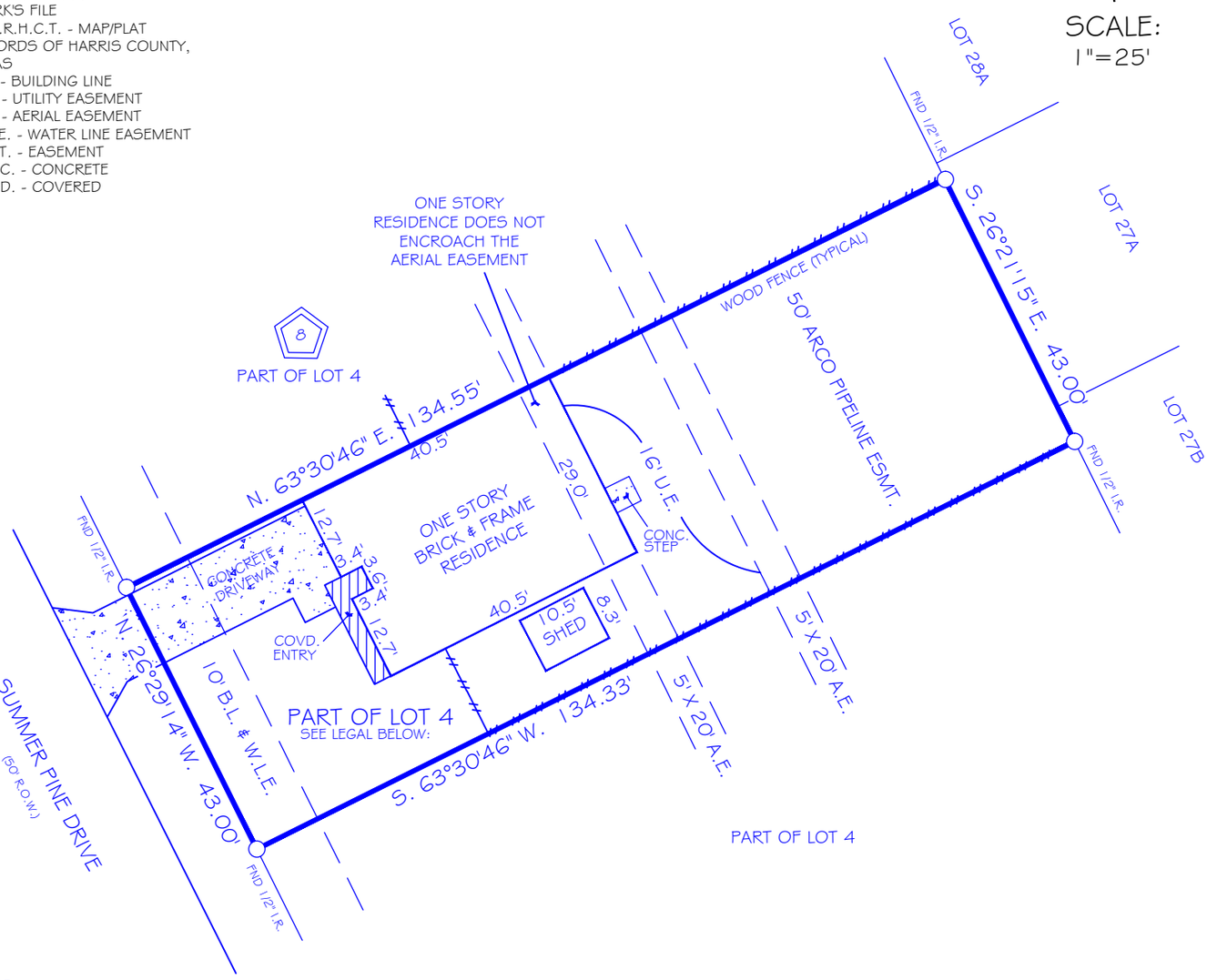
23314 SUMMER PINE DRIVE, SPRING, TEXAS 77373
GF NO. VTC-2035-2

LEGEND

(CM) - CONTROLLING MONUMENT
I.R. - IRON ROD
FND - FOUND
R.O.W. - RIGHT OF WAY
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
M./P.R.H.C.T. - MAP/PLAT RECORDS OF HARRIS COUNTY, TEXAS
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
A.E. - AERIAL EASEMENT
W.L.E. - WATER LINE EASEMENT
ESMT. - EASEMENT
CONC. - CONCRETE
COVD. - COVERED
●

SCALE: 1"=25'



NOTES;

1. RESTRICTIVE COVENANTS BY THE RECORDED PLAT OF CYPRESS TRAILS OF TIMBER LANE, SECTION TWO.
2. BUILDING RESTRICTIONS BY THE RECORDED PLATS IN VOLUME 292, PAGE 89 M./P.R.H.C.T.
3. GARAGE SETBACK AS SET FORTH ON THE RECORDED PLAT AND DEDICATION IN VOLUME 292, PAGE 89 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.
4. H.L.&P. AGREEMENT FOR UNDERGROUND ELECTRICAL SERVICE BY C.C.F. No. G381119 O.P.R.H.C.T.
5. CABLE T.V. AGREEMENT BY C.C.F No. H569783.

✱ LEGAL: LOT FOUR (4), IN BLOCK EIGHT (8), SAVE AND EXCEPT THE NORTHERLY SEVENTEEN FEET AND THE SOUTHERLY THIRTEEN FEET THEREOF, OF CYPRESS TRAILS OF TIMBER LANE, SECTION TWO, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 292, PAGE 89, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

LEGAL:	BLOCK:	SUBDIVISION:	JOB NO.:
✱	8	CYPRESS TRAILS OF TIMBER LANE, SECTION TWO	233145
COUNTY:	**STATE:**	**RECORDATION:**	**FIELD WORK:**
HARRIS	TEXAS	VOLUME 292, PAGE 89 M./P.R.H.C.T.	04-01-2026
PURCHASER:		**GF No.**	**DRAFTING:**
AYAZ SAYA		VTC-2035-2	04-02-2026
ADDRESS:		**TITLE CO.**	**FINAL CHECK:**
23314 SUMMER PINE DRIVE		VERACITY TITLE COMPANY	04-02-2026

BLAIR LAND SURVEYING

BLAIR LAND SURVEYING CO.
12436 F.M. 1960 WEST, #128
HOUSTON,TEXAS 77065
TEL 832-217-7903
FIRM NUMBER F10194648

STATE OF TEXAS REGISTERED STEPHEN RODRIGUEZ 5325 PROFESSIONAL LAND SURVEYOR

04-06-2026

I DO 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 THE SURVEY. THERE ARE NO ENCROACHMENTS APPARENT EXCEPT AS SHOWN.

STEPHEN RODRIGUEZ R.P.L.S. No. 5325

VERACITY TITLE COMPANY
9117 BELSHIRE DRIVE
(SUITE 200)
NORTH RICHLAND HILLS,
TEXAS 76182

VERACITY TITLE COMPANY

GF No. VTC-2035-2

FEMA DATA

SUBJECT PROPERTY ___IS NOT___LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA ___ZONE "X"___ AS PER MAP ___HARRIS COUNTY 480287___ PANEL ___48201C0270M___ DATED _10/16/2013___

THE FLOOD INFORMATION IS FROM A F.E.M.A. MAP.