

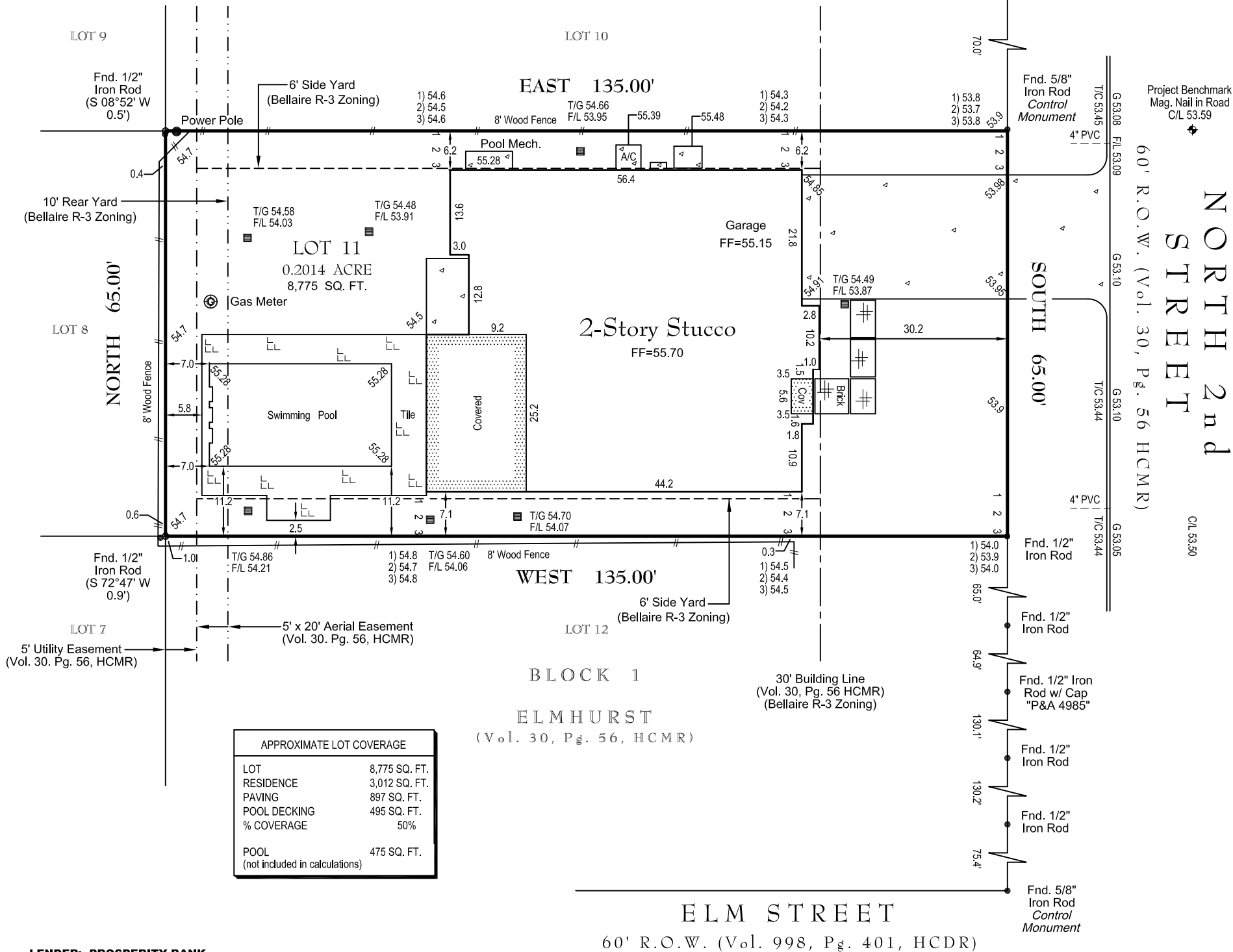
# PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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



PEACH STREET  
60' R.O.W. (Vol. 34, Pg. 10 HCMR)



LENDER: PROSPERITY BANK

**NOTES:**

- Elevations shown are based on City of Bellaire Benchmark No. 19R, Elevation = 51.57, NAVD88 (2001 Adjustment).
- Fences do not follow boundary lines as shown above.
- Lot subject to any and all zoning ordinances within the City of Bellaire, Texas. Tract lies within Zone R-3 per the Standard Zoning Map. Front, side and rear yards shown for main residence only. Additional requirements for garage/accessory, driveway, architectural features, etc. are not shown and should be verified prior to any planning or construction. Side yard setback for Accessory Building: 3 feet; Rear Yard Setback: 10 feet, Rear Yard Setback for Accessory Building: 5 feet. Maximum lot coverage for Zone R-3 is 55%.
- 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 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.
- All bearings are based on the West right-of-way line of North 2nd Street (South).

**PLAT OF PROPERTY**

FOR: BRENT LeBLANC & LISA LeBLANC  
 AT: 815 NORTH 2nd STREET • BELLAIRE, TX  
 LGL: LOT 11, BLOCK 1  
ELMHURST

VOLUME 30, PAGE 56 OF THE MAP RECORDS  
 OF HARRIS COUNTY, TEXAS

SCALE: 1" = 20'  
 DATE: 9/9/2015 REVISED DATE: 9/26/2016

This Property DOES NOT Lie within the designated 100 year Floodplain.  
 PANEL NO: 48201C 0855 L  
 ZONE: SHADED X EFF. DATE: 6/18/2007  
 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: GREAT AMERICAN TITLE COMPANY  
 GF#: 37485-GAT79 (11/23/2015)

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

**EMAIL COPY**  
**NOT TO BE RECORDED FOR ANY PURPOSE**

JOB # 1717-007 DRAWN BY: LD/DL