

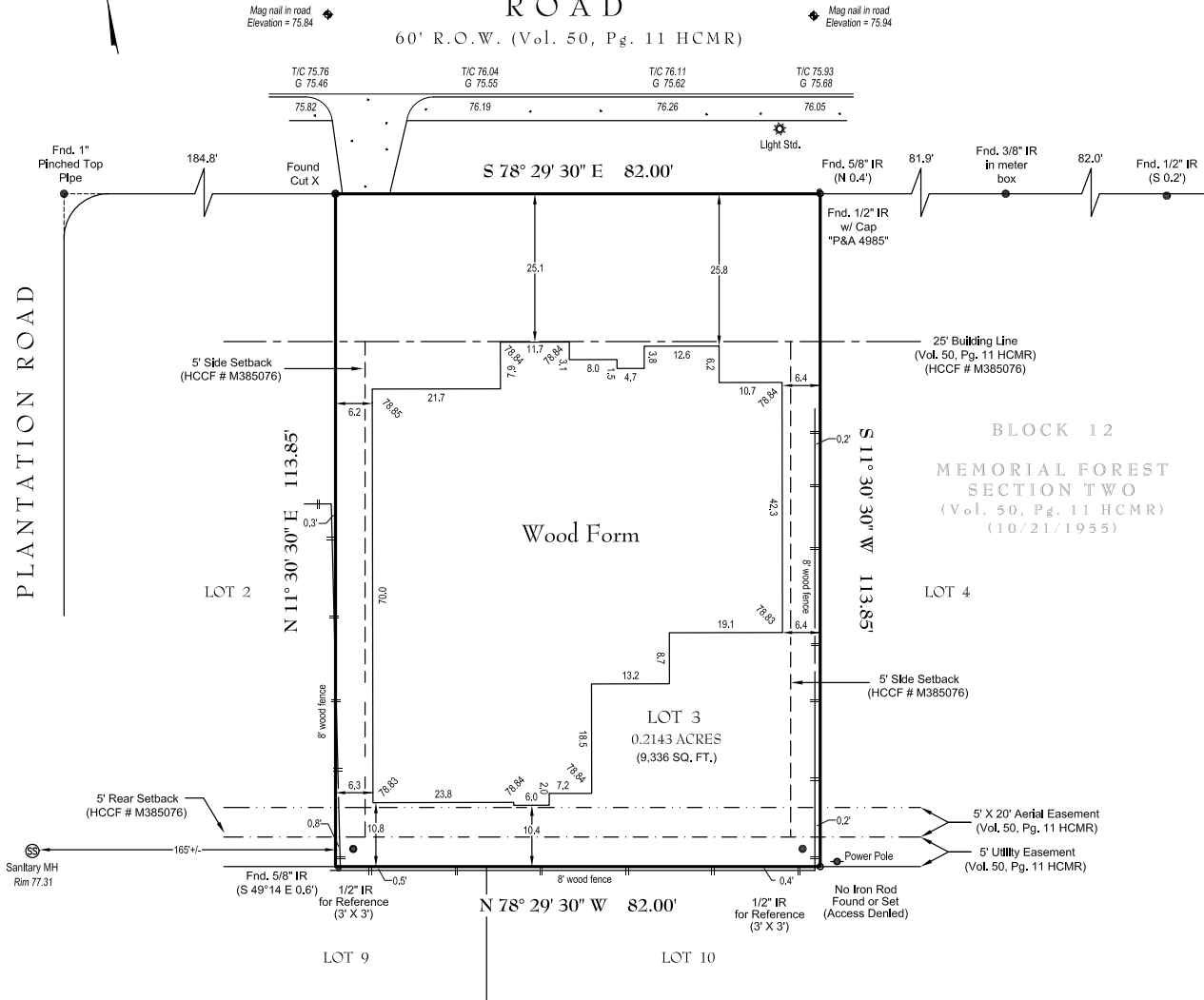
PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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

TAYLORCREST ROAD

60' R.O.W. (Vol. 50, Pg. 11 HCMR)



NOTES:

1. Elevations shown are based on Harris County Floodplain RM No. 210150 Elevation = 64.39 NAVD88 (2001 adjustment)
2. Fences do not follow boundary lines as shown.
3. Memorial Forest, Section Two is a deed restricted community. Setback lines for the main residence shown as set forth under Harris County Clerk's File No. M385076. Additional conditions for garages and use restrictions are not shown on survey. 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. 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.
4. 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.
5. All bearings are based on the South right of way line of Taylorcrest Road. (S 78° 29' 30" E)

PLAT OF PROPERTY

FOR: NORTHSTONE BUILDERS LLC
 AT: 12123 TAYLORCREST ROAD • HOUSTON, TX
 LGL: LOT 3, BLOCK 12
MEMORIAL FOREST, SECTION TWO

**VOLUME 50, PAGE 11 OF THE MAP RECORDS OF
HARRIS COUNTY, TEXAS**

SCALE: 1" = 20'
 DATE: 10/27/2021 REVISED DATE: 03/18/2022

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 (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: TRADITION TITLE COMPANY
 GF#: 21-24010247 (9/30/2021)

EMAIL COPY
 NOT TO BE RECORDED FOR ANY PURPOSE

JOB # 616-099 DRAWN BY: PLJMDH