

COMMONS WATERWAY  
SECTION 4  
F.C. No. 638011, H.C.M.R.  
BLOCK 3

N87°35'48" E 102.33'

N41°19'57" E  
92.79'



NOTES:

1. THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A COMMITMENT FOR TITLE INSURANCE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, OF. No. 141802SAT, EFFECTIVE DATE DECEMBER 2, 2014. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS OR RESTRICTIONS OF RECORD HAS BEEN PERFORMED BY THIS SURVEYOR.
2. A PORTION OF THIS TRACT LIES IN ZONE "AE" PER F.E.M.A. FLOOD INSURANCE RATE PANEL NO. 48201C0310L, DATED JUNE 18, 2007. ZONE "AE" IS DEFINED AS AREAS WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE BASE FLOOD ELEVATION OF THIS TRACT IS 52.1' NAVD 88, (2001 ADJ.)
3. ALL BEARINGS ARE BASED ON THE RECORDED PLAT OF COMMONS WATERWAY, SECTION 7, F.C. No. 648166 OF THE HARRIS COUNTY MAP RECORDS.
4. ALL EASEMENT AND BUILDING LINES SHOWN HEREON ARE PER RECORDED PLAT UNLESS OTHERWISE NOTED. (D.E.=DRAINAGE EASEMENT; U.E.=UTILITY EASEMENT; W.L.E.=WATER LINE EASEMENT)
5. THIS TRACT MAY BE AFFECTED BY RESTRICTIVE COVENANTS AS DESCRIBED IN INSTRUMENTS RECORDED UNDER FILM CODE No. 648166 OF THE HARRIS COUNTY MAP RECORDS, AND UNDER HARRIS COUNTY CLERK'S FILE Nos. P412800, R142769, R362993, S873642, Y503501, Y879052, 20110547783, 20120572145, 20130149032, 20130149033, 20140241554, AND 20140503655.
6. THIS TRACT MAY BE AFFECTED BY AGREEMENTS AND/OR EASEMENTS DESCRIBED IN INSTRUMENTS RECORDED UNDER HARRIS COUNTY CLERK'S FILE Nos. R060046, 20100447269, 20120376772, 20140330167, 20130588476, AND 20100397197.

LOT 12  
1.1835 AC.  
51,562 SQ. FT.  
BLOCK 3

COMMONS WATERWAY  
SECTION 7  
F.C. No. 648166, H.C.M.R.  
BLOCK 3

N02°24'12" W 390.87'

13

S02°24'12" E 414.56'

S87°35'48" W 125.00'

NAPA CROSSING LANE  
(80' R.O.W.)  
F.C. No. 648166, H.C.M.R.

CARRIAGE VIEW LANE  
(80' R.O.W.)  
F.C. No. 648166, H.C.M.R.



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FACTS AS FOUND FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION AND THAT THIS SERVICE CONFORMS TO THE STANDARDS AND SPECIFICATIONS ESTABLISHED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS FOR A CATEGORY 1A, CONDITION II SURVEY.

*Edward F. Riley II*  
EDWARD F. RILEY II  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 5983

SYMBOL LEGEND

- A/C UNIT
- CLEANOUT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- LIGHT STANDARD
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- TRANSFORMER
- GRAVEL
- ASPHALT
- CONCRETE
- COVERED AREA

LAND TITLE SURVEY		
LOT 12, BLOCK 3 OF COMMONS WATERWAY SECTION 7 F.C. No. 648166, H.C.M.R.		
JAMES H. ISBELL SURVEY, A-474 CITY OF HUFFMAN HARRIS COUNTY, TEXAS		
E. RILEY SURVEYING 2308 TANNEHILL DR. HOUSTON, TX 77008 PHONE/FAX 832-582-8149		
SCALE: 1"=50'	PROJ. NO. 14093	
DRAWN BY: DS	DATE:	SHEET
CHECK BY: EFR	3/20/15	1/1
APPROVED: EFR		