

NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO RECORDED SUBDIVISION PLAT OF SUBJECT TRACT AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY TEXAN TITLE INSURANCE COMPANY, G.F. NO.FM2185405, EFFECTIVE DATE OF POLICY JUNE 29, 2021 WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
3. ALL ABSTRACTING PERFORMED BY TITLE COMPANY
4. LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT AFOREMENTIONED IN NOTE 2.
5. SURVEY BASED ON THE BEST OF FIELD EVIDENCE FOUND.
6. AGREEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF UNDERGROUND/OVERHEAD ELECTRICAL DISTRIBUTION SYSTEMS, GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, A TEXAS CORPORATION, AS SET FORTH IN INSTRUMENT(S) FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO(S). 20150580429.
7. EASEMENT 4 FEET IN WIDTH LYING SOUTHERLY OF AND ADJACENT TO A 10 FOOT DRY UTILITY EASEMENT ALONG THE REAR PROPERTY LINE, AS GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, ET AL, AS SET FORTH IN INSTRUMENT(S) FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO(S).20150578396
8. BUILDING SETBACK LINE 5 FEET IN WIDTH ALONG THE INTERIOR PROPERTY LINE(S), EXCEPT THAT ANY DWELLING UNIT OR IMPROVEMENT SHALL BE LOCATED NOT LESS THAN 3 FEET FROM AN INTERIOR LOT LINE PROVIDED THAT THE DWELLING UNIT OR IMPROVEMENT ON THE ADJACENT LOT ARE COMPLETE AND SITUATED IN SUCH A MANNER AS TO BE NO CLOSER THAN 10 FEET TO THE NEAREST ADJOINING DWELLING UNIT OR IMPROVEMENT, AS SET FORTH IN INSTRUMENT(S) FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO(S). 20160023551.
9. A GARAGE OR OTHER PERMITTED ACCESSORY BUILDING 65 FEET FROM THE FRONT LOT LINE MAY BE LOCATED NOT LESS THAN 3 FEET FROM ANY INTERIOR LOT LINE, AS SET FORTH IN INSTRUMENT(S) FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO(S). 20160023551.
10. PIPELINE RIGHT-OF-WAY AS CONVEYED TO GULF PIPE LINE COMPANY BY INSTRUMENT FILED FOR RECORD UNDER VOLUME 462, PAGE 227, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
11. PIPELINE RIGHT-OF-WAY AS CONVEYED TO DEFENSE PLANT CORP. BY INSTRUMENT FILED FOR RECORD UNDER VOLUME 1345, PAGE 659, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
12. PIPELINE RIGHT-OF-WAY AS CONVEYED TO UNITED GAS PIPE LINE COMPANY BY INSTRUMENT FILED FOR RECORD UNDER VOLUME 2336, PAGE 580, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
13. EASEMENT(S) AS CONVEYED TO HOUSTON LIGHTING & POWER COMPANY BY INSTRUMENT FILED FOR RECORD UNDER VOLUME 572, PAGE 636, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND AFFECTED BY VOLUME 777, PAGE 678, AND CORRECTED UNDER VOLUME 1536, PAGE 289, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
14. TERMS, CONDITIONS AND STIPULATIONS AS TO THAT CERTAIN EASEMENT AGREEMENT FILED FOR RECORD UNDER VOLUME 502, PAGE 214, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

LEGEND:

- A.E.=AERIAL EASEMENT
B.L.=BUILDING LINE
BRS=BEARS
C.F. NO.=COUNTY CLERK'S FILE NUMBER
C.I.R.=CAPPED IRON ROD
C.M.=CONTROL MONUMENT
D.R.=COUNTY DEED RECORDS
EM=ELECTRIC METER
FNC=FENCE
F.C.I.R.=FOUND CAPPED IRON ROD
F.I.R.=FOUND IRON ROD
H.C.M.R.=HARRIS COUNTY MAP RECORDS
U.E.=UTILITY EASEMENT
U.T.S.=UNABLE TO SET
R.O.W.=RIGHT-OF-WAY
S.C.I.R.=SET CAPPED IRON ROD

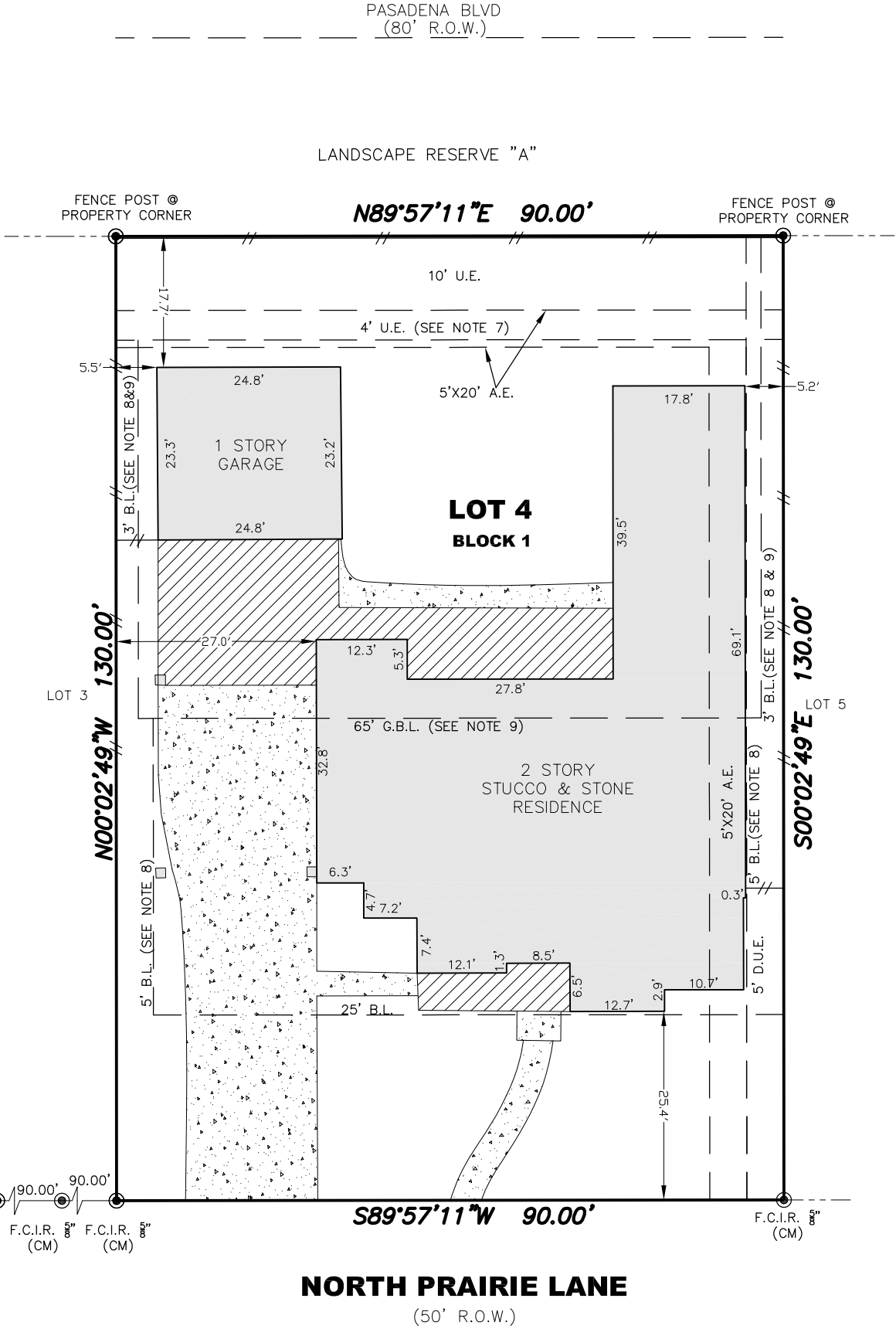
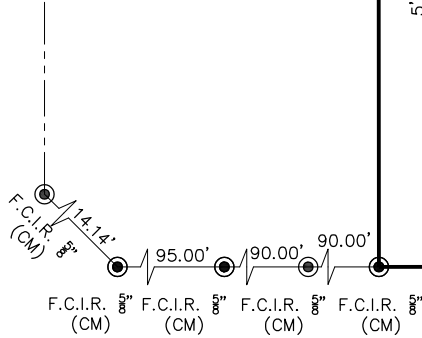
- WOOD FENCE
SUBJECT TRACT
CONCRETE PAVEMENT
COVERED AREA

I 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 SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DANIEL VILLA, JR.
REGISTRATION NO. 6751



SUNDANCE DRIVE
(60' R.O.W.)



FLOOD PLAIN INFO:

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48201C0940M
MAP REVISION: 01/06/2017
ZONE: X
(BASED ONLY ON VISUAL EXAMINATION OF MAPS)



TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
832.518.9910

BOUNDARY SURVEY

OF LOT 4, BLOCK 1, OF ESTATES AT EAST MEADOW, SECTION 1
MAP/PLAT RECORDED IN FILM CODE NO. 675862 OF H.C.M.R.
1813 NORTH PRAIRIE LANE, DEER PARK, TX 77536

JOB NO.: K2108-044
DATE: 8/20/2021
FOR: SOUTH LAND TITLE
GF#: FM2185405
PURCHASER: WILLIAM JUDSON CURRY