

PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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



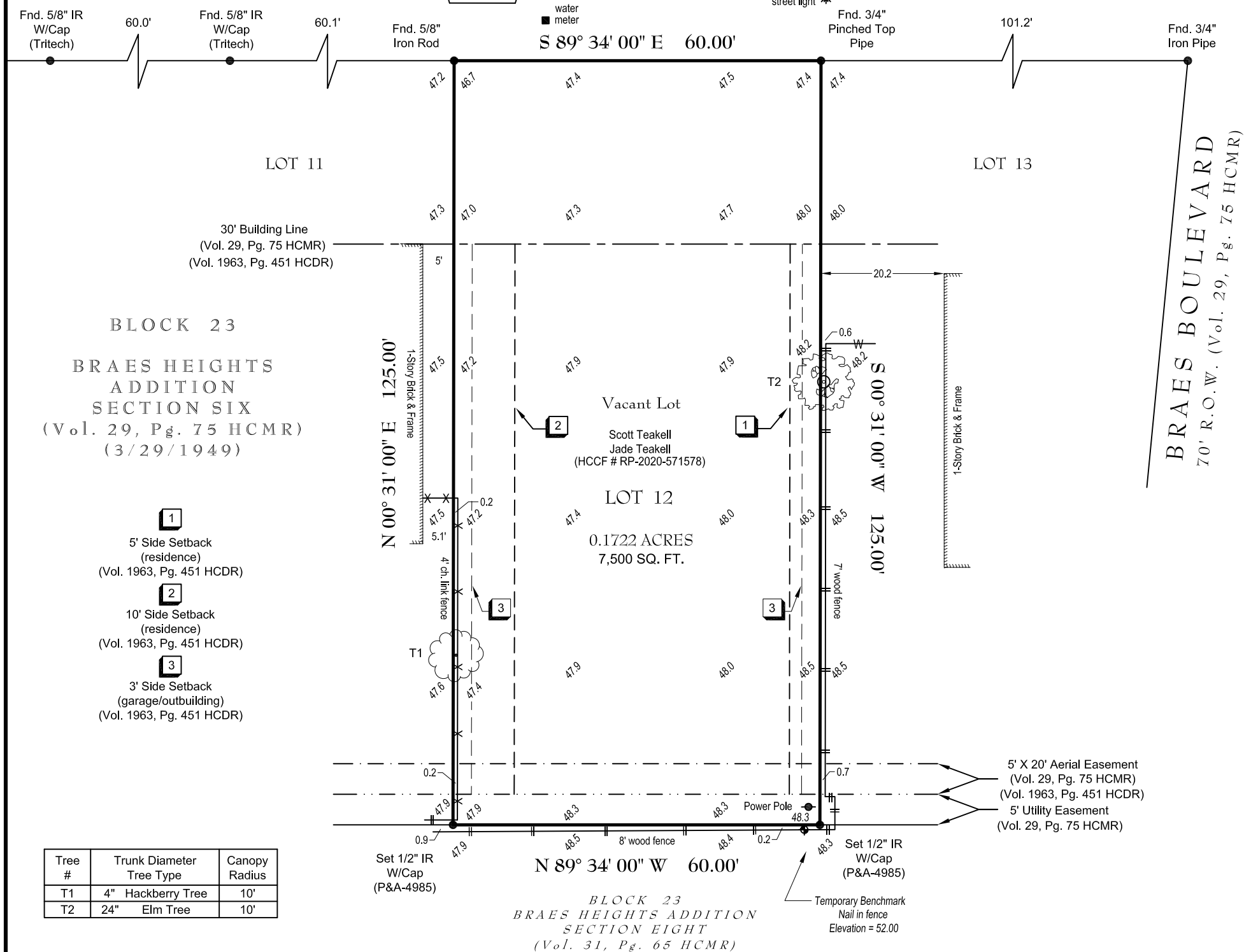
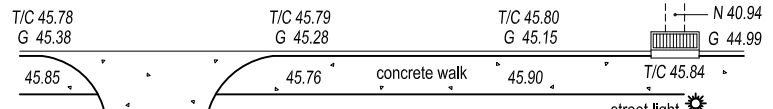
ABERDEEN WAY

C/L 45.54

C/L 45.42

60' R.O.W. (Vol. 29, Pg. 75 HCMR)

Sanitary MH
Rim 45.34



Tree #	Trunk Diameter	Canopy Radius
T1	4\" Hackberry Tree	10'
T2	24\" Elm Tree	10'

NOTES:

- Elevations shown are based on Harris County Floodplain RM No. 040145, Elevation = 49.55 NAVD88 (2001 adjustment)
- Fences do not follow boundary lines as shown.
- Braes Heights, Section Six is a deed restricted community. Setback lines for the main residence and garage/outbuilding shown above as set forth under Volume 1963, Page 451, 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. 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.
- Surveyor has not abstracted this property. This survey was performed without the benefit of a current title opinion and is subject to any facts a full and accurate title search may disclose. All easements, building lines, zoning setbacks, restrictions and covenants of record may not be shown.
- All bearings are based on the South right of way line of Aberdeen Way. (S 89° 34' 00\" E)

PLAT OF PROPERTY

FOR: **SCOTT TEAKELL & JADE TEAKELL**
 AT: **3805 ABERDEEN WAY • HOUSTON, TX**
 LGL: **LOT 12, BLOCK 23**
BRAES HEIGHTS ADDITION, SECTION SIX
VOLUME 29, PAGE 75 OF THE MAP RECORDS OF
HARRIS COUNTY, TEXAS

SCALE: **1\" = 20'**
 DATE: **11/18/2021** REVISED DATE: _____

This Property DOES Lie within the designated 100 year floodplain.
 PANEL NO: **48201C 0855 L**
 ZONE: **AE** EFF. DATE: **6/18/07**
 BASE FLOOD ELEVATION: **49.5 (100 YR) | 52.0 (500 YR)**
 LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY: **NO TITLE COMMITMENT WAS PROVIDED**
 GF#: **ALL ESMT'S/BUILDING LINES MAY NOT BE SHOWN.**

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

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NOT TO BE RECORDED FOR ANY PURPOSE

JOB # 510-030 DRAWN BY: D