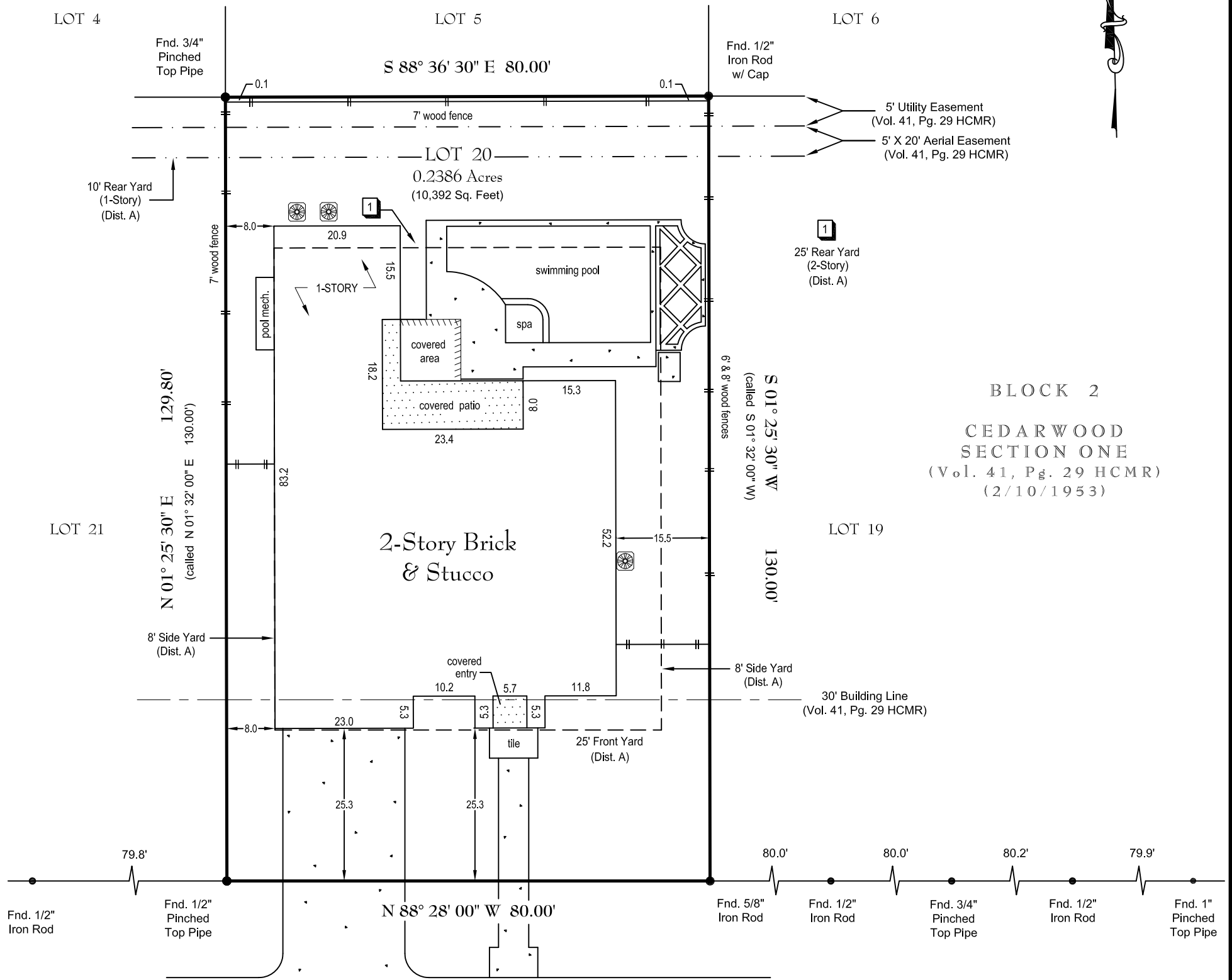


PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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



LUPTON LANE

60' R.O.W. (Vol. 41, Pg. 29 HCMR)

NOTES:

1. Lot subject to any and all zoning ordinances or proposed zoning ordinances including those by the City of Spring Valley, Texas. Subject tract lies within Dwelling District A of the Official Zoning Map of Spring Valley, Texas. Building and use restrictions set forth per Chapter 12, Section 5 include but are not limited to set back lines for main residence (shown above). No structure shall exceed 36 feet in height. The maximum coverage of any lot shall not exceed 60 percent of the lot area located behind the required front building line, and shall not exceed 50 percent of the lot area located in front of the required building line. Permeable surfaces, Slab heights, accessory structures and porte cochere restrictions defined. Additional requirements should be verified prior to any planning or construction.
2. 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.
3. 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.
4. All bearings are based on the North right of way line of Lupton Lane. (N 88° 28' 00" W)

PLAT OF PROPERTY

FOR: **AMANDA PRICE & RICHARD A. PRICE, JR.**
 AT: **8706 LUPTON LANE • SPRING VALLEY, TX**
 LGL: **LOT 20, BLOCK 2**
CEDARWOOD, SECTION ONE

VOLUME 41, PAGE 29 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SCALE: **1" = 20'**
 DATE: **10/24/2018** 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**
 LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY: **OLD REPUBLIC NATIONAL TITLE COMPANY**
 GF#: **18007407 (10/9/2018)**

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 # 290-051 DRAWN BY: DL