

PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

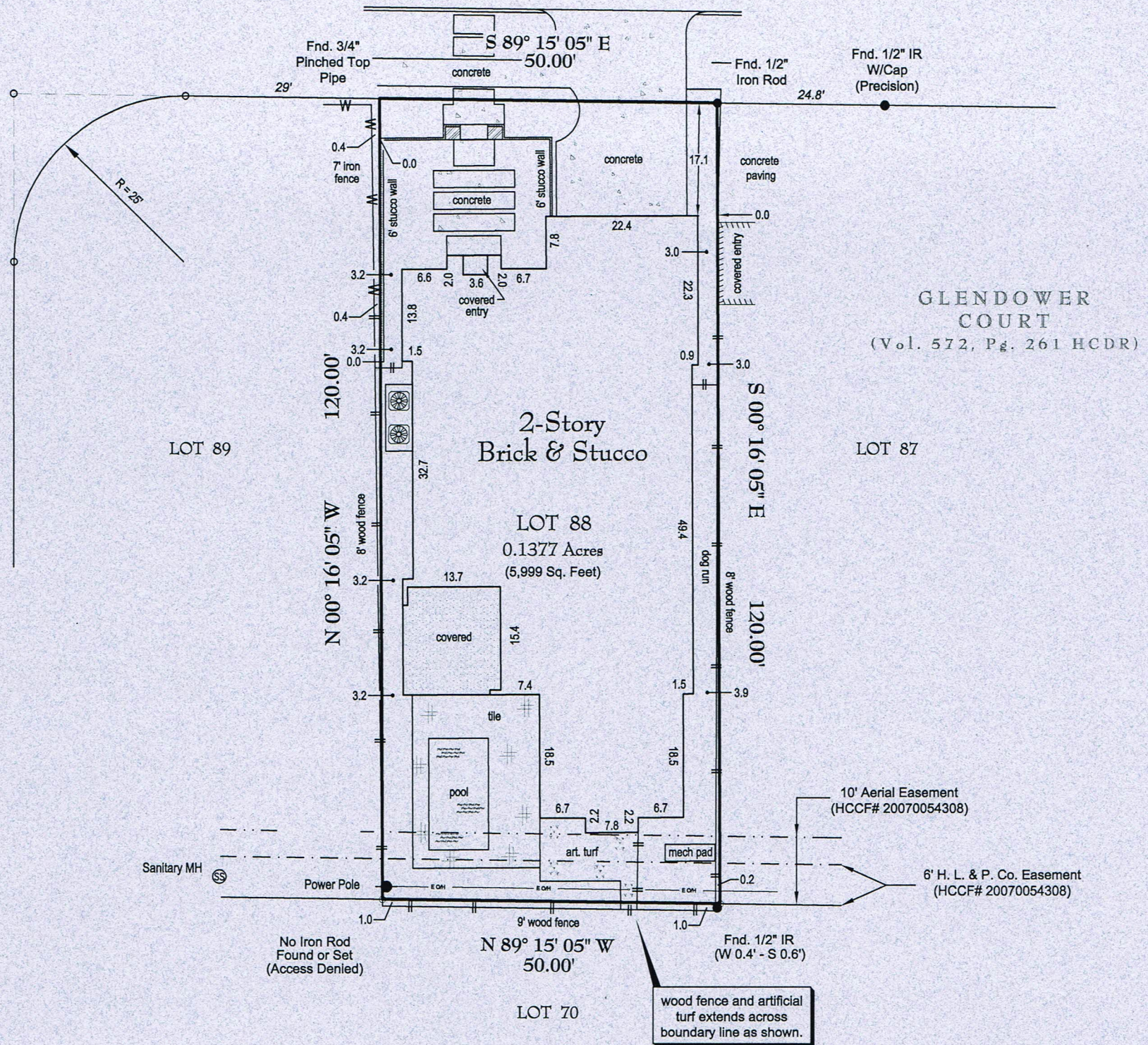
515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FAX (281) 829-0233

DUNRAVEN LANE

50' R.O.W.

(Vol. 572, Pg. 261 HCDR)

WESTGATE DRIVE
50' R.O.W.
(Vol. 572, Pg. 261 HCDR)



NOTES:

1. Fences do not follow boundary lines as shown above.
2. Surveyor has not abstracted this property or reviewed all applicable restrictive covenants (if any). It is the responsibility of the homeowner to determine if restrictive covenants are in force and effect. Zoning ordinances and zoning building setback lines (if any) are not shown. This survey was performed without the benefit of a current title opinion and is subject to any facts a full and accurate title search may disclose. All easements, building lines, zoning setbacks, restrictions and covenants of record may not be shown.
3. Glendower Court is a deed restricted community. Lot subject to conditions of that certain Amendment and Restatement of Declaration of Protective & Restrictive Covenants for Glendower Court as recorded under Harris County Clerk's File No. X748521. No structure shall exceed 40 feet in height above natural ground. Front, side and rear setbacks are not provided. 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. Written approval by the Architectural Control Committee may be required.
4. All bearings are based on the South right of way line of Dunraven Lane. (S 89° 15' 05" E)

PLAT OF PROPERTY

FOR: 2219 DUNRAVEN LANE, LLC
 AT: 2219 DUNRAVEN LANE • HOUSTON, TX
 LGL: LOT 88
GLENDOWER COURT
VOLUME 572, PAGE 261 OF THE DEED RECORDS
OF HARRIS COUNTY, TEXAS
 SCALE: 1" = 20'
 DATE: 7/14/2018 REVISED DATE: 11/5/2020
 This Property **DOES NOT** Lie within the designated 100 year floodplain.
 PANEL NO: 48201C 0860 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: NO TITLE COMMITMENT WAS PROVIDED
 GF#: ALL ESMT'S/BUILDING LINES MAY NOT BE SHOWN.

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.



(Handwritten Signature)

MATHEW J. PROBSTFELD

Registered Professional Land Surveyor
 State of Texas No. 4985
 PROBSTFELD & ASSOCIATES, INC • FIRM #10066100

JOB # 1138-021 DRAWN BY: P/AAS

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