

# PROBSTFELD & ASSOCIATES

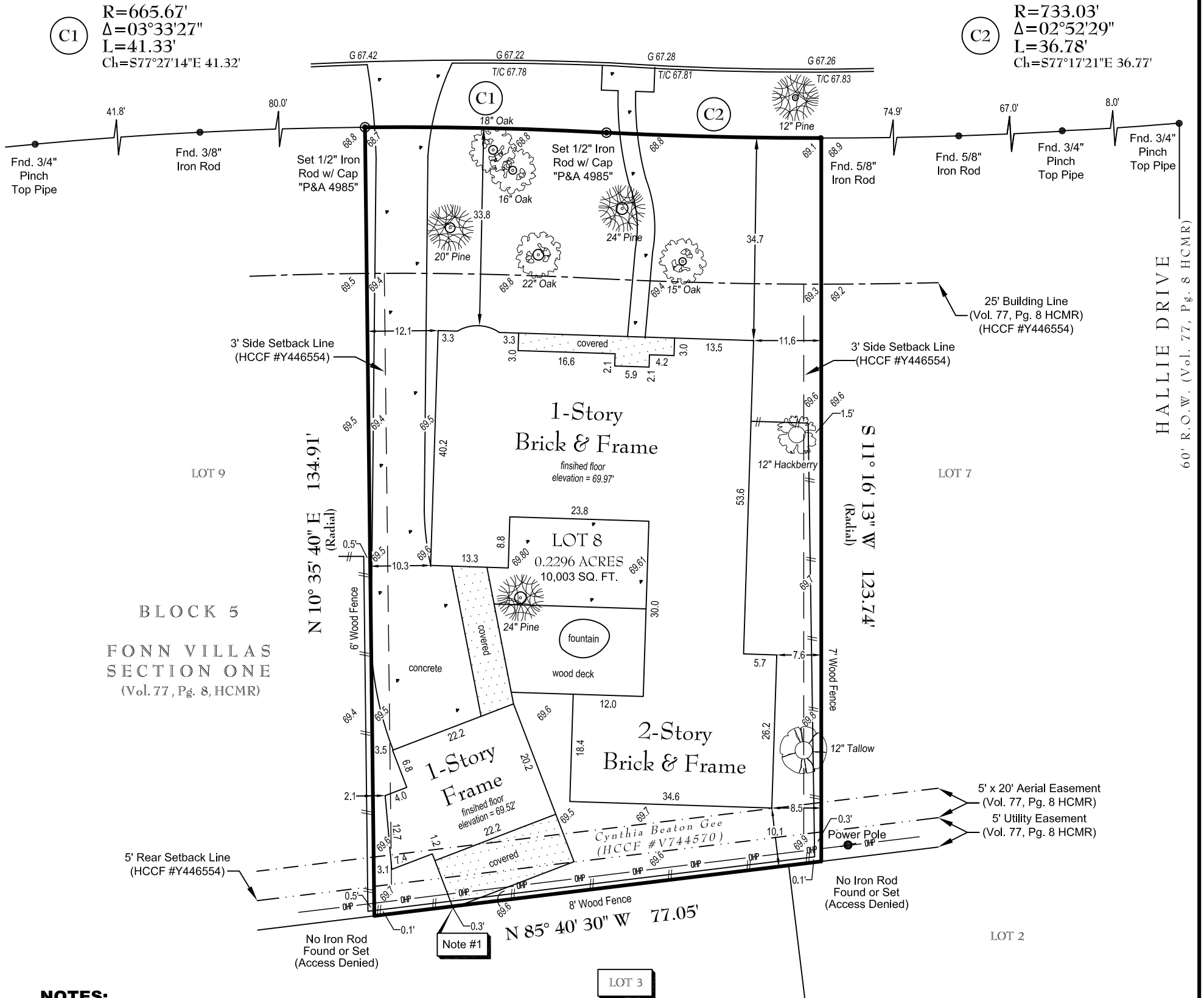
## PROFESSIONAL LAND SURVEYORS

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



### COBBLESTONE DRIVE

50' R.O.W. (Vol. 77, Pg. 8 HCMR)



#### NOTES:

- Overhang extends over boundary line, as shown above.
- Elevations shown are Harris County Floodplain RM No. 210300, Elevation = 71.73' NAVD88 (2001 Adj.)
- 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.
- A garage situated as near as Twenty-five (25) feet to the rear lot line, may be situated as near as Three (3) feet from the side line as set forth in Harris County Clerk's File No. Y446554.
- 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.
- All bearings are based on the South right of way line of Cobblestone Drive. (C1 Chord Brg. S 77°27'14" E)

#### PLAT OF PROPERTY

FOR: AWR LLC-SERIES 7  
 AT: 12711 COBBLESTONE DRIVE • HOUSTON, TX  
 LGL: LOT 8, BLOCK 5  
FONN VILLAS, SECTION ONE

**VOLUME 77, PAGE 8 OF THE MAP RECORDS OF  
 HARRIS COUNTY, TEXAS**

SCALE: 1" = 20'  
 DATE: 6/01/2018 REVISED DATE: \_\_\_\_\_

**This Property DOES NOT Lie within the designated 100 year floodplain.**  
 PANEL NO: 48201C 0645 L FIS: CO-CP  
 ZONE: X (UNSHADED) EFF. DATE: 6/18/07  
 BASE FLOOD ELEVATION: 65.0' (100 YR) | 69.0' (500 YR)  
 LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT  
 PROVIDED BY: OLD REPUBLIC TITLE INSURANCE COMPANY  
 GF#: 1839161 (4/23/2018)

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

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

JOB # 2910-001 DRAWN BY: MTM