurveying.com

- NOTES:
- ALL BEARINGS ARE BASED ON THE RECORDED PLAT.
 - *BUILDING LINE PER RESTRICTIONS RECORDED UNDER H.C.R.P. No. 2022-525752, WHICH CALL FOR CITY OF TOMBALL ORDINANCE No. 2021-07.
 - THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER 2249744-2, PREPARED BY PRIORITY TITLE COMPANY, EFFECTIVE FEBRUARY 7, 2024.
 - ***5' AERIAL EASEMENT 20' ABOVE GROUND H.C.C.F. No. F882005 R.P.R.H.C.
 - ***H.C.C.F. No. F882005 R.P.H.C.
 - ****H.C.C.F. No. E376681 R.P.H.C.
 - *****5' AERIAL EASEMENT 20' ABOVE GROUND PER THE RECORDED PLAT.

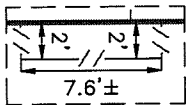
- A.E. AERIAL EASEMENT.
D.E. DRAINAGE EASEMENT.
B.L. BUILDING LINE.
U.E. UTILITY EASEMENT.
ESMT. EASEMENT.
C.O.T.U.E. CITY OF TOMBALL UTILITY EASEMENT.
// BOARD FENCE.
- - - - - SUBJECT BOUNDARY LINE.
- - - - - CONTROL MONUMENT TIE.

- 5/8" I.R. FOUND (CONTROL MONUMENT).
- 1/2" I.R. FOUND BENT.
- "X" CUT SET IN CONCRETE.
- "V" CUT SET IN CONCRETE.
- I.R. W/CAP STAMPED "H&H LAND SERVICES" FOUND AT FENCE CORNER.

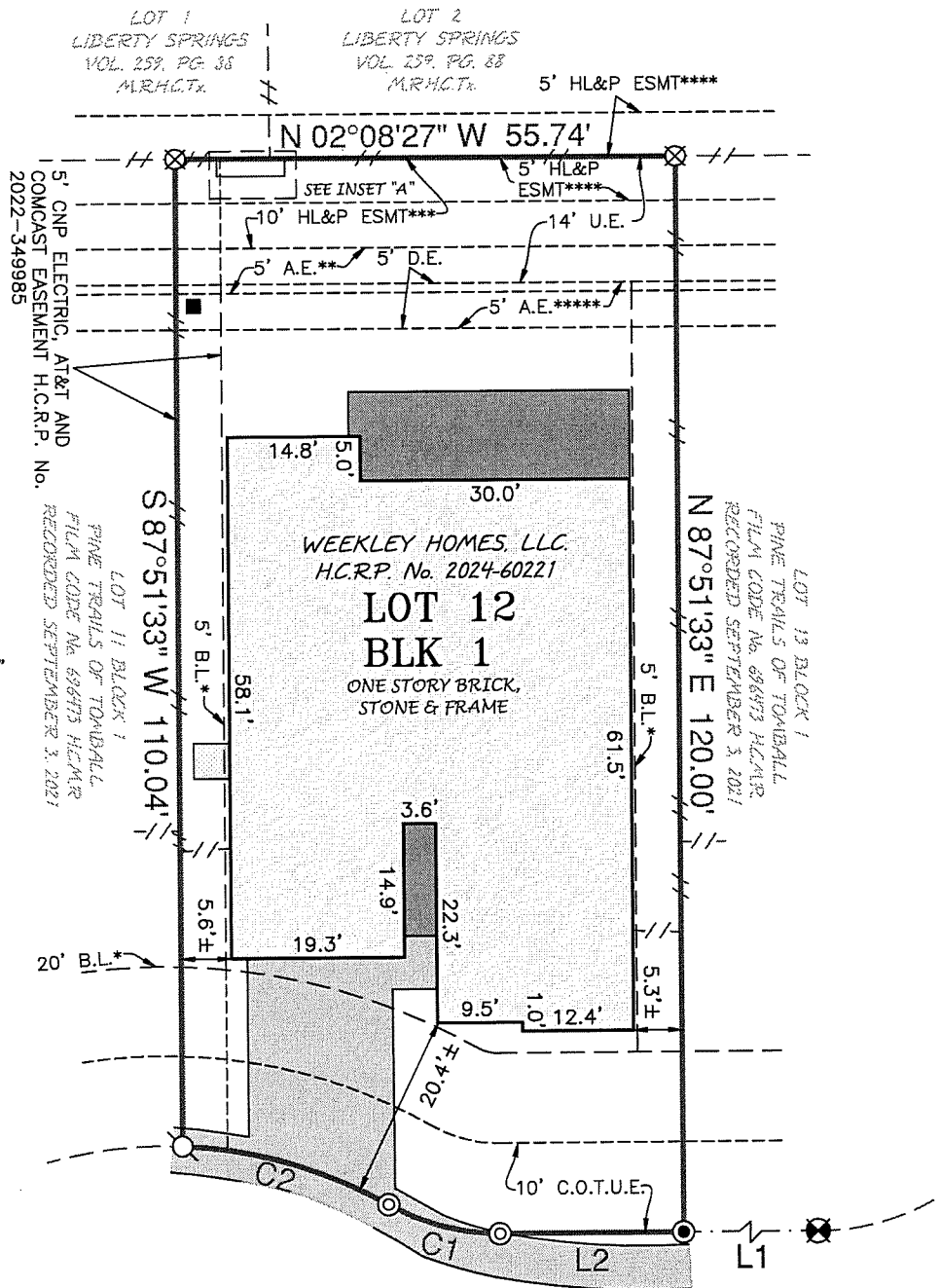
- HOUSE ON SLAB.
- CONCRETE SLAB COVERED.
- CONCRETE UNCOVERED.
- PORTION OF AC PAD INTO EASEMENT (NOT A PERMANENT STRUCTURE).
- GRATE.

LINE	BEARING	DISTANCE
L1	S 02°08'27" E	714.05'
L2	S 02°08'27" E	20.39'

CURVE	RADIUS	ARC	DELTA
C1	25.00'	13.06'	29°55'35"
C2	50.00'	24.05'	27°33'33"



INSET "A"
SCALE 1"=10'



CEDAR ELM WAY
(VAR. R.O.W.)

X [Signature] 2/11/25
X [Signature] 2/11/25

THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTION 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE RECIPIENTS NAMED AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH ORIGINAL TRANSACTION, WHICH ALL TAKE PLACE WITHIN (30) DAYS FROM THE DATE SHOWN HEREON.

LOT 12, BLOCK 1, OF PINE TRAILS OF TOMBALL
MAP RECORDED IN FILM CODE No. 696473 OF THE MAP RECORDS,
HARRIS COUNTY, TEXAS.

PURCHASER : Tyler Edmund Winston and Katherine Ann Winston

ADDRESS : 29507 CEDAR ELM WAY

TO : PRIORITY TITLE COMPANY (EXCLUSIVELY)

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, AND IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME, AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

[Signature]
SCOTT R. SHERIDAN

REGISTERED PROFESSIONAL LAND SURVEYOR, No. 6171

THIS LOT LIES WITHIN ZONE X, AS SCALED ON FIRM No. 482010210L, MAP DATED JUNE 18, 2007. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC FLOOD HAZARDS THAT MIGHT EXIST.



SEE ATTACHED ADDENDUM FOR ADDITIONAL STIPULATIONS