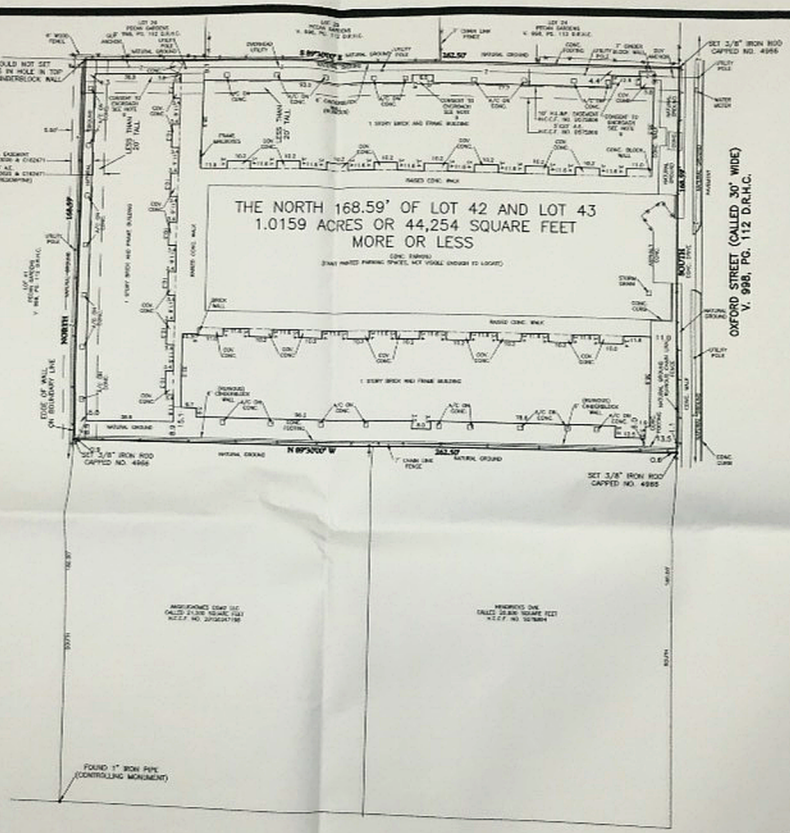
NORTH

SCALE: 1" = 20'



ADDRESS: 4513 OXFORD STREET

DESCRIPTION:
THE NORTH 168.59 FEET (CALLED THE NORTH 168.60 FEET) OF LOTS FORTY-TWO (42) AND FORTY-THREE (43), OF PECAN GARDENS, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 998, PAGE 112, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

NOTES:
1. THIS TRACT LIES IN ZONE AE (AREA OF 100 YEAR FLOOD ZONE) ACCORDING TO GRAPHIC PLOTTING OF FEMA FIRM MAP NO. 48201C0860M DATED JUNE 9, 2014.
2. SURVEYOR RELIED ON INFORMATION PROVIDED BY CHICAGO TITLE OF NO. 3710001912 TO SUPPORT THE DETERMINATION OF THE LOCATION OF INTENDED BOUNDARIES OF THE LAND PARCEL SURVEYED. SURVEYOR RELIED ON INFORMATION FROM THE ABOVE FOR RECORD EASEMENTS, SETBACK LINES AND OTHER MATTERS CONCERNING SUBJECT TRACT.
3. THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS EXCEPT AS SHOWN HEREON.
4. SUBJECT TO ANY AND ALL APPLICABLE ORDINANCES AND STATE LAWS.
5. SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS.
6. SURVEY BASED ON H.C.C.F. NO. X613314.
7. SUBJECT TO RESTRICTIONS, V. 998, PG. 112 D.R.H.C.
8. SUBJECT TO TERMS AND PROVISIONS REGARDING CONSENT TO ENCROACH; H.C.C.F. NO. R827063, NOT SHOWN BY THIS SURVEY.
9. SUBJECT TO EASEMENT FOR ELECTRIC DISTRIBUTION; H.C.C.F. NO. D576808.
10. SUBJECT TO EASEMENT FOR ELECTRIC DISTRIBUTION; H.C.C.F. NO. C153020 AND C162471.

LAND TITLE SURVEY

TO CHICAGO TITLE, INDEPENDENT BANK AND OXFORD ATRIUM LP, A TEXAS LIMITED PARTNERSHIP
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON CONDUCTED BY MYSELF OR UNDER MY SUPERVISION ON OCT 29, 2015 AND THAT THIS MAP REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS FOR A CATEGORY 1A, CONDITION II SURVEY.

DEWARD KARL BOWLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4966
DATED
REVISED FOR CERTIFICATION PARTIES ONLY 11/3/2015

B&B B & B SURVEYING CO. 6652 ANTOINE DRIVE
HOUSTON, TEXAS 77091 (713) 942-2000

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