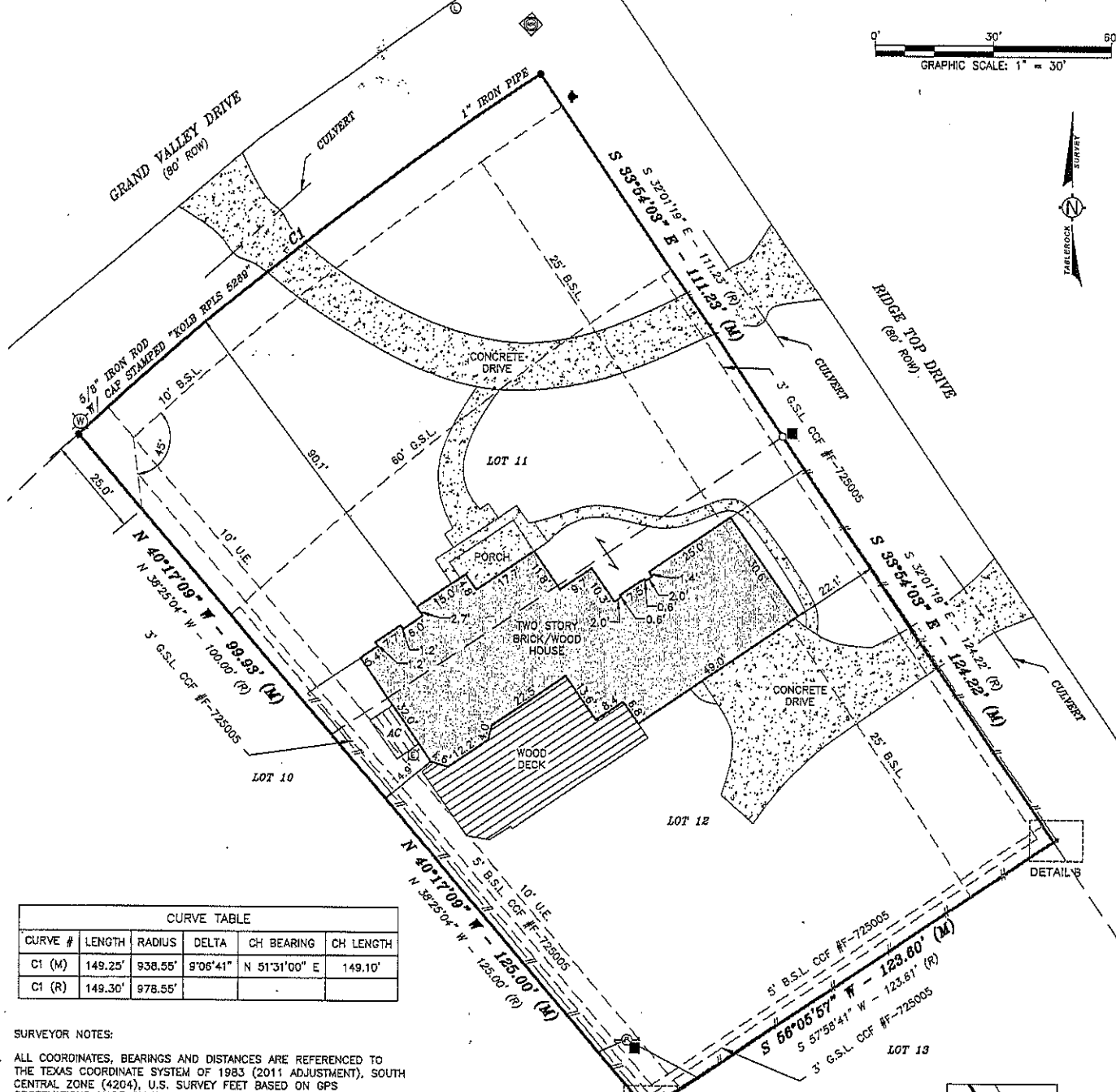
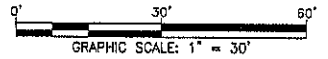


THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE COMPANY; EFFECTIVE DATE: JUNE 13, 2021 AT 8:00 AM; G.P. No. 1304522; ISSUED: JUNE 29, 2021 1:24PM.

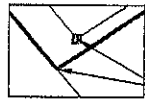
THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT LISTED HEREON.
 A PORTION OF THE PROPERTY SHOWN ON THE SURVEY PLAT LIES WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA (SFHA6) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS PER THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, MAP NUMBER 48201C 0255M, DATED OCTOBER 16, 2013. SUBJECT PROPERTY LIES WITHIN ZONE AE (BASE FLOOD ELEVATION DETERMINES). THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OF LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT [HTTP://WWW.FEMA.GOV/INDEX.SHTM](http://www.fema.gov/index.shtm).



| CURVE TABLE | | | | | |
|-------------|---------|---------|----------|---------------|-----------|
| CURVE # | LENGTH | RADIUS | DELTA | CH BEARING | CH LENGTH |
| C1 (M) | 149.25' | 938.55' | 9°06'41" | N 51°31'00" E | 149.10' |
| C1 (R) | 149.30' | 978.55' | | | |

SURVEYOR NOTES:

- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE (4204), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLEROCK SURVEY, LLC.
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- VISIBLE SCHEDULE B NOTES PERTAINING TO SUBJECT TRACT ONLY
 - 10.b. EASEMENT, VOL 271, PG 145, M.R.H.C.T.X.
 - 10.c. BUILDING SETBACK, VOL 271, PG 145, M.R.H.C.T.X.
 - 10.d. BUILDING SETBACK, VOL 271, PG 145, M.R.H.C.T.X.
 - 10.e. BUILDING SETBACK, COF #7-725005 R.P.R.H.C.T.X.
 - 10.f. GARAGE SETBACK, COF #7-725005 R.P.R.H.C.T.X.
- © 2021, TABLEROCK SURVEY, LLC. ALL RIGHTS RESERVED.
- SURVEY IS VALID ONLY IF IT HAS AN ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR ON IT. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS APPROVED IN WRITING BY TABLEROCK SURVEY, LLC.



DETAIL A
SCALE: 1" = 5'



DETAIL B
SCALE: 1" = 5'

SYMBOL LEGEND

- FOUND AS DESCRIBED
- 5/8" IRON ROD SET W/BUE CAP INSCRIBED "TABLEROCK SURVEY, LLC" UNLESS OTHERWISE NOTED
- FENCE CORNER
- RECORD CALLS (R)
- FIELD MEASURED (M)
- CONTROLLING MONUMENT (CM)
- DEED RECORDS, HARRIS COUNTY, TEXAS D.R.H.C.T.X.
- OFFICIAL PUBLIC RECORDS HARRIS COUNTY, TEXAS O.P.R.H.C.T.X.
- MAP RECORDS HARRIS COUNTY, TEXAS M.R.H.C.T.X.
- REAL PROPERTY RECORDS HARRIS COUNTY, TEXAS R.P.R.H.C.T.X.
- ELECTRIC METER
- OVERHEAD POWER LINE
- POWER POLE
- UTILITY PEDESTAL
- WATER METER
- MANHOLE
- FIRE HYDRANT
- LIGHT
- WOOD FENCE
- BUILDING SETBACK LINE B.S.L.
- GARAGE SETBACK LINE G.S.L.
- UTILITY EASEMENT U.E.
- LAND HOOK

LEGAL DESCRIPTION:

LOT ELEVEN (11) AND LOT TWELVE (12), IN BLOCK TWO (2), OF PONDEROSA TRAILS, SECTION ONE, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 271, PAGE 145 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE

I, MICHAEL D. MCGUINNESS, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON 07/13/2021, AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO PROTRUSIONS OR INTRUSIONS OR EVIDENCE OF VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

MICHAEL D. MCGUINNESS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 1965

DATE SIGNED 07/13/2021



TITLE SURVEY OF:

1803 GRAND VALLEY DR.,
 HOUSTON 77090

HARRIS COUNTY,
 TEXAS



TABLEROCK SURVEY, LLC
 2204 TIMBERLOCH PLACE, SUITE 180
 THE WOODLANDS, TX 77380
 832.415.3869
 TBPLS FIRM LICENSE NO. 10194251
 WWW.TABLEROCKSURVEY.COM

| | | | |
|------|------------|------|-----|
| DATE | 07/12/2021 | CHK | EPG |
| DRWN | ADRAUT | APPR | MDM |