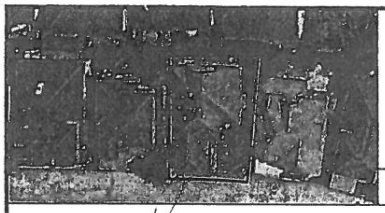


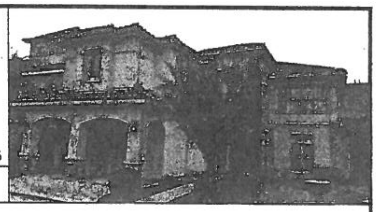
TITLE COMPANY:

stewart title

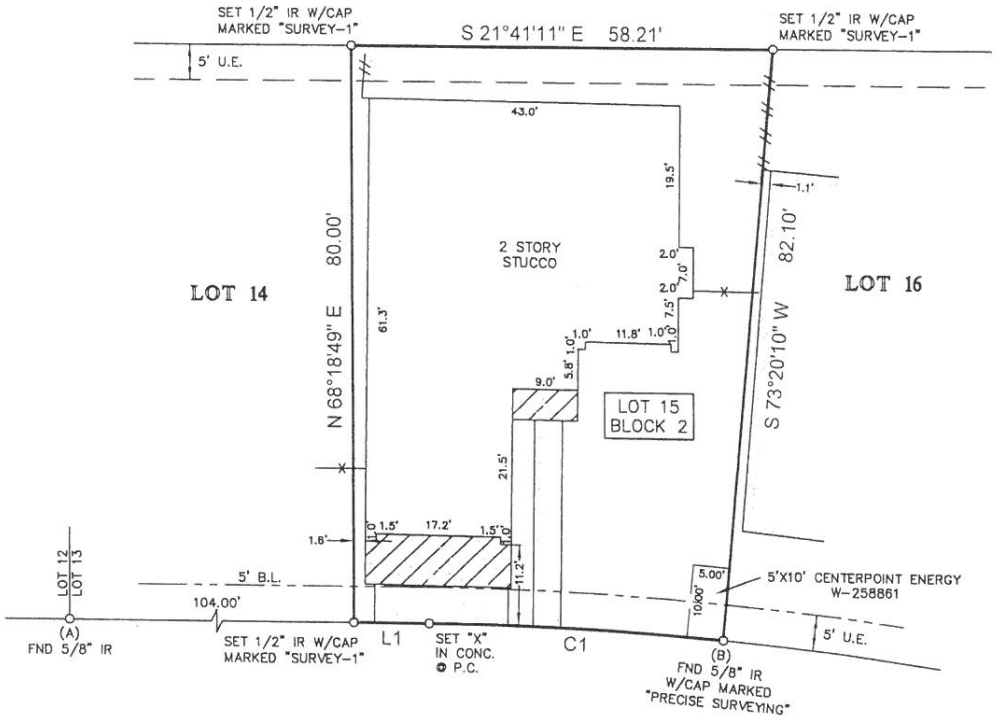
TRACY M. BAXTER 281-558-3005

G.F. #: 1420186369

ISSUE DATE: 11-13-14



SCALE 1"=20'



STUART MANOR

(28' P.A.E.) (PRIVATE)

LEGEND

CONCRETE
COVERED AREA
FENCE: WOOD, METAL
ADJOINING STRUCTURE
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
P.A.E. = PERMANENT ACCESS EASEMENT

LINE	BEARING	DISTANCE
L1	N 21°41'11" W	10.40'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	464.00'	40.68'	N 19°10'14" W	40.66'

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
3. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
4. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
6. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
7. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 11-13-14, UNDER G.F. NO. 1420186369.
8. CITY OF HOUSTON ACCESS EASEMENTS AS RECORDED IN C.F. NO. V-389883.
9. SUBJECT TO ZERO LOT LINE EASEMENTS AND EASEMENTS FOR UTILITIES AS RECORDED IN C.F. NO. U-257546, U-658283, U-695327 & W-086247.
10. TERMS, CONDITIONS AND STIPULATIONS OF FUTURE EASEMENT AGREEMENT AS RECORDED IN C.F. NO. X-016544.

PROJECT:

A LAND TITLE SURVEY OF LOT 15, IN BLOCK 2, OF ROYAL OAKS COUNTRY CLUB, SECTION 8, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 489060 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

CLIENT: SYLVIA MARIA CASARES

ADDRESS: 2727 STUART MANOR

FLOOD ZONE:	FLOOD MAP#:
"X"	48201C 0830 L
FLOOD MAP DATE: 06-18-07	FLOOD MAP COUNTY: HARRIS

STATE OF TEXAS REGISTERED RICHARD FUSSELL 4148 PROFESSIONAL LAND SURVEYOR

SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON NOVEMBER 14, 2014 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

SURVEY 1 Inc.
www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 • Alvin, TX 77512
(281)393-1382 • Fax(281)393-1383

FIELD CREW: AF	JOB# 11-32012-14
DRAFTER: JB	DATE 11-19-14