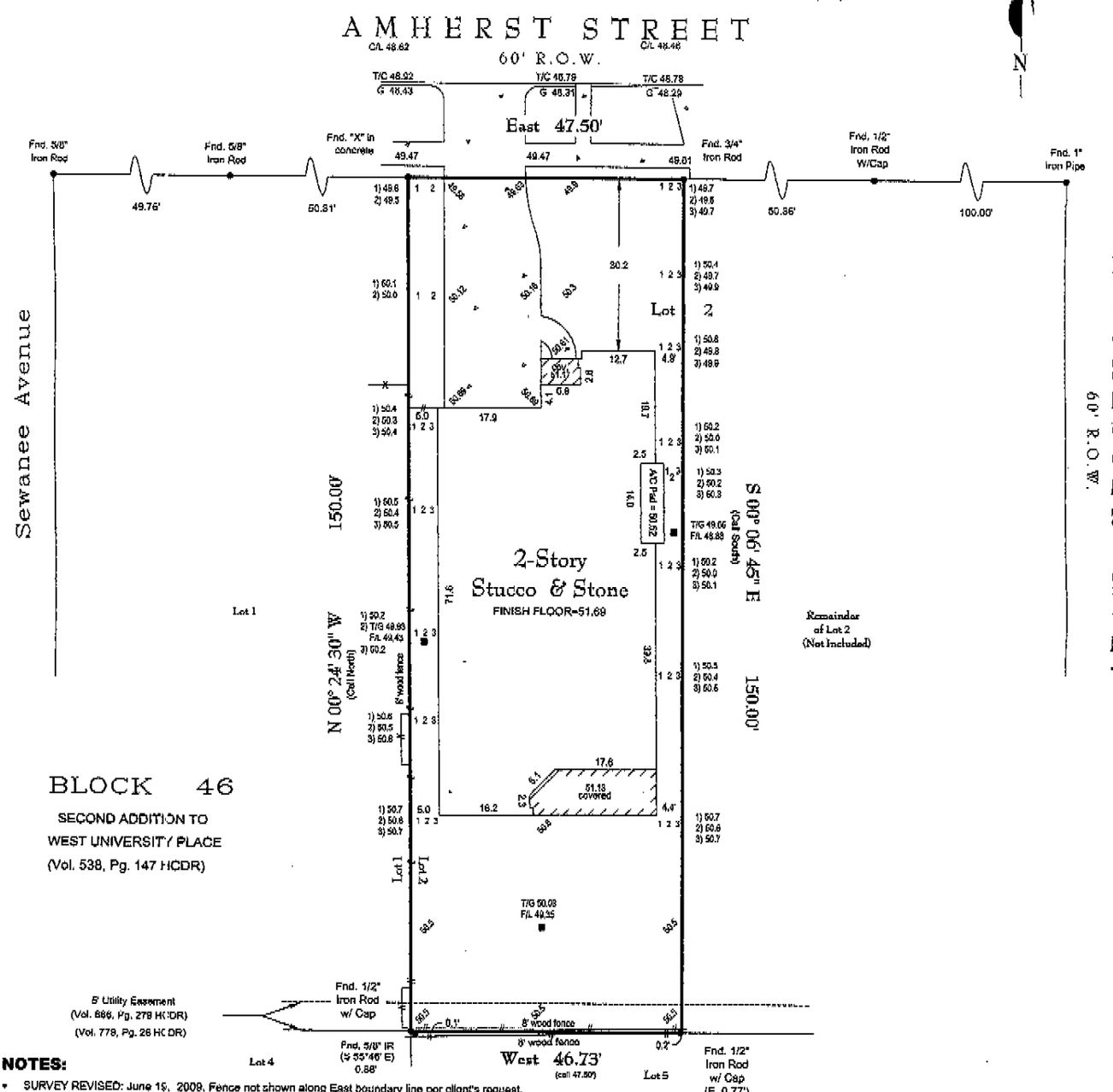
PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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



NOTES:

- SURVEY REVISED: June 19, 2009. Fence not shown along East boundary line per client's request.
- SURVEY REVISED: June 15, 2008 to reflect location of East boundary line. (No field work was performed)
- Elevations shown based on City of West University Place Benchmark No. 5. Elevation = 51.55' NAVD88 (2001 ADJUSTMENT)
- Fences do not follow boundary lines as shown above.
- Lot subject to zoning ordinances now in force for the City of West University Place, Tx. (NOT SHOWN ON SURVEY)
- Lot subject to building set back lines as set forth by instrument recorded in Volume 779, Page 26 of the Deed Records of Harris County, Texas, and by instrument recorded under Harris County Clerk's File No. R741573. (NOT SHOWN ON SURVEY)
- Lot subject to any and all unrecorded easements claimed, asserted or used by or through the City of West University Place, or any utility company by agreement with or permission of the City of West University Place.
- 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 referenced to the recorded plat unless otherwise noted.

PLAT OF PROPERTY

FOR: **Bardwell Building Company**

AT: **3415 Amherst Street • City of West University Place, TX**

LGL: **The West portion of Lot 2, Block 46**

Second Addition to West University Place

Volume 538, Page 147

of the Deed Records of Harris County, Texas

SCALE: **1" = 20'**

DATE: **6/11/07** REVISED DATE: **6/11/09**

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: **LandAmerica Commonwealth Title of Houston**

GF#: **2618002929 (5/31/07)**

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.

STATE OF TEXAS REGISTERED MATHEW J. PROBSTFELD 4985 PROFESSIONAL LAND SURVEYOR

MATHEW J. PROBSTFELD
Registered Professional Land Surveyor
State of Texas No. 4985

JOB # 808-008 DRAWN BY: EEB/JWM

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