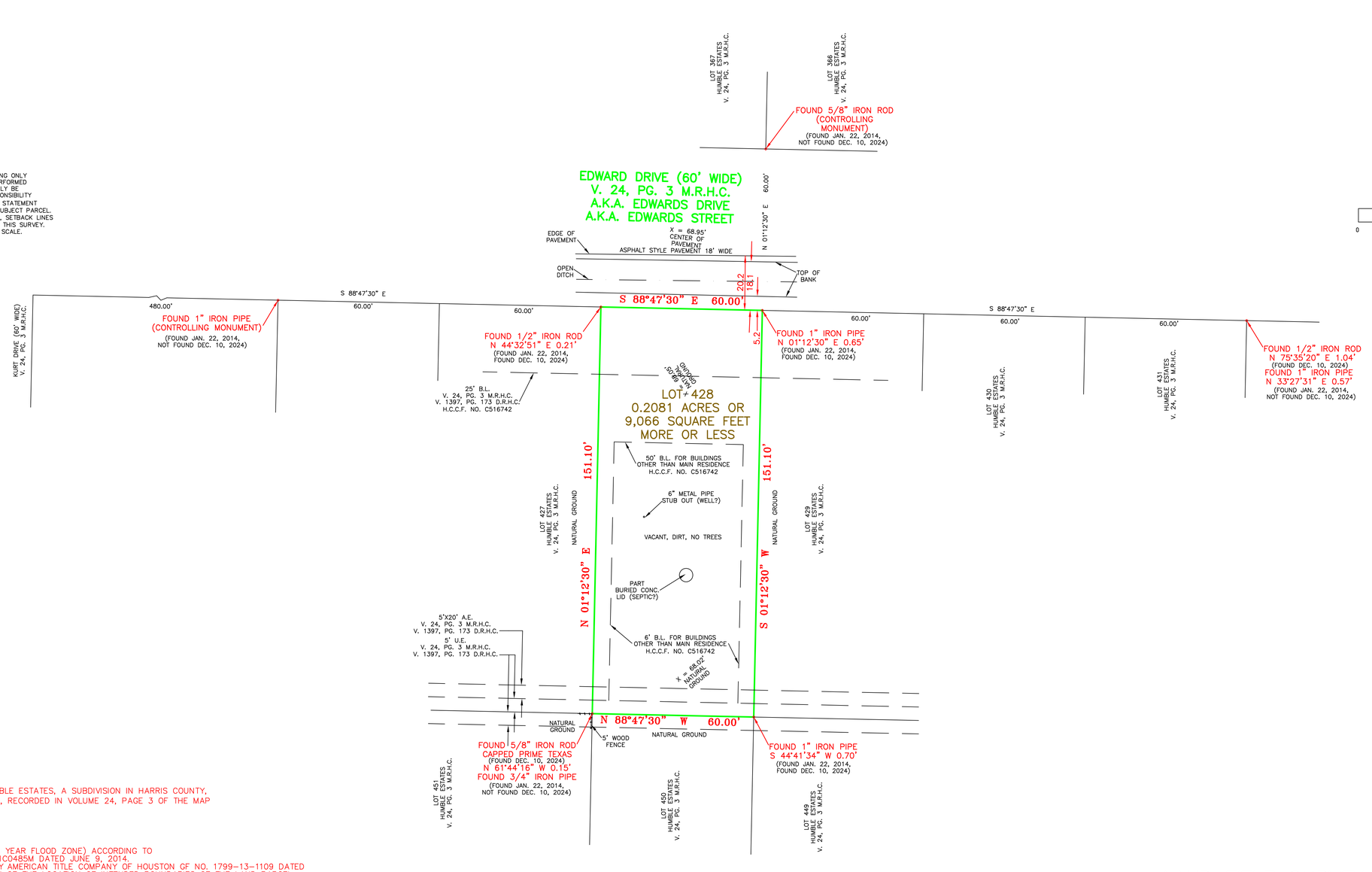
LEGEND		
BOUNDARY LINE	=	———
WALL LINE	=	———
EASEMENT OR LOT DIVISION LINES	=	— — —
MISC. IMPROVEMENTS OR LOT/TRACT LINE	=	———
EDGE OF COVER	=	- - - - - - - - - -
COV. CONC.	=	COVERED CONCRETE
U.E.	=	UTILITY EASEMENT
(WIDTH BY BEGINNING HEIGHT) A.E.	=	AERIAL EASEMENT
B.L.	=	BUILDING LINE
M.R.H.C.	=	MAP RECORDS OF HARRIS COUNTY
D.R.H.C.	=	DEED RECORDS OF HARRIS COUNTY
F.C.	=	FILM CODE
FEMA	=	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	=	FLOOD INSURANCE RATE MAP
H.C.C.F.	=	HARRIS COUNTY CLERK'S FILE

FLOOD ZONE DETERMINATION IS PERFORMED BY GRAPHIC PLOTTING ONLY OF FLOOD INSURANCE RATE MAP. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION STUDY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. FLOOD ZONE DETERMINATION IS NOT A STATEMENT BY THIS SURVEYOR OF ACTUAL FLOODING CONDITIONS CONCERNING SUBJECT PARCEL. SURVEY NOT BASED ON ABSTRACT OF TITLE, THERE MAY BE EASEMENTS, SETBACK LINES AND OTHER MATTERS CONCERNING SUBJECT TRACT NOT SHOWN BY THIS SURVEY. SURVEY NOT VALID UNLESS VIEWED OR PRINTED AT STATED SCALE.



ADDRESS: 6104 EDWARDS DRIVE

DESCRIPTION:
LOT FOUR HUNDRED TWENTY-EIGHT (428), OF HUMBLE ESTATES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 24, PAGE 3 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOTES:
1. THIS TRACT LIES IN ZONE X (AREA OUTSIDE 100 YEAR FLOOD ZONE) ACCORDING TO GRAPHIC PLOTTING OF FEMA FIRM MAP NO. 48201C0485M DATED JUNE 9, 2014.
2. SURVEYOR RELIED ON INFORMATION PROVIDED BY AMERICAN TITLE COMPANY OF HOUSTON GF NO. 1799-13-1109 DATED DEC. 10, 2013, TO SUPPORT THE DETERMINATION OF THE LOCATION OF INTENDED BOUNDARIES OF THE LAND PARCEL SURVEYED. SURVEYOR RELIED ON INFORMATION FROM THE ABOVE FOR RECORD EASEMENTS, SETBACK LINES AND OTHER MATTERS CONCERNING SUBJECT TRACT.
3. THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS EXCEPT AS SHOWN HEREON.
4. SUBJECT TO ANY AND ALL APPLICABLE ORDINANCES AND STATE LAWS.
5. SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS.
6. SUBJECT TO 15' DRAINAGE EASEMENT ON EITHER SIDE OF NATURAL DRAINAGE COURSES; V. 1397, PG. 173 D.R.H.C.. SURVEYOR FOUND NO VISIBLE EVIDENCE OF NATURAL DRAINAGE COURSES TRAVERSING SUBJECT TRACT.
7. SUBJECT TO RESTRICTIONS; V. 24 PG. 3 M.R.H.C., V. 1397 PG. 173 D.R.H.C. AND H.C.C.F. NO. C516742.
8. SUBJECT TO CITY OF HOUSTON ORDINANCES INCLUDING THOSE IN H.C.C.F. NO. K143296, K143301, J040968, N253886, V. 4184 PG. 518, V. 4897 PG. 67, V. 5448 PG. 421 D.R.H.C. AND ORDINANCE NO. 85-1878 AND 85-1198.
9. SUBJECT TO ZONING ORDINANCES OF THE CITY OF HUMBLE, TEXAS.
10. SUBJECT TO B.L.(S) FOR GARAGES, OUTBUILDINGS, MAIN RESIDENCES AND OTHER STRUCTURES; H.C.C.F. NO. C516742.
11. SUBJECT TO MATTERS A CURRENT TITLE COMMITMENT, TITLE REPORT OR TITLE POLICY MAY CONTAIN.
12. ELEVATIONS SHOWN ARE ASSUMED, AND RELATIVE ONLY TO EACH OTHER.
13. THERE ARE NO TREES ON SUBJECT TRACT AND THERE ARE NO TREES BETWEEN NORTHERLY BOUNDARY OF SUBJECT TRACT AND SOUTHERLY EDGE OF PAVED STREET NORTH OF SUBJECT TRACT.

LAND TITLE SURVEY

AND CITY OF HOUSTON CODE OF ORDINANCES SEC. 42-46 EXISTING CONDITIONS SURVEY

TO AMERICAN TITLE COMPANY OF HOUSTON AND ANDREW LOOKER
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON CONDUCTED BY MYSELF OR UNDER MY SUPERVISION ON DEC. 10, 2024 AND THAT THIS MAP REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR A CATEGORY 1A, CONDITION II STANDARD LAND SURVEY.

DEWARD KARL BOWLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4966
DATED DECEMBER 10, 2024
ORIGINALLY SURVEYED JANUARY 22, 2014.

STATE OF TEXAS REGISTERED DEWARD KARL BOWLES 4966 PROFESSIONAL LAND SURVEYOR

BBSURVEYING@AOL.COM WWW.BANDBSURVEYING.COM
TEXAS LICENSED SURVEYING FIRM NO. 10022700

B & B SURVEYING CO. 2720 NORTH 10TH STREET
BEAUMONT, TEXAS 77703 (409) 239-5448

© COPYRIGHT 2024 B & B SURVEYING CO.

ROTATION ANGLE = 00°

JOB NO. H14008B KDB