

PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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

JAMES BLESSING SURVEY
ABSTRACT NO. 162
Harris County, Texas

MULBERRY LANE
50' R.O.W. (Vol. 3, Pg. 60 HCME)

BELLAIRE BOULEVARD
R.O.W. Varies (Vol. 3, Pg. 60 HCME)

PLAT OF PROPERTY
FOR: **FREDERICK K. LAUSEN, JR. & PATRICIA K. LAUSEN**
AT: **300 MULBERRY LANE - BELLAIRE, TX**
LOC: BEING A TRACT OR PARCEL CONTAINING 1.2173 ACRES OF LAND SITUATED IN LOT 27, BLOCK 1, WESTMORELAND FARMS AMENDED FIRST SUBDIVISION, JAMES BLESSING SURVEY, ABSTRACT NO. 162, VOLUME 3, PAGE 60 OF THE HARRIS COUNTY MAP RECORDS, TEXAS (metes and bounds attached)
SCALE: **1" = 30'**
DATE: **11/27/2017** REVISED DATE:
This Property Does Lie within the designated 100 year Floodplain.
FLOOD NO: **4851C 055 1**
ZONE: **AE & SHADED X** EFF. DATE: **6-18-07**
BASE FLOOD ELEVATION: **52.0' FIB: 50.0'**
USERS BY PLANNED FUTURE ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY: **CHARTER TITLE COMPANY**
G/P#: **90071943 (07/06/2006)**

- NOTES:**
- Elevations shown based on Bellaire BM No. 26, Elevation = 51.41 NAVD83 (2011 AS)
 - 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.
 - Lot subject to any and all zoning ordinances in force and effect in the City of Bellaire, Texas including notes recorded in Volume 1254, Page 85 of the Deed Records of Harris County, Texas. Tract lies within Zone R-5 per the Standard Zoning Map. Front, side and rear yards shown for main residence and accessory structures per Zone R-5 of the City of Bellaire Standard Zoning Regulations. FRONT YARD SETBACK: 25 FT. SIDE YARD SETBACK (on an structure and attached accessory structure) 5 FT. (Lots <= 70' width) 6 FT. (Lots > 70' width) 8 FT. (Lots > 90' width) Corner Lot: 10 FT. SIDE YARD SETBACK (detached accessory structure) 3 FT. REAR YARD SETBACK (main structure and attached accessory structure) 10 FT. REAR YARD SETBACK (detached accessory structure) 8 FT. (subject to coverage for Zone R-5, 55% Planned Development 60%, but may be subject to certain requirements pertaining to front, side and rear setback lines and also architectural prohibitions such as awnes, overhangs, ledges, etc. in relation to assessments and/or building lines and should be verified prior to any planning or construction.
 - Fences do not follow boundary lines, as shown above.
 - All bearings are based on East right-of-way line of Mulberry Lane. (NORTH)

#	Quantity	Name	From	To	Survey
1	1	Iron Pin	19	20	1913
2	1	Iron Pin	20	21	1913
3	1	Iron Pin	21	22	1913
4	1	Iron Pin	22	23	1913
5	1	Iron Pin	23	24	1913
6	1	Iron Pin	24	25	1913
7	1	Iron Pin	25	26	1913
8	1	Iron Pin	26	27	1913
9	1	Iron Pin	27	28	1913
10	1	Iron Pin	28	29	1913
11	1	Iron Pin	29	30	1913
12	1	Iron Pin	30	31	1913
13	1	Iron Pin	31	32	1913
14	1	Iron Pin	32	33	1913
15	1	Iron Pin	33	34	1913
16	1	Iron Pin	34	35	1913
17	1	Iron Pin	35	36	1913
18	1	Iron Pin	36	37	1913
19	1	Iron Pin	37	38	1913
20	1	Iron Pin	38	39	1913
21	1	Iron Pin	39	40	1913
22	1	Iron Pin	40	41	1913
23	1	Iron Pin	41	42	1913
24	1	Iron Pin	42	43	1913
25	1	Iron Pin	43	44	1913
26	1	Iron Pin	44	45	1913
27	1	Iron Pin	45	46	1913
28	1	Iron Pin	46	47	1913
29	1	Iron Pin	47	48	1913
30	1	Iron Pin	48	49	1913
31	1	Iron Pin	49	50	1913
32	1	Iron Pin	50	51	1913
33	1	Iron Pin	51	52	1913
34	1	Iron Pin	52	53	1913
35	1	Iron Pin	53	54	1913
36	1	Iron Pin	54	55	1913
37	1	Iron Pin	55	56	1913
38	1	Iron Pin	56	57	1913
39	1	Iron Pin	57	58	1913
40	1	Iron Pin	58	59	1913
41	1	Iron Pin	59	60	1913
42	1	Iron Pin	60	61	1913
43	1	Iron Pin	61	62	1913
44	1	Iron Pin	62	63	1913
45	1	Iron Pin	63	64	1913
46	1	Iron Pin	64	65	1913
47	1	Iron Pin	65	66	1913
48	1	Iron Pin	66	67	1913
49	1	Iron Pin	67	68	1913
50	1	Iron Pin	68	69	1913
51	1	Iron Pin	69	70	1913
52	1	Iron Pin	70	71	1913
53	1	Iron Pin	71	72	1913
54	1	Iron Pin	72	73	1913
55	1	Iron Pin	73	74	1913
56	1	Iron Pin	74	75	1913
57	1	Iron Pin	75	76	1913
58	1	Iron Pin	76	77	1913
59	1	Iron Pin	77	78	1913
60	1	Iron Pin	78	79	1913
61	1	Iron Pin	79	80	1913
62	1	Iron Pin	80	81	1913
63	1	Iron Pin	81	82	1913
64	1	Iron Pin	82	83	1913
65	1	Iron Pin	83	84	1913
66	1	Iron Pin	84	85	1913
67	1	Iron Pin	85	86	1913
68	1	Iron Pin	86	87	1913
69	1	Iron Pin	87	88	1913
70	1	Iron Pin	88	89	1913
71	1	Iron Pin	89	90	1913
72	1	Iron Pin	90	91	1913
73	1	Iron Pin	91	92	1913
74	1	Iron Pin	92	93	1913
75	1	Iron Pin	93	94	1913
76	1	Iron Pin	94	95	1913
77	1	Iron Pin	95	96	1913
78	1	Iron Pin	96	97	1913
79	1	Iron Pin	97	98	1913
80	1	Iron Pin	98	99	1913
81	1	Iron Pin	99	100	1913

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.



MATTHEW J. PROBSTFELD
Registered Professional Land Surveyor
PROBSTFELD & ASSOCIATES, INC. • P.O. BOX #1006100
JOB # 2811.004 DRAWN BY: NEM

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