

# PROBSTFELD & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

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

### WEST ALABAMA STREET

60' R.O.W. (Vol. 28, Pg. 66 HCMR)



Mag nail in road  
Elevation = 56.55

C/L 56.28

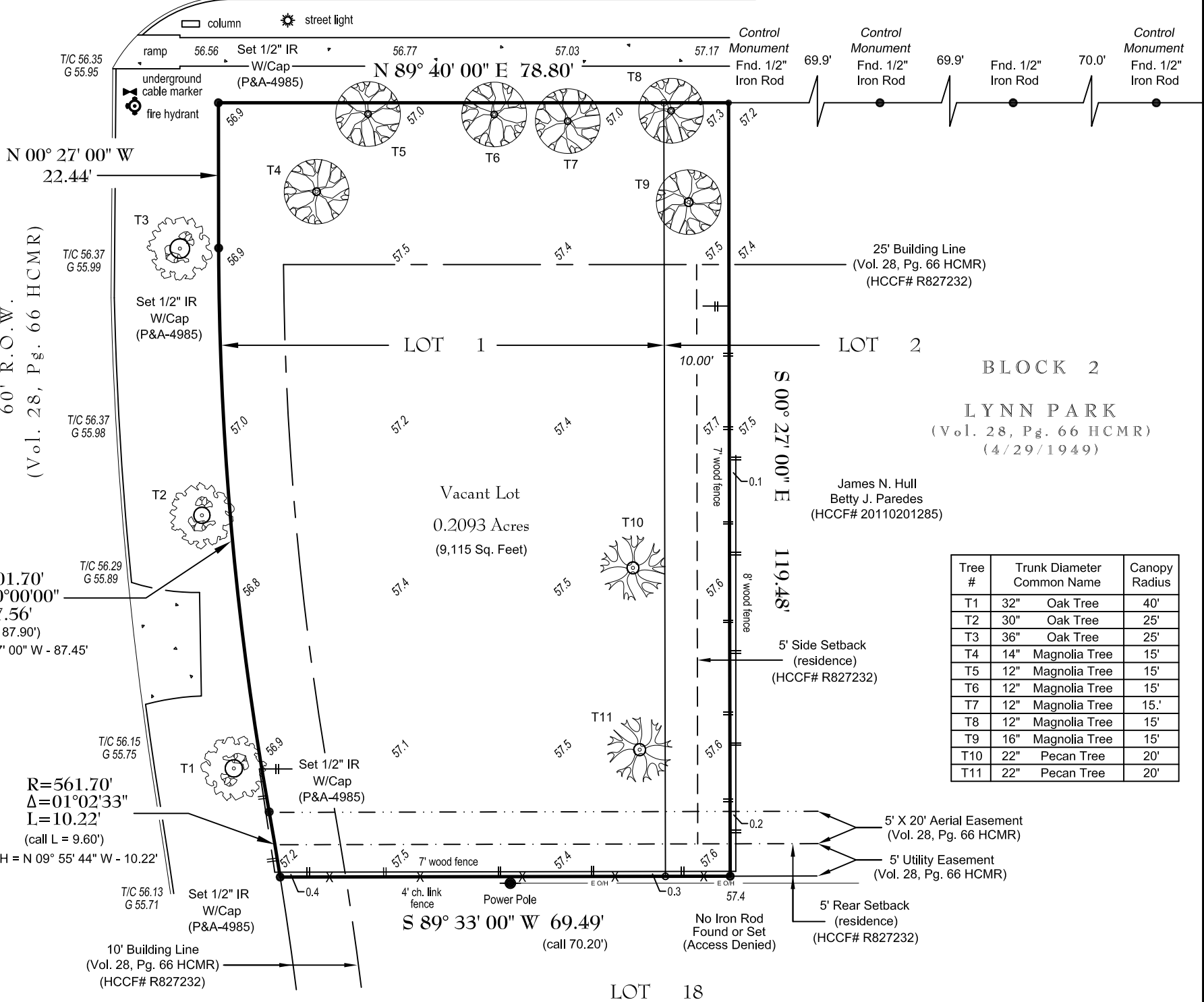
Mag nail in road  
Elevation = 56.44

T/C 56.55  
G 56.03

T/C 56.54  
G 56.10

T/C 56.65  
G 56.15

T/C 56.71  
G 56.25



$R=501.70'$   
 $\Delta=10^{\circ}00'00''$   
 $L=87.56'$   
(call L = 87.90')  
CH = N 05° 27' 00" W - 87.45'

$R=561.70'$   
 $\Delta=01^{\circ}02'33''$   
 $L=10.22'$   
(call L = 9.60')  
CH = N 09° 55' 44" W - 10.22'

Sanitary MH  
Rim 56.93



LENDER: COMMUNITY BANK OF TEXAS, N.A., Its successors and/or assigns

**NOTES:**

- Elevations shown are based on Harris County Floodplain Reference Marker No. 210075 Elevation = 45.69 NAVD88 (2001 adjustment)
- Fences do not follow boundary lines as shown above.
- Lynn Park is a deed restricted community. Front, side and rear setback lines for main residence shown as set forth under Harris County Clerk's File No. R827232. A detached garage located 70 or more feet from the front lot line may be located no closer than 3 feet to an interior lot line. No residence shall exceed 35 feet in height, no detached garage shall exceed 25 feet in height determined from lot grade. Additional provisions for detached garages, porte cocheres, swimming pools, sports courts, fences, etc., are not shown. 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.
- Surveyor has not abstracted this property. This survey has been prepared based upon information provided by the title company. No independent investigation of the accuracy of the title company's work has been performed by the surveyor. Zoning ordinances and zoning building setback lines (if any) are not shown. Surveyor has not reviewed restrictive covenants as set forth under Exceptions From Coverage in Schedule B of the Title Commitment.
- All bearings are based on the South right of way line of West Alabama Street. (N 89° 40' 00" E)

**PLAT OF PROPERTY**

FOR: **ADAM GREENBERG & DEBRA GREENBERG**  
 AT: **4039 WEST ALABAMA STREET • HOUSTON, TX**  
 LGL: **LOT ONE (1) AND THE ADJOINING WEST TEN FEET (W 10') OF LOT TWO (2), IN BLOCK TWO (2), OF LYNN PARK, AN ADDITION IN THE CITY OF HOUSTON, TEXAS, AS RECORDED IN VOLUME 28, PAGE 66 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

SCALE: **1" = 20'**  
 DATE: **3/15/2019** REVISED DATE: \_\_\_\_\_

**This Property DOES NOT Lie within the designated 100 year Floodplain.**  
 PANEL NO: **48201C 0855 L**  
 ZONE: **X** EFF. DATE: **6/18/07**  
 BASE FLOOD ELEVATION: **N/A**  
 LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY: **OLD REPUBLIC NATIONAL TITLE COMPANY**  
 GF#: **19001412 (2/21/2019)**

**EMAIL COPY**  
**NOT TO BE RECORDED FOR ANY PURPOSE**

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

JOB # **2959-001** DRAWN BY: