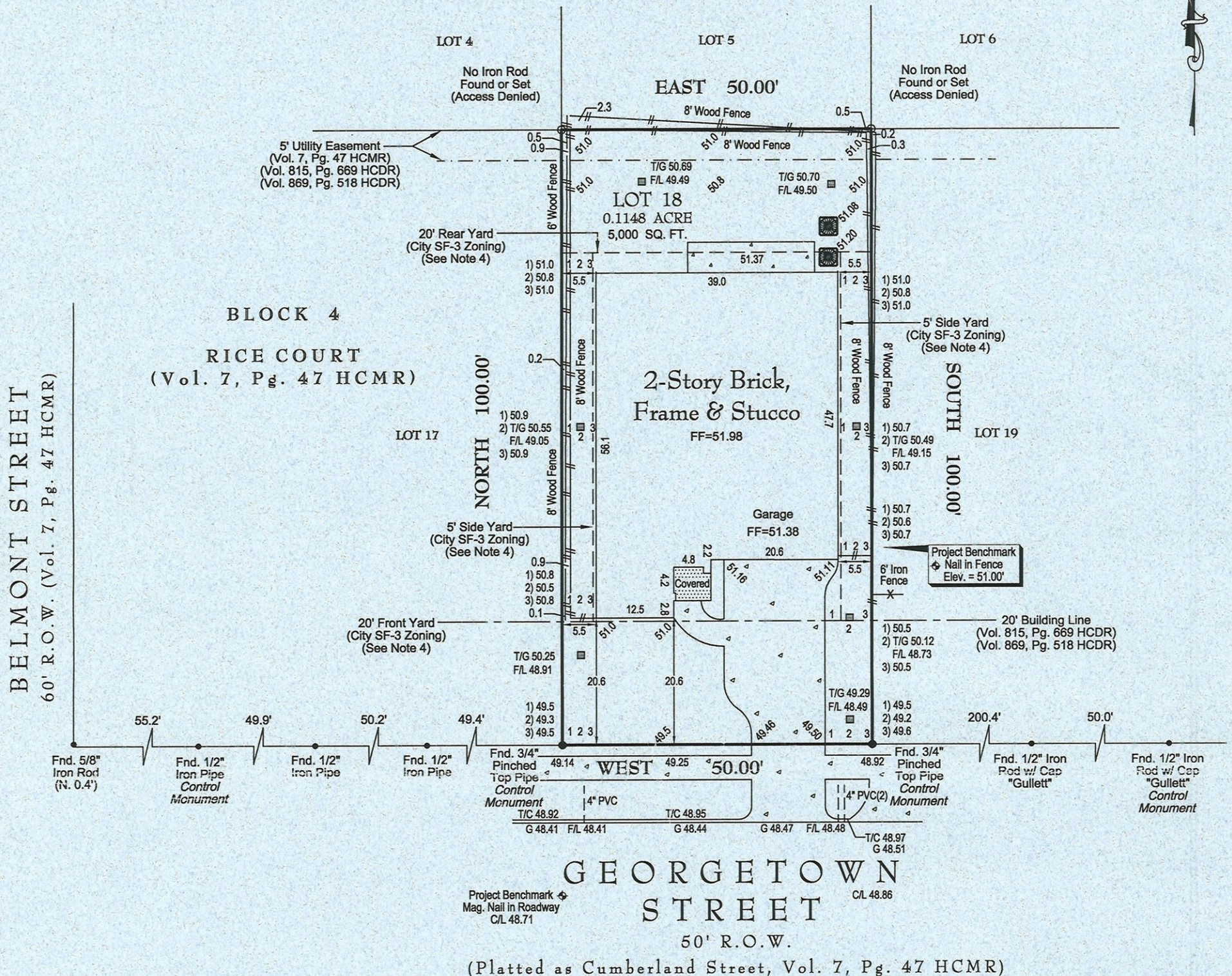


PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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



(Platted as Cumberland Street, Vol. 7, Pg. 47 HCMR)

NOTES:

- Elevations shown based on City of West University Place Benchmark No. 1, Elevation = 51.59' NAVD88 (2001 Adjustment).
- Fences do not follow property lines as shown.
- Lot subject to the Zoning Ordinances now in force in the City of West University Place, Texas per Article 7, Table 7-2 of the Code of Ordinances.
- TABLE 7-2 - Zone SF-3:** Yards (or 'setbacks') as per City of West University Place Charter & Ordinances notes the following: **FRONT YARD:** 20 feet if the building site depth is 110 feet or less; 25 feet if the building site depth is more than 110 feet but not more than 125 feet; 30 feet if the building site depth is more than 125 feet. **INTERIOR SIDE YARD:** greater of 10% of building site width or 5 feet. (subject to narrow site 3/7 exception). **REAR YARD:** 20 feet. **STREET SIDE YARD:** greater of 10% building site width or 5 feet. (subject to narrow site 3/7 exception). Front, side and rear yards shown for main residence only. Additional requirements for accessory and architectural features 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.
- 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 North right of way line of Georgetown Street.

PLAT OF PROPERTY

FOR: **BENJAMIN KASS**
 AT: **2916 GEORGETOWN STREET • WEST UNIVERSITY PLACE, TX**
 LGL: **LOT 18, BLOCK 4**
RICE COURT

VOLUME 7, PAGE 47
 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SCALE: **1" = 20'**
 DATE: **3/16/2015** REVISED DATE: **2/18/2016**

This Property DOES NOT Lie within the designated 100 year floodplain.

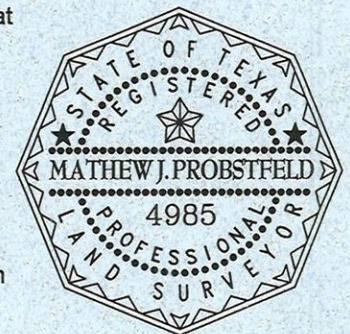
PANEL NO: **48201C 0860 L**
 ZONE: **SHADED X** EFF. DATE: **6/18/07**
 BASE FLOOD ELEVATION: **N/A**

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

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT
 PROVIDED BY: **CHICAGO TITLE COMPANY**
 GF#: **CTH-COM-CTT15649656PZ (2/19/2015)**

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 # **2485-002** DRAWN BY: **LD**