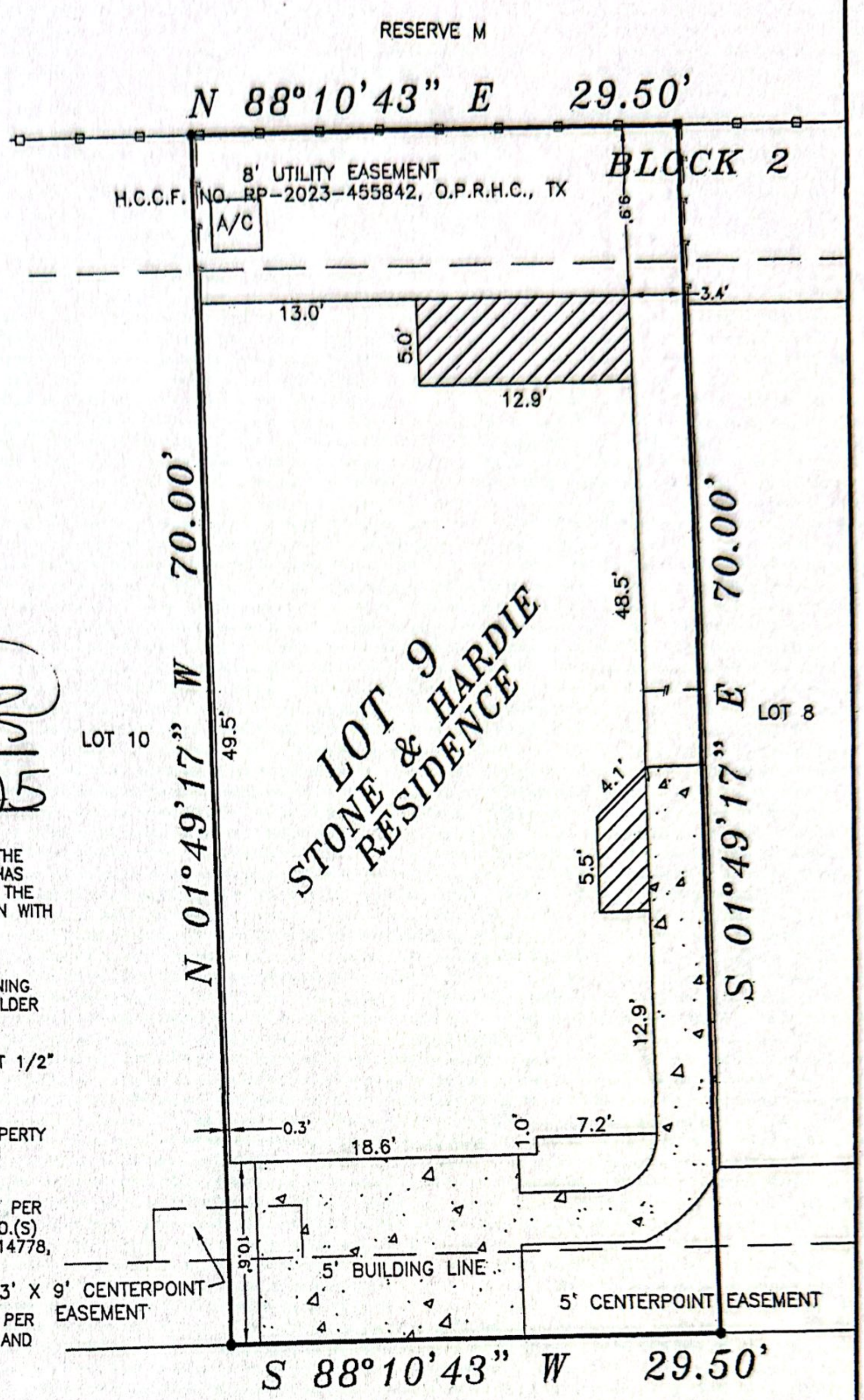
1" = 10'



LEGEND

- IRON FENCE
- WOOD FENCE
- COVERED
- CONCRETE PAVERS

SIGN & DATE

8/26/2025

NOTES:

1. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

2. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, SHOULD BE VERIFIED BY BUILDER PRIOR TO PLANNING OR CONSTRUCTION.

3. ALL CORNERS ARE PROPERTY MARKED WITH SET 1/2" IRON RODS CAPPED MARKED H&H LAND, UNLESS OTHERWISE SHOWN.

4. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT FROM PRIORITY TITLE GF NO. 2548583.

5. PROPERTY SUBJECT TO RESTRICTIVE COVENANTS PER FILM CODE #702119, M.R.H.C., TX AND H.C.C.F. NO.(S) RP-2022-473961, RP-2022-473963, RP-2023-14778, RP-2023-20862, RP-2024-84153 AND RP-2025-207183, O.P.R.H.C., TX.

6. CENTERPOINT SHORT FORM BLANKET EASEMENT PER H.C.C.F. NO.(S) RP-2023-309358, O.P.R.H.C., TX AND PARTAILLY RELEASED PER H.C.C.F. NO.(S) RP-2025-135436, O.P.R.H.C., TX.

7. 5' CENTERPOINT EASEMENT AND 3' X 9' CENTERPOINT EASEMENT PER H.C.C.F. NO.(S) RP-2025-135436, O.P.R.H.C., TX.

8. COMMON AREA UTILITY, MAINTENANCE, ACCESS EASEMENTS AND RESTRICTIONS PER RP-2023-14778 AND AMENDED UNDER H.C.C.F. NO.(S) RP-2023-20862, O.P.R.H.C., TX

GF NO.: 2548583

LOT:	BLOCK:	SECTION:	SUBDIVISION:
9	2		RETREAT AT OAK PARK

RECORDATION:	COUNTY:	STATE:	SURVEY:
FILM CODE #702119, M.R.H.C.	HARRIS	TEXAS	JOEL WHEATON SURVEY ABSTRACT 80

LENDER:	TITLE CO.:
	PRIORITY TITLE

This lot DOES NOT lie in the 100 year flood plain and is in ZONE "X" as located by Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 480296 0620M dated 11-15-2019

PURCHASER: HOLLY WALKER

ADDRESS: 16032 HAYES PARK DRIVE, HOUSTON, TEXAS

JOB NO. 222225 L9B2

FIELD WORK
07/17/25-SH
DRAFTED BY
07/24/25-SH
CHECKED BY
07/25/25-MR
KEY MAP NO.
488 A
REVISIONS
08/13/25 UPDATED PER TITLE COMMITMENT

I, HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY H & H PROFESSIONAL LAND SERVICES AND UNDER MY SUPERVISION; THAT NO ENCROACHMENTS EXIST AT THE TIME OF THIS SURVEY UNLESS REFLECTED HEREON; THAT SAID SURVEY CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS AND SPECIFICATIONS.

STATE OF TEXAS REGISTERED MIKE H. RUBAIY 2907 PROFESSIONAL LAND SURVEYOR

SURVEYOR REGISTRATION

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ALL BEARINGS AND DISTANCES BASED ON RECORDED PLAT

FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION TO THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

H H

PROFESSIONAL LAND SERVICES

P. O. Box 1974
Mont Belvieu, TX 77580
Firm No. 10052400
(Office) 281 385-2087 (Fax) 281 385-5792

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