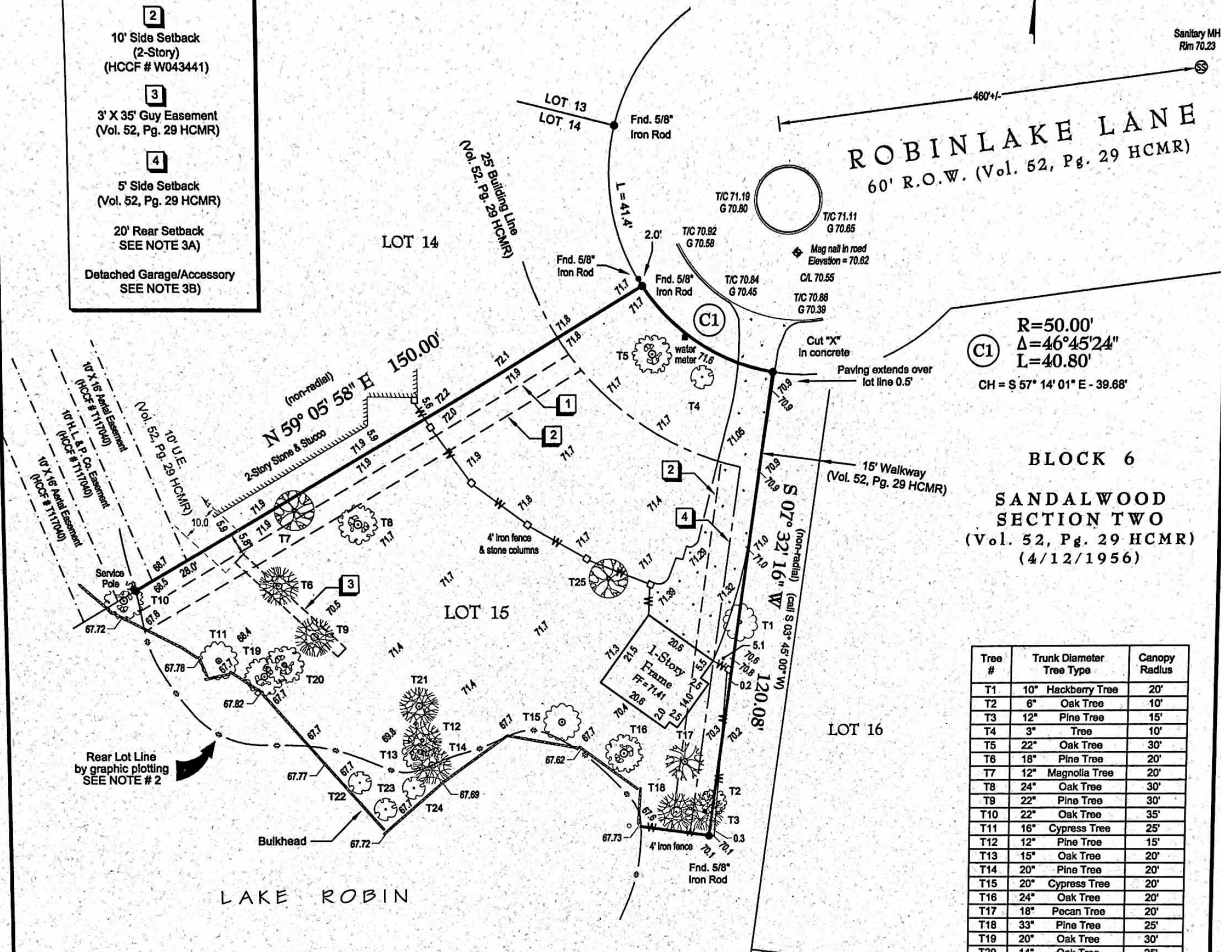


# PROBSTFELD & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

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

- 1**  
5' Side Setback  
(1-Story)  
(HCCF # W043441)
- 2**  
10' Side Setback  
(2-Story)  
(HCCF # W043441)
- 3**  
3' X 35' Guy Easement  
(Vol. 52, Pg. 29 HCMR)
- 4**  
5' Side Setback  
(Vol. 52, Pg. 29 HCMR)
- 20' Rear Setback  
SEE NOTE 3A
- Detached Garage/Accessory  
SEE NOTE 3B)



**C1**  $R=50.00'$   
 $\Delta=46^{\circ}45'24''$   
 $L=40.80'$   
 $CH = S 57^{\circ} 14' 01'' E - 39.68'$

**BLOCK 6**  
**SANDALWOOD SECTION TWO**  
(Vol. 52, Pg. 29 HCMR)  
(4/12/1956)

Tree #	Trunk Diameter	Tree Type	Canopy Radius
T1	10"	Hackberry Tree	20'
T2	6"	Oak Tree	10'
T3	12"	Pine Tree	15'
T4	3"	Tree	10'
T5	22"	Oak Tree	30'
T6	18"	Pine Tree	20'
T7	12"	Magnolia Tree	20'
T8	24"	Oak Tree	30'
T9	22"	Pine Tree	30'
T10	22"	Oak Tree	35'
T11	16"	Cypress Tree	25'
T12	12"	Pine Tree	15'
T13	15"	Oak Tree	20'
T14	20"	Pine Tree	20'
T15	20"	Cypress Tree	20'
T16	24"	Oak Tree	20'
T17	18"	Pecan Tree	20'
T18	33"	Pine Tree	25'
T19	20"	Oak Tree	30'
T20	14"	Oak Tree	25'
T21	20"	Pine Tree	20'
T22	3"	Tree	5'
T23	3"	Tree	5'
T24	3"	Tree	5'
T25	12"	Magnolia Tree	20'

LENDER: FIRST UNITED BANK AND TRUST COMPANY, its successors and/or assigns

**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. Rear lot line shown by graphic plotting only. Recorded plat does not define boundary line adjoining Lake Robin.
3. Sandalwood, Section Two is a deed restricted community. Setback lines for the main residence shown as set forth under Harris County Clerk's File No. W043441. No structure shall exceed 38 feet in height measured from normal pre-construction grade level. A); No second story of any building shall be located nearer than 20 feet to the rear lot line. The Architectural Control Committee in its sole and absolute discretion shall make such determination. B); Building Set Back Line for garage or other permitted accessory building located 65 feet from the front lot line may be located 3 feet from the side lot line as set forth under Volume 3159, Page 2 of the Deed Records of Harris County, Texas. 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. 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 from the Architectural Control Committee may be required.
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 Robinlake Lane. (CH = S 57° 14' 01" E)

**PLAT OF PROPERTY**

FOR: **BASIL ALLAM & EMILY ALLAM**  
 AT: **25 ROBINLAKE LANE • HOUSTON, TX.**  
 LGL: **LOT 15, BLOCK 6**  
**SANDALWOOD, SECTION TWO**  
 VOLUME 52, PAGE 29 OF THE MAP RECORDS OF  
 HARRIS COUNTY, TEXAS

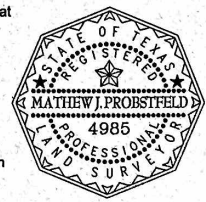
SCALE: **1" = 30'**  
 DATE: **11/15/2021** REVISED DATE: **11/19/2021**

This Property **DOES NOT** lie within the designated 100 year floodplain.  
 PANEL NO: **48201C 0645 L**  
 ZONE: **X** EFF. DATE: **8/18/07**  
 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: **CHARTER TITLE COMPANY**  
 GF#: **CH-5171-1051712100049-LM (8/8/2021)**

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

I hereby certify that the above plat correctly represents the facts found on the ground 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.



**MATHEW J. PROBSTFELD**  
 Registered Professional Land Surveyor  
 State of Texas No. 4985  
 PROBSTFELD & ASSOCIATES, INC • FIRM #10066100  
 JOB # **2352-037** DRAWN BY: **JP**