

1. This survey prepared by Probsteld & Associates, Inc. reflects the side boundary lines for Lot 22 to be located allong actiting 4 note or chail full kinnes which appear to have been in estabance for a considerable length of time, and may have become recognized as lines of occupation. The recorded plat of Oak Forest Addition, Section Twelve assumes the side follows to be radial to the street right of way. The surveyor strongly suggest a boundary line agreement with adjoining property owners prior to the commencement of any construction.
2. Secretain is presented to the Section Construction.

20' 15' 10' 5' 0' 10'

GRAPHIC SCALE

1"=20'

- Shortage in area with the West and East boundary lines as shown. HCAD tax roll information for 2016 reflects the total land area to be 12,073 square feet.
- 3. Pool Decking extends into the 10' Utility Easement, as shown above.
- ences do not follow boundary lines as shown above.
- 5. Eudling setback lines as set forth under Volume 2258, Page 8 dd of the Deed Reacods of Hartis County, Texas: Main Residence: Front. 25 feet, Side 5 feet an attached garged men by located 3 feet from the side property line. Detached Gange or Accessory/Jouthulding: No nearest to the front property line than 75 feet from either side lot line, or within the easement at the rear of the lot.
 6. Surveyor has not abstracted this property. This survey isas been prepared based upon information provided by the title company, switch has been performed by the surveyor. Zonling ordinances and zonling building setback lines (If any) are not shown. Surveyor has not shown.
- reviewed restrible covenants as set forth under Exceptions From Coverage in Schedule B of the Title Commitment.

 7. Oak Forest Addition, Section Twelve is a deed restribed community. Lot may be subject to certain requirements pertaining to structure height, from side and rear soldback lines and also architectural profussions such as severs, overhangs, ledges, so, in relation to examemate and/or building lines and should be writted prior to any planning or construction. Written approval by the Architectural Control Committee may be required.

 8. All bearings are based on the monumented North right of way line of Lateou Drive. Control Monuments "A" "8" (5/4" 4/7 36" E 280.05")

PLAT OF PROPERTY

FOR:		DEREK STEELE	
AT	1814 LATE	1814 LATEXO DRIVE • HOUSTON, TX	, тх
LGL:	_	LOT 22, BLOCK 83	
	OAK FOREST	OAK FOREST ADDITION, SECTION TWELVE	WELVE
VOLUME 40,	PAGE 30 OF TH	VOLUME 40, PAGE 30 OF THE MAP RECORDS OF	
HARRIS COUNTY, TEXAS	NTY, TEXAS		
SCALE	1" = 20'		
DATE	4/20/2016	REVISED DATE:	7/11/2017
This Property	DOES NOT LIE w	This Property DOES NOT Lie within the designated 100 year floodplain.	ear floodplain.
PANEL NO _		48201C 0655 M	
ZONE:	×	EFF. DATE:	6/9/2014
BASE FLOOD	BASE FLOOD ELEVATION: _	N/A	
LOCATED BY GRA	APHIC PLOTTING ONL	LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.	CTUAL DETERMINATION
THIS SURVEY	WAS PERFORMED	THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT	LE COMMITMENT
PROVIDED B	CHICAGO	PROVIDED BY: CHICAGO TITLE INSURANCE COMPANY	MPANY
2	CTHIC	CTH-LCTT16664691MA (3/31/2016)	2016)

PROBSTFELD&ASSOCIATES
PROFESSIONAL LAND SURVEYORS

NOT TO BE RECORDED FOR ANY PURPOSE

2680-001

DRAWN BY:_

₽/LD

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