



- NOTES:
1. BEARINGS BASED ON PLAT.
  2. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
  3. EASEMENTS AND BUILDING LINES PER RECORDED PLAT.
    - BUILDING SET-BACK LINE(S) 20 FEET IN WIDTH ALONG THE FRONT/SOUTHWESTERLY PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION.
    - BUILDING SET-BACK LINE(S) 10 INCREASING TO 20 FEET IN WIDTH ALONG THE SOUTHEASTERLY PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION.
    - BUILDING SET-BACK LINE(S) 5 FEET IN WIDTH ALONG THE SIDE PROPERTY LINE(S), DELIMITED BY RESTRICTIVE COVENANTS, SET FORTH BY INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO.(S) 090305.
    - WATER LINE EASEMENT(S) 10 FEET IN WIDTH ALONG THE FRONT PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION.
    - UTILITY EASEMENT(S) 8 FEET IN WIDTH ALONG THE NORTHEASTERLY PROPERTY LINE(S), TOGETHER WITH AN UNRESTRICTED AERIAL EASEMENT, ADJOINING THEREIN, 5 FEET IN WIDTH, FROM A PLANE 20 FEET ABOVE GROUND UPWARD, AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION.
  4. THE FOLLOWING RESTRICTIVE COVENANTS RECORDED UNDER VOLUME 315, PAGE 82 AMENDED UNDER FILM CODE NO. 392092 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND THOSE RECORDED UNDER CLERK'S FILE NO. H484912; H800941; P890366; S892282; T117905; U141284; U115308; H831484; 2011023128; 2011004935; 2012012441; 2013080722; 2014002815; 20140484318; RP-2015-180030; RP-2016-237389; RP-2017-232888; RP-2018-174370 AND RP-2019-385020 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
  5. DRAINAGE EASEMENT 15 FEET WIDE ALONG EITHER SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
  6. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN AGREEMENT FOR UNDERGROUND ELECTRIC SERVICES WITH HOUSTON LIGHTING & POWER COMPANY, FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO.(S) 0205704.
  7. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN AGREEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A CABLE TELEVISION SYSTEM, AS SET FORTH AND RECORDED BY INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO.(S) 0201976.

F.I.R.M. NO. 48201C PANEL 0510 L  
 EFFECTIVE DATE 06/18/07 ZONE X

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

## BOUNDARY SURVEY OF

LOT 15, IN BLOCK 25 OF THE AMENDING PLAT OF WALDEN ON LAKE HOUSTON, PHASE III, SPORTSMAN'S VILLAGE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 392092 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SURVEYED FOR: STEVEN JAMES SCRUGGS, MR. & KERRIE RENE SCRUGGS, MRS.

ADDRESS: 18402 SPINNER COURT DRIVE, HUMBLE, TEXAS 77346

PATTEN TITLE

JOB NUMBER: 030721

FIELD WORK: 03/05/2021

DRAFTER: RH

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

GF: 9996-21-15212

of PATTEN TITLE

EFF: 02/02/2021



03/05/2021

*Xavier Chapa*  
 XAVIER CHAPA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2568



FIRM NUMBER 10194375  
713-834-2277

**SURVEY SOLUTIONS OF TEXAS**  
Professional Land Surveying

5450 NW CENTRAL DRIVE, SUITE 121  
HOUSTON, TEXAS 77092