



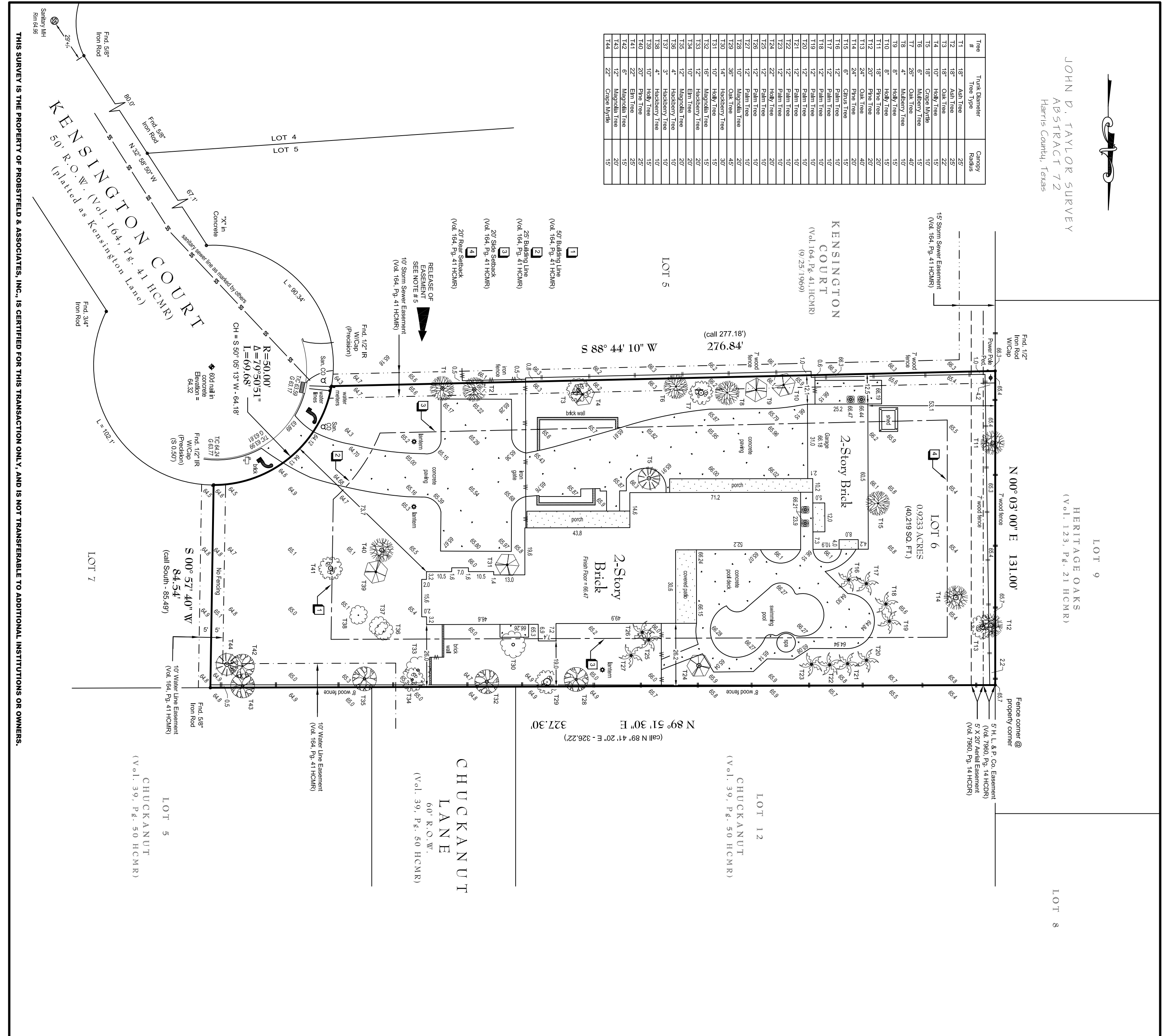
JOHN D. TAYLOR SURVEY
 ABSTRACT 72
 Harris County, Texas

HERITAGE OAKS
 (Vol. 123, Pgs. 21 HCNR)

LOT 9

LOT 8

Tree	Total Diameter at 4.5' DBH	Canopy Cover (%)
T1	18"	25
T2	18"	22
T3	18"	22
T4	10"	15
T5	18"	15
T6	8"	15
T7	8"	15
T8	8"	15
T9	8"	15
T10	8"	15
T11	18"	20
T12	20"	20
T13	20"	40
T14	20"	40
T15	6"	15
T16	12"	10
T17	12"	10
T18	12"	10
T19	12"	10
T20	12"	10
T21	12"	10
T22	12"	10
T23	12"	10
T24	22"	10
T25	12"	10
T26	12"	10
T27	10"	20
T28	36"	45
T29	10"	15
T30	14"	30
T31	10"	15
T32	16"	15
T33	12"	20
T34	12"	20
T35	12"	20
T36	4"	10
T37	4"	10
T38	4"	10
T39	10"	15
T40	20"	25
T41	6"	15
T42	6"	15
T43	12"	20
T44	22"	15



PLAT OF PROPERTY
 FOR: **PERSHANT MEHTA & NIDHIKA OBEROI MEHTA**
 AT: **221 KENSINGTON CT. - PINEY POINT VILLAGE, TX**
 LG: **LOT 6**
KENSINGTON COURT
VOLUME 164, PAGE 41 OF THE MAP RECORDS OF
HARRIS COUNTY, TEXAS
 SCALE: **1" = 30'**
 DATE: **5/18/2020** REVISED DATE:
 This Property Does NOT Lie within the designated 100 year Floodplain.
 PANEL NO: **48201C 0645 L**
 ZONE: **X** EFF. DATE: **6/18/07**
 BASE FLOOD ELEVATION: **N/A (100 YR) N/A (500 YR)**
 LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.
 THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT
 PROVIDED BY: **RIVERWAY TITLE**
 GF#: **190667-BB (5/21/2019)**

NOTES:
 1. Elevations shown based on City of Piney Point Village Benchmark No. 5. Elevation = 61.48 NAVD88 (2001 adjustment)
 2. Fences do not follow boundary lines as shown above.
 3. Lot subject to any and all zoning ordinances or proposed zoning ordinances including those by the City of Piney Point Villages, Texas. Front, side and rear yards shown above for main residence only as shown on the recorded plat and as set forth under Article IV, Section 74-244 of the Code of Ordinances. No building or structure, or any part thereof, shall exceed 35 feet in height above the natural grade of the existing lot. The building area, exclusive of driveways and uncovered walkways, shall not exceed 30 percent of the lot area, exclusive of roadway easements; and the building area, inclusive of all structures (including driveways, tennis or other play courts, uncovered walkways, swimming pools, wood decking, all other structures and impervious surfaces), shall not exceed 50 percent of the lot area. Additional provisions and setback requirements for accessory structures, sports courts, swimming pools, generators, etc., are not shown and should be verified prior to any planning or construction.
 4. Kensington Court is a deed restricted community and is subject to any and all restrictive covenants as set forth under Volume 7827, Page 3 of the Deed Records of Harris County, Texas. Lot may be subject to certain requirements pertaining to front, side and rear setback lines and other architectural provisions 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. It is the responsibility of the property owner to determine the deed restriction status of their property and to comply with all covenants and restrictions prior to any planning or construction.
 5. Release of easement granted by Houston Lighting and Power Company pertaining to that certain 5 foot utility easement and adjoining 3 foot by 20 foot aerial easement located along the Southerly lot line as recorded under Harris County Clerk's File No.(s) 20100305229 & 201000238000
 6. Surveyor has not abstracted this property. This survey has been prepared based upon information provided 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.
 7. All bearings are based on the West light of way line of Kensington Court. (N 32° 58' 50" W)

EMAIL COPY
NOT TO BE RECORDED FOR ANY PURPOSE

JOB # 3049-002 DRAWN BY: RP
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PROBSTFIELD & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS