PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FAX (281) 829-0233 TR3&TR4A TR4&TR5 Raul A. Interiano Bret Sanders Sanitary Sewer Easement of unspecified width located along LOT 3 (HCCF#S519458) No Iron Rod (HCCF# Y551472) No Iron Rod Found or Set $50.00^{\prime}_{8^{\prime}\,\textrm{Wood}}$ the rear portion per City of West N 90° 00' 00" E (Access Denied) Found or Set University Place Public Works (Access Denied) 0.3' 8' Wood Fence 0.4' Map dated April 27, 1959. Surveyor finds no observable 5' Utility Easement physical evidence of a sanitary -0.5'(Vol. 7, Pg. 53 HCMR) 0.3 service pole sewer line along the rear of the above shown tract. (Vol. 668, Pg. 53 HCMR) T/G 50.30 (Vol. 810, Pg. 657 HCMR) T/G 50.09 F/L 49.82 20.5 ■ F/L 49.64 ,50^{,85} 3) 50.4 2 1) 50.5 2) 50.4 1) 50.1 3) 50.5 2) 50.0 covered 1/2 3.0 24.6 1) 50.4 3 T/G 50.24 F/L 49.73 LOT 20 1) 50.1 0.1205 ACRES 105.00'T/G 49.84 \mathbf{v} 1 🗏 5,250 SQ. FT. F/L 49.37 00° 3) 50.1 20' Building Line 02 (City SF-3 Zoning) 2-Story BLOCK 10 N 00° 02' 00" W 00" 49.4 20' Rear Setback Line Stucco П MONTICELLO (Per City SF-3 Zonina) LOT 19 LOT 21 1) 50.4 Finished Floor Elevation = 51.83 2) 50.3 (Vol. 7, Pg. 53, HCMR) 3) 50.4 105 5' Side Setback Line (City SF-3 Zoning) 2) 49.8 3) 50.0 Garage Floor Elevation = 51.00 20.2 1) 50.1 3) 49.9 0.7 1) 50.5 2) 50.4 T/G 50.30 F/L 49.50 1) 50.0 1) 49.8 50.1 250.0' 50.0 50.0' 2) 50.0 2) 49.6 3) 50.1 \$9.9 3) 49.7 49.83 ^v ^{49.68} Fnd. 1/2" Fnd. 1/2" S 90° 00' 00" W₂ 50.00' Fnd. 3/4" Fnd. 5/8" Fnd. 5/8" Fnd. 5/8' Iron Rod Iron Rod Iron Rod Iron Pipe ater meter 🖪 (C.M.) (C.M.) G 48.85 T/C 49.54 T/C 49.52 G 48.97 T/C 49.37 G 48.84

STREET

60' R.O.W. (Vol. 7, Pg. 53 HCMR)

QUENBY

Mag nail in road

NOTES:

1. Elevations shown are based on City of West University Place Benchmark No. 1, Elevation = 51.59' NAVD88 (2001 Adjustment).

Mag nail in road

Elevation = 49.24

- Elevations shown are based on city of west officers
 Fences do not follow property lines as shown above.
- 3. 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.
- **4. 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 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.
- 5. 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.
- 6. 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.
- 7. All bearings are based on the North right of way line of Quenby Street. (S $90^{\circ}\ 00'\ 00''\ W)$

PLAT OF PROPERTY

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. 48201C 0860 L ~ FIS: AY-AZ SHADED X 6/18/2007 _ EFF. DATE: ___ 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

2017129761 (12/21/2017)

PROVIDED BY: **INNOVATIVE TITLE COMPANY**

EMAIL COPY
NOT TO BE RECORDED FOR ANY PURPOSE

JOB #_____2485-009 DRAWN BY:_

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