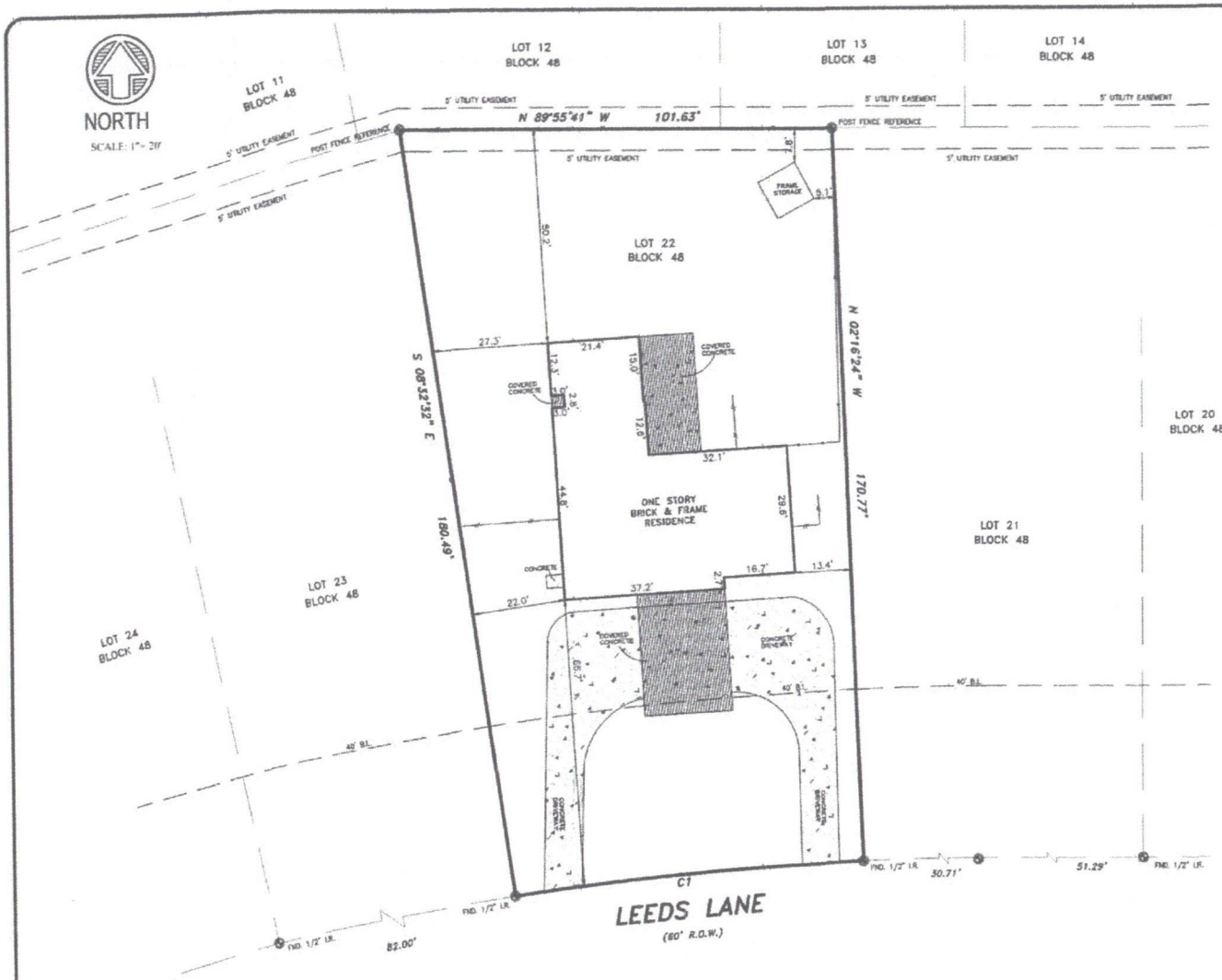
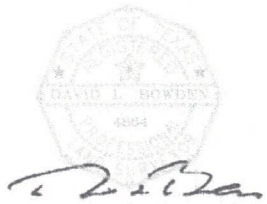


Surveyor has not abstracted subject property and has relied on Title Commitment from Capital Title Insurance Co
GF No. 2894850-15709 Effective date: September 16, 2024

1) Property subject to subdivision covenants, conditions and restrictions be easements, building lines and other matters of record.
2) This survey was done with the benefit of a title report.
3) Bearing basis: Recorded subdivision plat.
4) A 40 foot building setback line along the front property line as set forth on the recorded plat and dedication.
5) The Aerial and Utilities easement(s) as set out on plat/map in Volume 46, Page 4 of the Map and/or Plat Records of Harris County, Texas.



This survey was made by me or under my supervision on the ground on 10/10/2024 and correctly represents the facts found at the time of survey. Except as shown hereon, there are no visible or apparent discrepancies, conflicts, encroachments, protrusions, overlapping of improvements, encroachments into recorded easements, or violations of building or setback lines. All recorded easements and building or setback lines affecting the land surveyed that are listed in the Commitment for Title Insurance issued by Title Company, File No. 2894850-15709 dated effective September 16, 2024 and all fences and other improvements, visible or apparent easements, roads, and rights-of-way on or over the

RESIDENTIAL SURVEY

Lot 22, Block 48, Jersey Village, a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 46, Page 4, of the Map and/or Plat Records of Harris County, Texas.

Date: 10/10/2024
Field Work: MV
Drawn By: AP
Project No.: C24-1008

Prepared For:
Melanie Faith Gauna

Project Location:
15318 LEEDS LN
HOUSTON TX 77040
Key Map: 409M

FLOOD DATA
THIS PROPERTY IS IN THE 100 YEAR FLOOD ZONE, IS IN ZONE AE PER FIRM MAP, COMMUNITY PANEL No. 48201C0465 M WHICH HAS AN EFFECTIVE DATE OF 6/6/2014, AND IS/IS NOT IN THE SPECIAL FLOOD HAZARD AREA.

Bowden Survey
Professional Surveying Services
bowdensurvey.com
Phone: (281) 531-1900 Fax: (281) 531-4800

CURVE TABLE				
Curve	Length	Radius	Arc Length	Arc Bearing
C1	82.00'	749.72'	81.96'	N 84°35'30" E

TBPLS Firm Registration No. 10127400

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MG