

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FAX (281) 829-0233



1. Fences do not follow property lines as shown above.
2. Elevations shown are based on Harris County Floodplain RM No. 040160, Elevation = 53.81', NAVD88 (2001 Adjustment).
3. Surveyor has not abstracted this property. Surveyor has not reviewed restrictive covenants. This survey was performed without the benefit of a current title opinion and is subject to any facts a full and accurate title search may disclose. All easements, building lines, zoning setbacks, restrictions and covenants of record may not be shown.
4. Meyerland, Section 3 is a deed restricted community. Lot may be subject to certain requirements pertaining to front, side and rear setback lines and also architectural protrusions such as eaves, overhangs, ledges, etc., in relation to easements and/or building lines and should be verified prior to any planning or construction. Written approval by the Architectural Control Committee may be required.
5. Building setbacks shown hereon are per recorded plat and those described in Amended Deed Restrictions for Meyerland, Section 3, recorded under Harris County Clerk's File No. U943669.
6. All bearings are based on the West right-of-way line of Ferris Drive (South).

PLAT OF PROPERTY

FOR: **THE CLARK WARTHEN GROUP, INC.**
AT: **8710 FERRIS DRIVE • HOUSTON, TX**
LGL: **LOT 18, BLOCK 28**
MEYERLAND, SECTION 3

VOLUME 50, PAGE 7
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SCALE: 1" = 20'

DATE: **3/29/2016** REVISED DATE:

This Property DOES Lie within the designated 100 year floodplain.

PANEL NO: 48201C 0865 L
 ZONE: AE EFF. DATE: 6/18/2007
 BASE FLOOD ELEVATION: 55.0' FIS: BN-BO

LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY: **NO TITLE COMMITMENT WAS PROVIDED**

GF#: **ALL ESMT'S/BUILDING LINES MAY NOT BE SHOWN**

THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC., IS CERTIFIED FOR THIS TRANSACTION ONLY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.

I hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground, under my supervision, and there are no apparent encroachments at the time of this survey, unless shown or noted otherwise.



MATHEW J. PROBSTFELD

Registered Professional Land Surveyor
State of Texas No. 4985

PROBSTFELD & ASSOCIATES, INC. • FIRM #10066100

JOB # 2075-024 DRAWN BY: LD