



TITLE COMPANY:



UNIVERSITY
TITLE COMPANY

832-852-5501

ISSUE DATE:

AUGUST 11, 2025

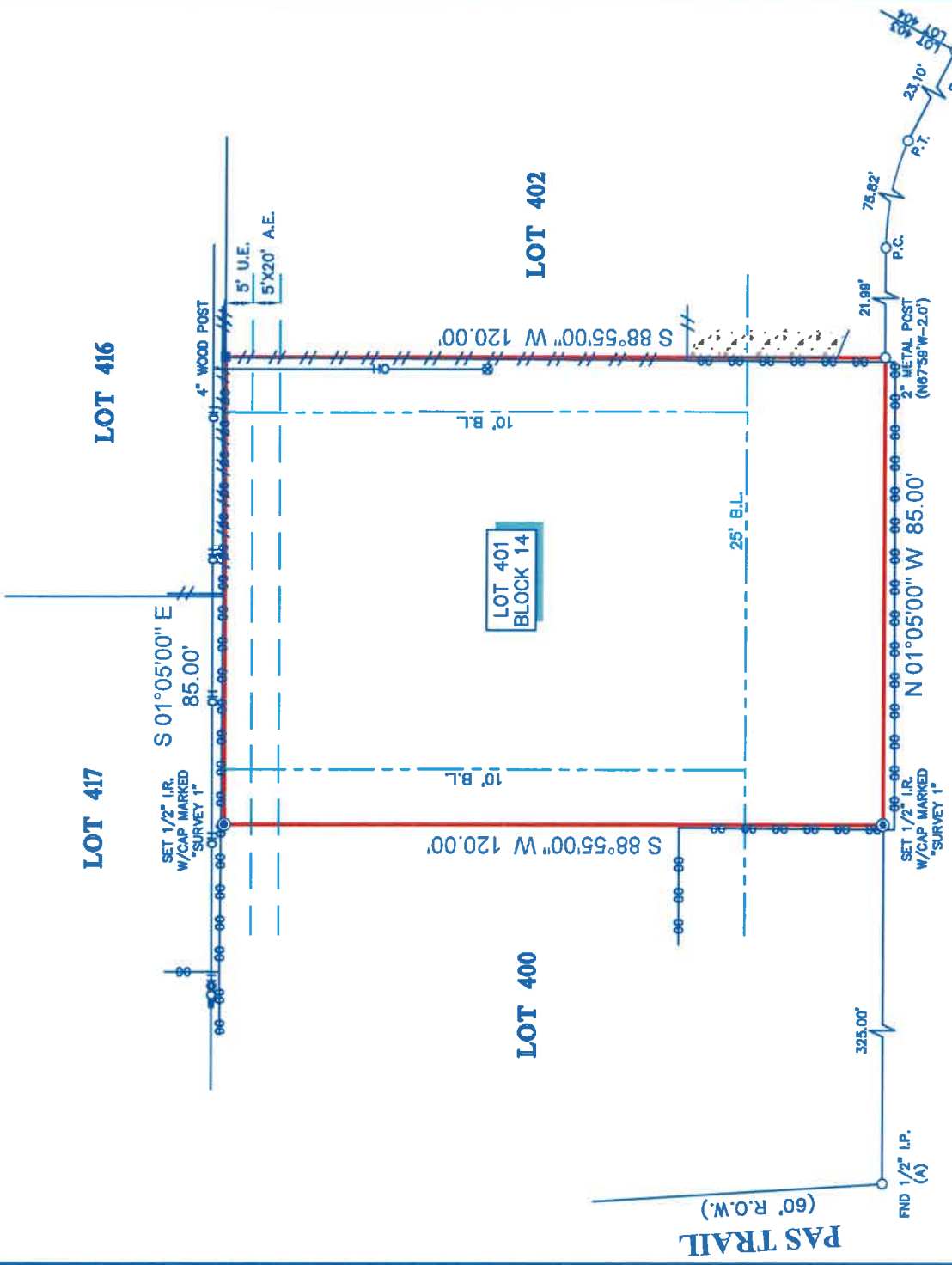
G.F. #

V2570112LH

LAND TITLE SURVEY



SCALE 1" = 30'

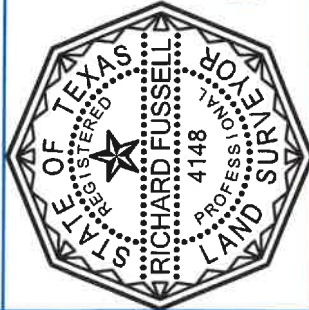


NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON AUGUST 11, 2025, UNDER G.F. NO. V2570112LH.
- EASEMENTS AND BUILDING LINES RECORDED UNDER VOL. 3133, PG. 29 D.R.H.C.

LEGEND

BL	BUILDING LINE	—○—	POWER POLE
UL	UTILITY EASEMENT	—○—	UTILITY LINES
A.E.	AERIAL EASEMENT	—○—	CONCRETE
⊗	SERVICE POLE	—○—	OVERHEAD UTILITY LINES
FENCE			
—//—	WOOD	—○—	WOOD CHAIN
—○○—	WOOD CHAIN		



SURVEYORS CERTIFICATE:
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE
 FACTS FOUND ON THE GROUND DURING THE COURSE OF
 LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON
 AUGUST 8, 2025 AND THAT THIS SURVEY SUBSTANTIALLY
 COMPLES WITH THE CURRENT TEXAS SOCIETY OF
 PROFESSIONAL SURVEYORS MANUAL OF PRACTICE
 REQUIREMENTS FOR A CATEGORY I, CONDITION III SURVEY;
 AND THAT THERE ARE NO ENCROACHMENTS OR
 PROTRUSIONS EXCEPT AS SHOWN.

EDWARD FUSSELL
 RPLS# 4148

CLIENT: MORGAN INVESTMENT AND CONSTRUCTION, LLC
 ADDRESS: WHITESAIL DRIVE

www.survey1inc.com
 survey1@survey1inc.com

Survey 1, Inc.
 Your Land Survey Company

FIELD CREW:	LG	TECH:	ARH
DRAFTER:	MC(V)	FINAL CHECK:	EF
DATE:	8/21/2025		
JOB#	8-1566535B-25		

LEGAL DESCRIPTION: LOT 401, IN BLOCK 14, OF LAKEWOOD HEIGHTS, SECTION TWO, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 52, PAGE 5 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.