

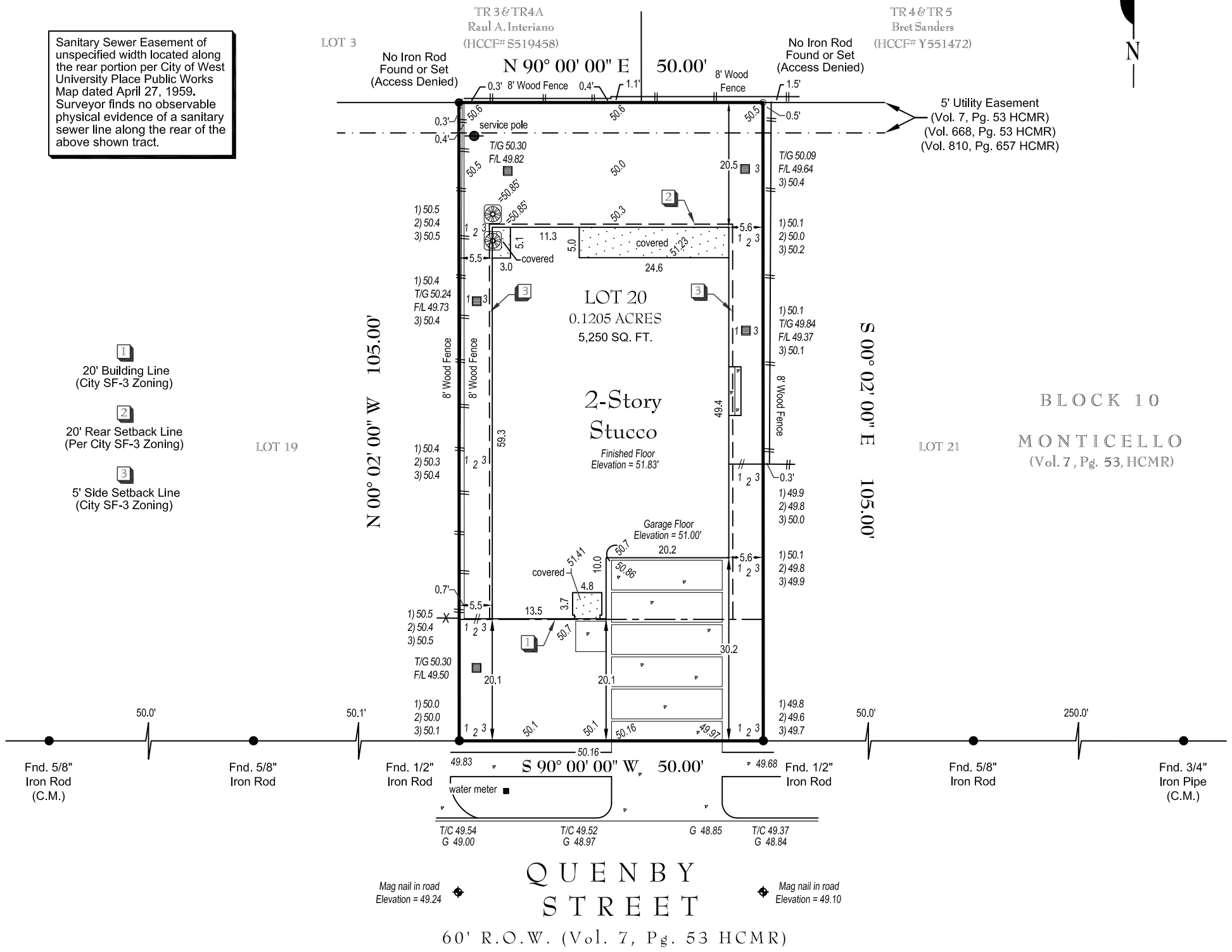
PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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



Sanitary Sewer Easement of unspecified width located along the rear portion per City of West University Place Public Works Map dated April 27, 1959. Surveyor finds no observable physical evidence of a sanitary sewer line along the rear of the above shown tract.



NOTES:

- Elevations shown are based on City of West University Place Benchmark No. 1, Elevation = 51.59' NAVD88 (2001 Adjustment).
- Fences do not follow property lines as shown above.
- Lot subject to the Zoning Ordinances now in force in the City of West University Place, Texas, including but not limited to Ordinance No. 1204 as set forth in instrument recorded under Harris County Clerk's File No. R741573, those recorded in Volume 1075, Page 485 of the Deed Records of Harris County, Texas, and Article 7, Table 7-2 of the Code of Ordinances. Subject property lies within Zone Residential SF-3.
- TABLE 7-2:** 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). **STREET SIDE YARD:** Greater of 10% building site width or 5 feet (subject to narrow site 3/7 exception). **REAR YARD:** 20 feet.
- TABLE 7-4a:** Garage door or opening facing front street line: Prohibited unless: (i) the garage door is set back ten feet or more from the front yard, and (ii) there is only open area above the driveway for at least 7 feet inward from the front yard, and any structure above the driveway (and within 10 feet of the front yard) must be cantilevered or suspended from the building. Additional requirements for accessory are not shown. Additional requirements for detached/accessory buildings, architectural features, and sports courts, swimming pools, etc., are not shown and should be investigated prior to any planning or construction. 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. 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 the North right of way line of Quenby Street. (S 90° 00' 00" W)

PLAT OF PROPERTY

FOR: BENJAMIN KASS
 AT: 3114 QUENBY ST. • WEST UNIVERSITY PLACE, TX
 LGL: LOT 20, BLOCK 10
MONTICELLO

VOLUME 7, PAGE 53 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SCALE: 1" = 20'
 DATE: 02/06/2018 REVISED DATE: 6/20/2019

This Property DOES NOT Lie within the designated 100 year floodplain.
 PANEL NO: 48201C 0860 L ~ FIS: AY-AZ
 ZONE: SHADED X EFF. DATE: 6/18/2007
 BASE FLOOD ELEVATION: 48.5 (100 YR) | 51.0 (500 YR)
 LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY: INNOVATIVE TITLE COMPANY
 GF#: 2017129761 (12/21/2017)

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

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NOT TO BE RECORDED FOR ANY PURPOSE

JOB # 2485-009 DRAWN BY: MTM