

ADDRESS: 2031 PEPPERMILL ROAD

GRAPHIC SCALE



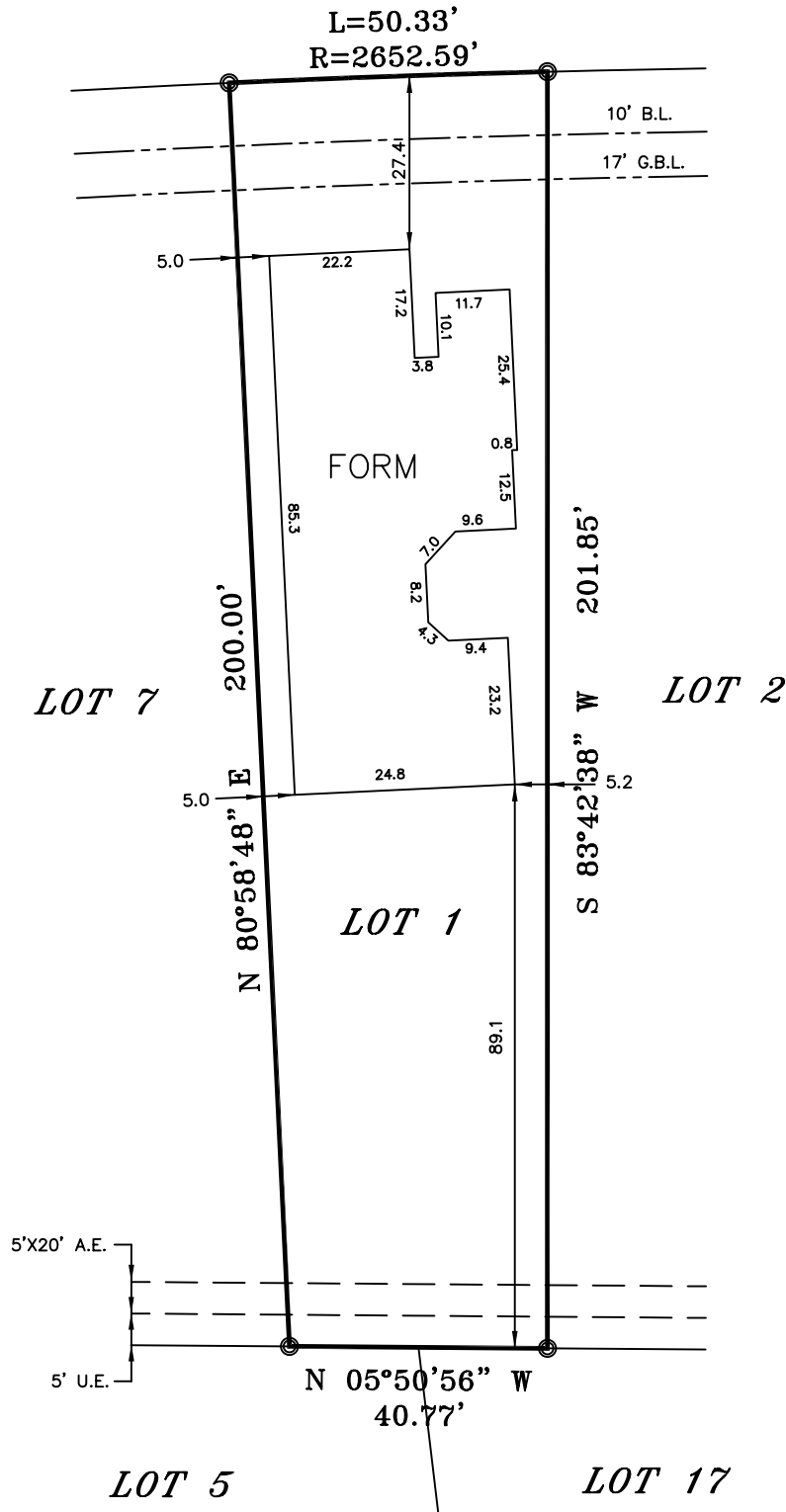
LEGEND

IRON ROD
UTILITY EASEMENT
BUILDING LINE
AERIAL EASEMENT
WOOD FENCE
WIRE FENCE
CHAIN LINK FENCE

IR
U.E.
B.L.
A.E.
CONCRETE
WOOD



2031 PEPPERMILL ROAD (60' R/W)



LEGAL DESCRIPTION

Lot One (1), in Block One (1), of SPRING BRANCH ESTATES, SECTION TWO (2), PARTIAL REPLAT a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 29, Page 52 of the Map Records of Harris County, Texas.



OWNER NICK UGAROY
JOB# 1512021
GF# N/A
DATE 1-11-2017

-ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORDS IF THE SUBJECT PROPERTIES LIES IN A RECORDED SUBDIVISION OF SAID COUNTY.
-THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.
-SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY.
-THIS SURVEY WAS DONE WITHOUT THE INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE OWNER, ANY EASEMENTS, RESTRICTIONS, DEEDS OR BUILDING LINES ARE THE RESPONSIBILITY OF THE OWNER.

Any reference to the 100 year flood plain of flood hazard zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to the Flood Insurance Rate Map for HARRIS COUNTY, Dated JUNE, 18, 2007, Map No. 48201C 0645 L, the property described lies within "ZONE X" outside the 500 yr. flood. Flood information is based on graphic plotting only due to inherent inaccuracies on FEMA maps, we can not assume responsibility for exact determination.

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I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.