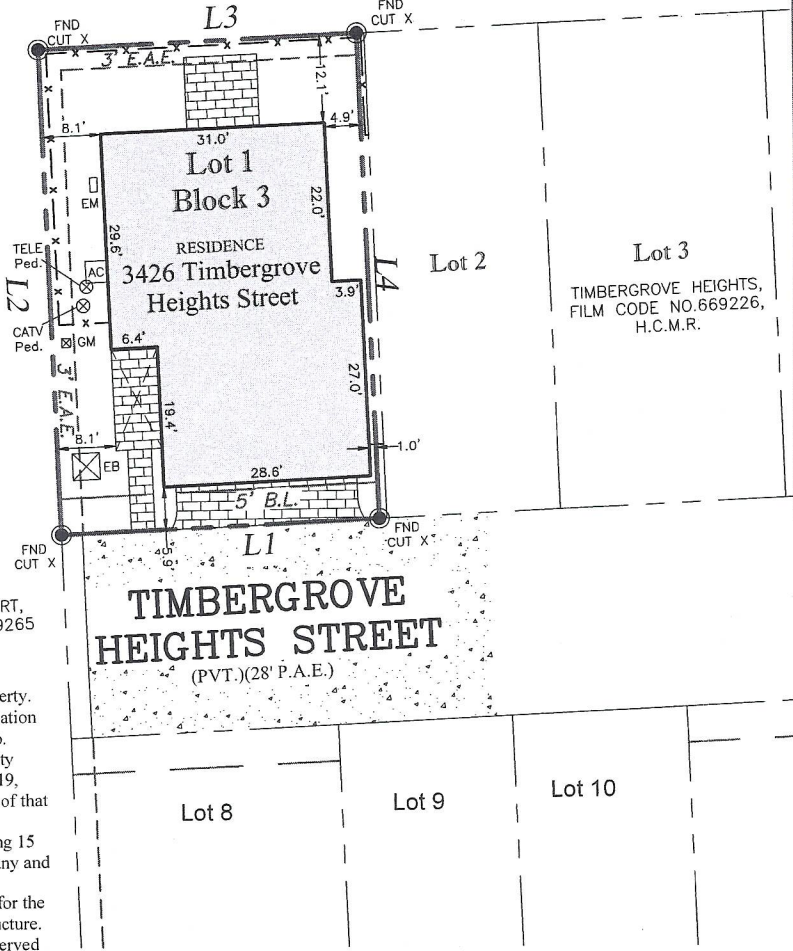


3426 TIMBERGROVE HEIGHTS STREET



SCALE  
1" = 20'

TIMBERGROVE HEIGHTS,  
SECTION 8  
VOL. 53, PG. 39,  
H.C.M.R.



Line Table		
Line #	Direction	Length
L1	S87° 54' 50"W	44.00'
L2	N02° 05' 10"W	67.00'
L3	N87° 54' 50"E	44.00'
L4	S02° 05' 10"E	67.00'

TIMBERGROVE COURT,  
FILM CODE NO. 529265  
H.C.M.R.

Notes:

- Surveyor did not abstract subject property. This survey was prepared with information contained in Title Commitment GF no. 21141 of First American Title Guaranty Company, effective date of February 19, 2021, and is subject to the limitations of that commitment.
- Subject to drainage easement extending 15 feet on each side of the centerline of any and all natural drainage courses per the Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure. No natural drainage courses were observed during our survey.
- Agreement for Underground Electric Service per C.F.No. 2017-357364.

**PROPERTY DESCRIPTION:**  
LOT 1, BLOCK 3 TIMBERGROVE HEIGHTS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK FILM CODE NO. 669226 OF THE MAP OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

The undersigned have/has received and reviewed a copy of this survey.

*Shawn Roussel*

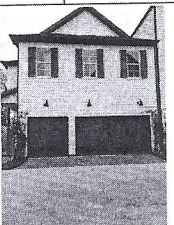
Date: 3/24/21

Field Date :	3/1/2021
ASC No.	H2853-FI
Buyer:	SHAWN ROUSSEL
Client:	KIRBY TITLE, LLC (BUILDER)
G.F. No.	21141
Drafter/Field Crew	S.R. / J.M.

LEGEND - C.M. = Controlling Monument, Fnd. = Found; I.R. = Iron Rod; I.P. = Iron Pipe  
OHE = Overhead Electric; I.R.S. = Set Iron Rods 1/2" diameter with yellow cap stamped  
"Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted.  
(fence post) — x — centerline ⊙ (overhead electric) — — — — —

**FLOOD NOTE:**  
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE, PER 4803180860L 0860, DATED: JUNE 18, 2007.

**SURVEYORS CERTIFICATION:** ISSUE DATE: 3/19/2021  
The undersigned, being a Registered Professional Land Surveyor in the State of Texas, does hereby certify that the Plat or Survey hereon correctly represents the results of an actual survey made on the ground under my direction and meets the standards of practice promulgated by the Texas Board of Professional Engineers and Land Surveyors.



KIRBY TITLE, LLC (BUILDER)  
1520 OLIVER STREET, SUITE 100  
HOUSTON, TEXAS 77007

3426 TIMBERGROVE HEIGHTS STREET  
HOUSTON, TEXAS 77005

**EXACTA**  
Land Surveyors, LLC

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Firm No: 10693800

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