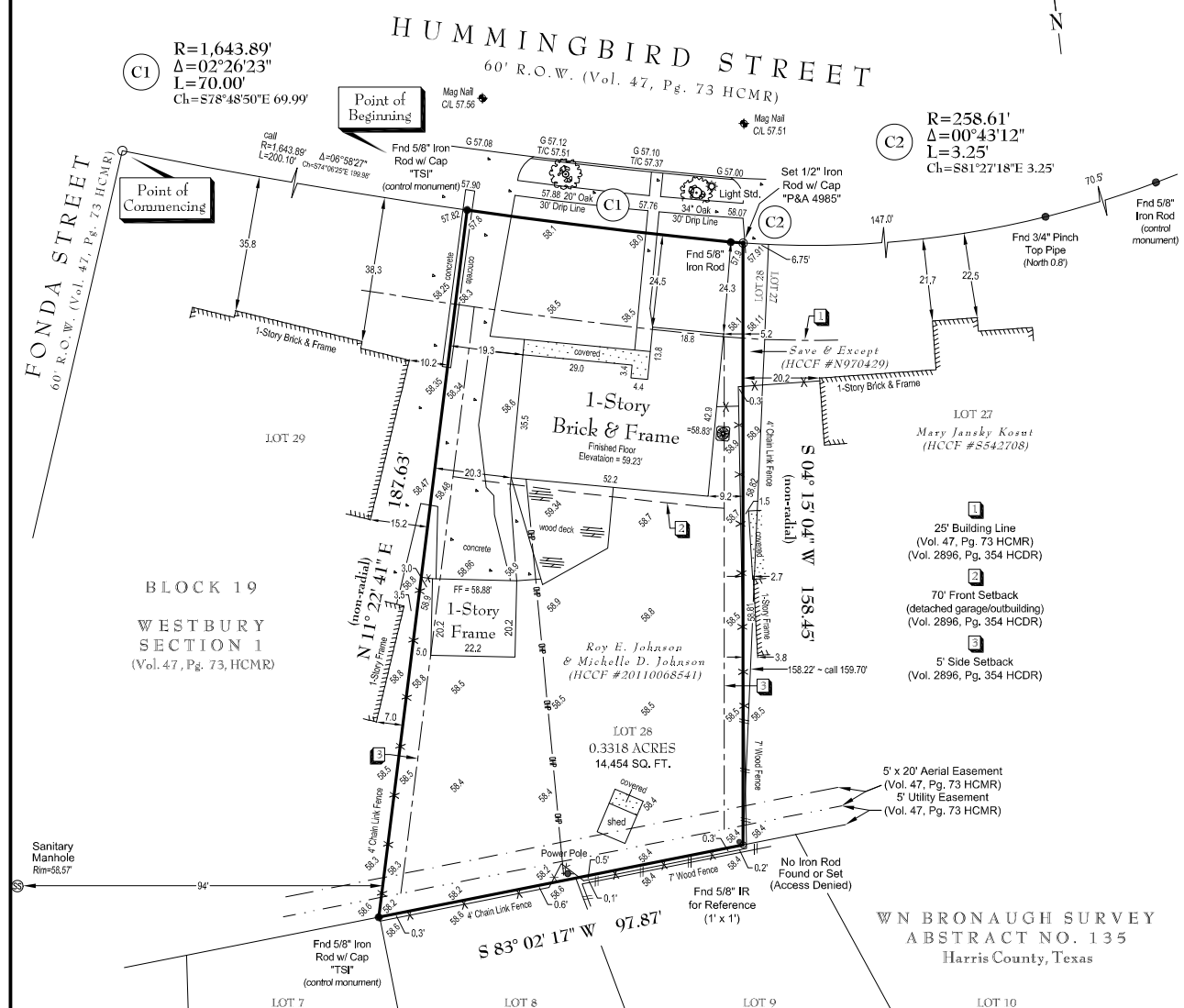


PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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



NOTES:

1. Shared concrete paving with Lot 29, as shown above.
2. Elevations shown are based on Harris County Floodplain RM No. 040780, Elevation = 57.57', NAVD (2001 Adj.).
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.
4. Surveyor has not reviewed restrictive covenants as set forth under Exceptions From Coverage in Schedule B of the Title Commitment.
5. Westbury, Section 1, is a deed restricted community. Setback lines for the main residence and garage/outbuilding shown above as set forth under Volume 2896, Page 354 of the Harris County Deed Records. 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. Deed restrictions may be amended from time to time. It is the responsibility of the homeowner to determine the deed restriction status of their property and to comply with all restrictive covenants prior to any planning or construction. Written approval from the Architectural Control Committee may be required.
7. All bearings are based on the Texas South Central Zone No. 4204 State Plane Coordinate System (NAD 83).

PLAT OF PROPERTY

FOR: ROY E. JOHNSON & MICHELLE D. JOHNSON
 AT: 5127 HUMMINGBIRD STREET • HOUSTON, TX
 LGL: LOT 28, BLOCK 19, WESTBURY, SECTION 1, VOLUME 47
PAGE 73, OF THE MAP RECORDS OF HARRIS COUNTY, TX,
SAVE & EXCEPT THAT PORTION CONVEYED IN HARRIS COUNTY CLERK'S
FILE No. N970429, OF HARRIS COUNTY, TEXAS. (metes & bounds att.)

SCALE: 1" = 30'
 DATE: 6/14/2021 REVISED DATE: _____

This Property **DOES NOT** Lie within the designated 100 year floodplain.
 PANEL NO: 48201C 0865 M
 ZONE: X EFF. DATE: 5/02/2019
 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: STEWART TITLE COMPANY
 GF#: 1020130016 (02/18/2011)

EMAIL COPY
 NOT TO BE RECORDED FOR ANY PURPOSE

JOB # 3051-002 DRAWN BY: M.T.M.