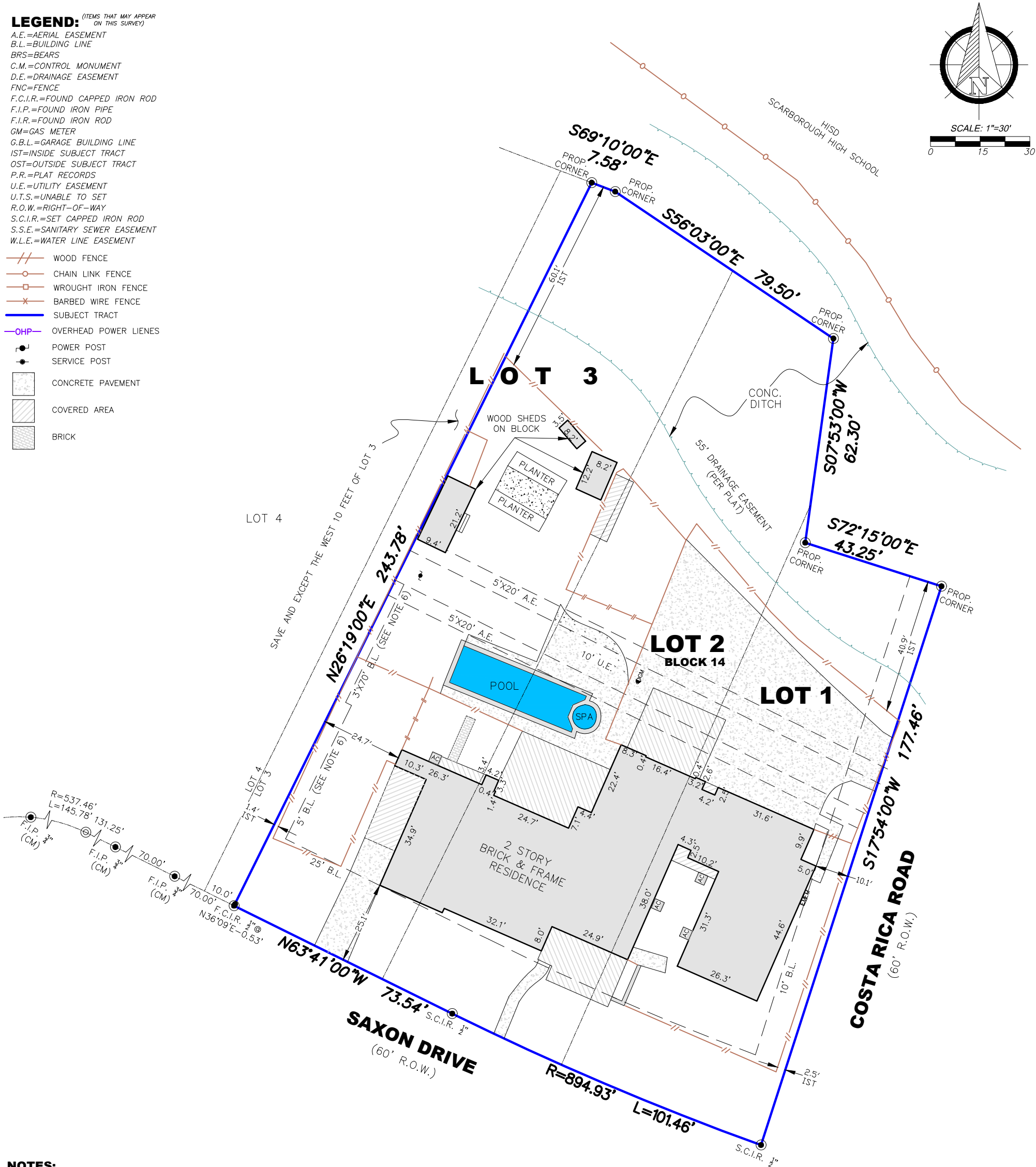
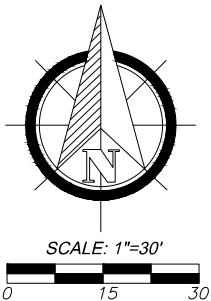


LEGEND: (ITEMS THAT MAY APPEAR ON THIS SURVEY)
A.E.=AERIAL EASEMENT
B.L.=BUILDING LINE
BRS=BEARS
C.M.=CONTROL MONUMENT
D.E.=DRAINAGE EASEMENT
FNC=FENCE
F.C.I.R.=FOUND CAPPED IRON ROD
F.I.P.=FOUND IRON PIPE
F.I.R.=FOUND IRON ROD
GM=GAS METER
G.B.L.=GARAGE BUILDING LINE
IST=INSIDE SUBJECT TRACT
OST=OUTSIDE SUBJECT TRACT
P.R.=PLAT RECORDS
U.E.=UTILITY EASEMENT
U.T.S.=UNABLE TO SET
R.O.W.=RIGHT-OF-WAY
S.C.I.R.=SET CAPPED IRON ROD
S.S.E.=SANITARY SEWER EASEMENT
W.L.E.=WATER LINE EASEMENT

- WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
BARBED WIRE FENCE
SUBJECT TRACT
OVERHEAD POWER LIENES
POWER POST
SERVICE POST
CONCRETE PAVEMENT
COVERED AREA
BRICK



- NOTES:**
- BEARINGS SHOWN HEREON ARE REFERENCED TO RECORDED SUBDIVISION PLAT OF SUBJECT TRACT AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY.
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, G.F. NO. 8991-24-49847, EFFECTIVE DATE OF POLICY AUGUST 19, 2024 WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
 - ALL ABSTRACTING PERFORMED BY TITLE COMPANY.
 - LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT AFOREMENTIONED IN NOTE 2.
 - SURVEY BASED ON THE BEST OF FIELD EVIDENCE FOUND.
 - A BUILDING SET BACK LINE 5 FEET IN WIDTH ACROSS THE INTERIOR PROPERTY LINE, EXCEPT FOR A GARAGE OR OTHER PERMITTED ACCESSORY BUILDING LOCATED 70 FROM THE FRONT MAY BE LOCATED WITHIN 3 FEET FROM THE INTERIOR PROPERTY LINE OF SUBJECT PROPERTY, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 3132, PAGE 222 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
 - TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN CONSENT TO ENCROACHMENT, EXECUTED BY ENTEX, A DIVISION OF ARKLA, INC., A DELAWARE CORPORATION, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD ON JANUARY 26, 1990, UNDER HARRIS COUNTY CLERK'S FILE NO.(S) M491545.
 - TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN CONSENT TO ENCROACHMENT, EXECUTED BY CITY OF HOUSTON, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD ON JANUARY 26, 1990, UNDER HARRIS COUNTY CLERK'S FILE NO.(S) M491546.
 - TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN CONSENT TO ENCROACHMENT, EXECUTED BY WARNER CABLE, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD ON JANUARY 26, 1990, UNDER HARRIS COUNTY CLERK'S FILE NO.(S) M491547.
 - TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN CONSENT TO ENCROACHMENT, EXECUTED BY HOUSTON LIGHTING AND POWER COMPANY, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD ON FEBRUARY 28, 1990, UNDER HARRIS COUNTY CLERK'S FILE NO.(S) M474359, CORRECTED UNDER M529520.

FLOOD PLAIN INFO:

THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48201C0655M
MAP REVISION: 06/09/2014
ZONE: AE FLOOD WAY
(BASED ONLY ON VISUAL EXAMINATION OF MAPS)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DANIEL VILLA, JR., PE, RPLS
REGISTRATION NO. 6751



TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517

BOUNDARY SURVEY

OF LOTS 1, 2 AND 3, SAVE AND EXCEPT THE WEST 10 FEET OF SAID LOT 3 THEREOF, IN BLOCK 14 OF REPLAT OF MANGUM MANOR, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 14 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

ADDRESS: 5302 SAXON DRIVE, HOUSTON, TEXAS 77092

JOB NO.: J2408-146
DATE: 9/3/2024
FOR: PATTEN TITLE
GF#: 8991-24-49847
PURCHASER: PHILIP CARR

DRAFTED BY: CM
CHECKED BY: JZ