

20641 EAGLEWOOD TRACE DRIVE

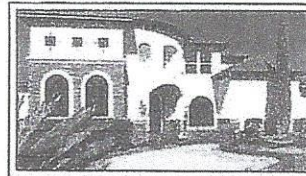
BEING LOT NINE (9), IN BLOCK TWO (2), OF EAGLEWOOD AT OAKHURST, SECTION ONE (1), A SUBDIVISION OF 10.8699 ACRES SITUATED IN THE WILLIAM MASSEY SURVEY, A-391, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 46, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

FLOOD INFORMATION

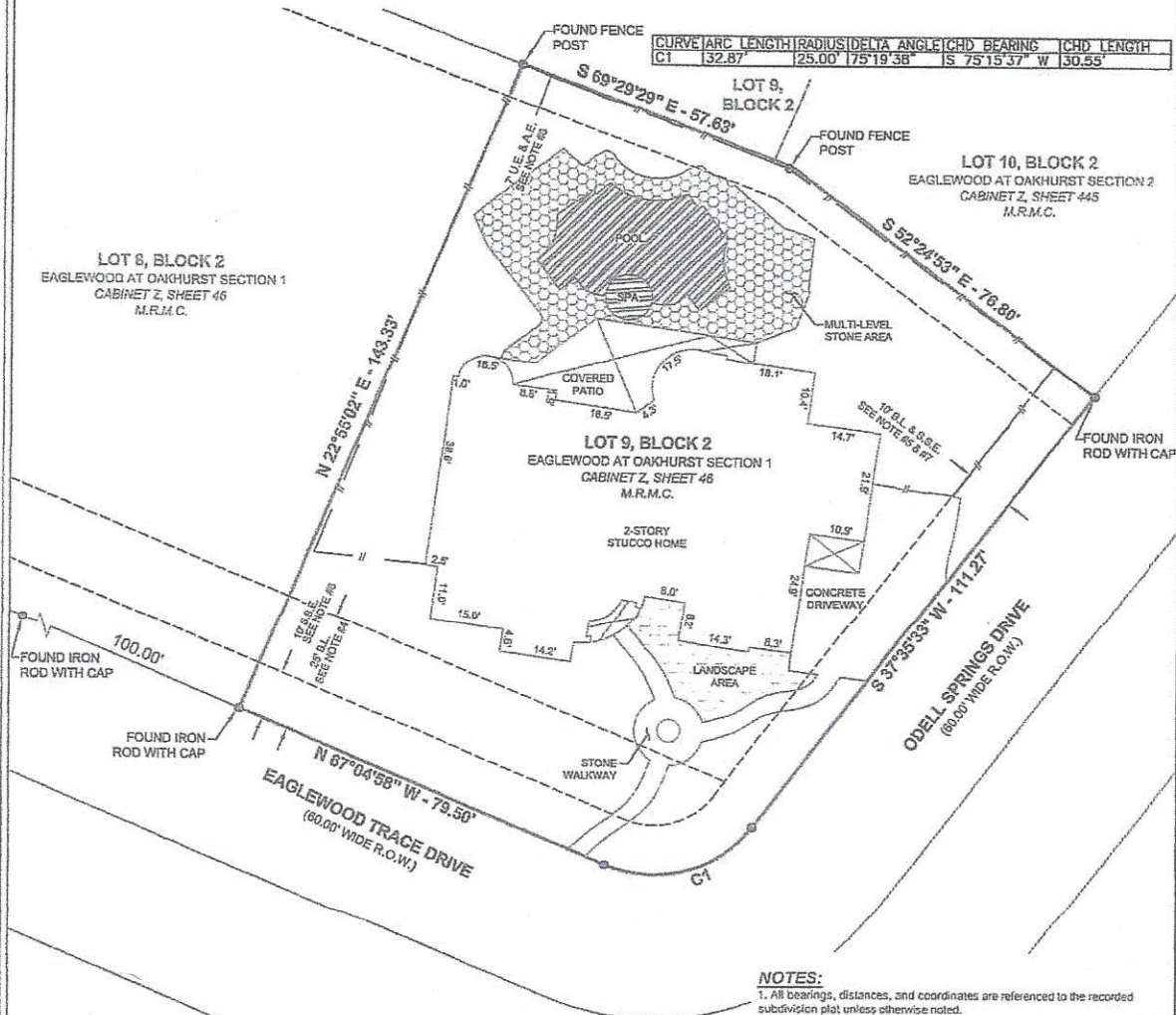
FLOOD ZONE: ZONE "X"
FLOOD MAP # 48339C0725G
FLOOD MAP COUNTY: MONTGOMERY
FLOOD MAP DATE: 09/18/14

THIS LOT DOES NOT LIE IN THE 100 YEAR FLOOD ZONE

TITLE COMPANY:
WESTCOR LAND
TITLE INSURANCE COMPANY
GF. No.: 3206083



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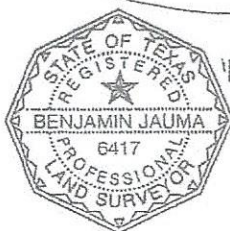
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHD BEARING	CHD LENGTH
C1	32.87'	25.00'	175°19'38"	S 75°15'37" W	30.55'

LEGEND:

M.R.M.C. - MAP RECORDS
MONTGOMERY COUNTY
R.O.W. - RIGHT-OF-WAY
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
- - - - - SUBJECT TRACT
- - - - - WOOD FENCE
- - - - - CHAINLINK FENCE



SCALE: 1" = 30'
0' 15' 30'



This is to certify that, I have on this date made a careful and accurate survey on the ground of the subject property. The plat herein is correct and an accurate representation of the property lines and dimensions as indicated; and except as shown there are no visible and apparent encroachments or protrusions on the ground.

Benjamin Jauma

Benjamin J. Jauma
Registered Professional Land Surveyor
Registration No. 6417

NOTES:

- All bearings, distances, and coordinates are referenced to the recorded subdivision plat unless otherwise noted.
- Flood information is based on the National Flood Insurance Program's Flood Insurance Rate Map for Harris County.
- The survey was made in reliance upon that certain commitment for title insurance issued by Westcor Land Title Insurance Company under G.F. Number 3206083 issued January 16, 2016.
- Twenty-Five foot (25') building setback line along the front property line as set forth on the recorded plat in Cabinet Z, Sheet 46, of the Map Records of Montgomery County, Texas. AS SHOWN HEREON.
- Ten foot (10') building setback line along the side property line as set forth on the recorded plat in Cabinet Z, Sheet 46, of the Map Records of Montgomery County, Texas. AS SHOWN HEREON.
- Sanitary Sewer Easement along the front property line as set forth on the recorded plat in Cabinet Z, Sheet 46, of the Map Records of Montgomery County, Texas. AS SHOWN HEREON.
- Sanitary Sewer Easement along the side property line as set forth on the recorded plat in Cabinet Z, Sheet 46, of the Map Records of Montgomery County, Texas. AS SHOWN HEREON.
- Utility and Aerial Easement along the rear property line as set forth on the recorded plat in Cabinet Z, Sheet 46, of the Map Records of Montgomery County, Texas. AS SHOWN HEREON.
- Drainage Easement Fifteen (15) feet in width on each side of the centerline of all natural drainage courses, gullies and ravines as shown per the recorded plat under Cabinet Z, Sheet 46, of the Map Records of Montgomery County, Texas. DOES NOTE AFFECT SUBJECT TRACT
- There are no natural drainage courses on subject property.
- Any and all easements, building lines, conditions, covenants and restrictions as set out in map or plat recorded under Cabinet Z, Sheet 46, of the Map Records of Montgomery County, Texas.
- This survey is made in conjunction with the information provided by Westcor Land Title Insurance Company. Use of this survey by any other parties and/or for other purposes shall be at the users own risk and any loss resulting from other uses shall not be the responsibility of Action Surveying.

ACTION SURVEYING
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REVISIONS

DRAWN BY: BJ	PROJ. MGR.: BJ
DATE: 01/17/16	
JOB#: 11347	SHEET 1 OF 1
FILENAME: E:\11347\DWG\20641 EAGLEWOOD TRACE DRIVE.DWG	