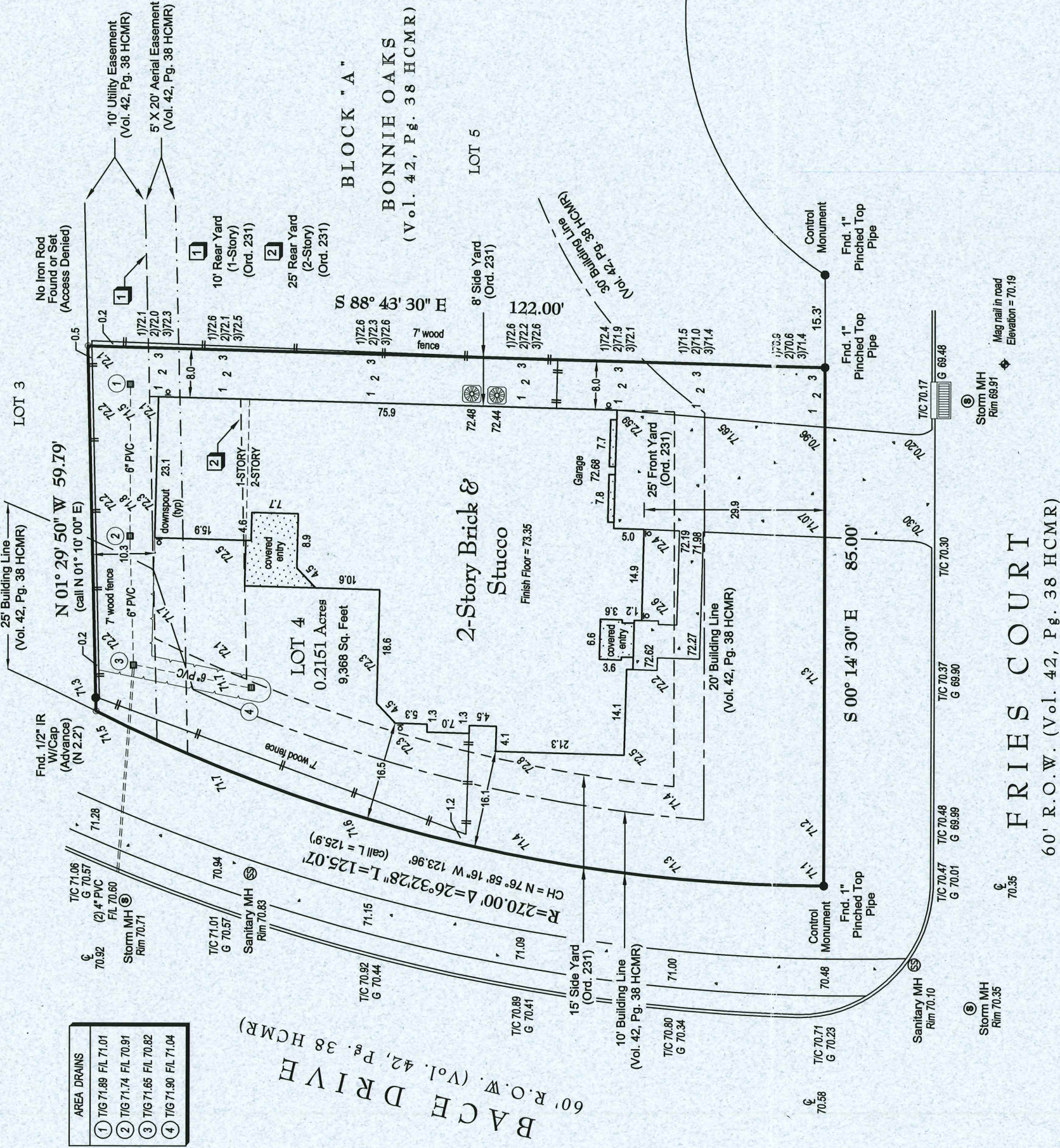


PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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



| AREA DRAINS | |
|-------------|---------------------|
| 1 | T/G 71.89 FIL 71.01 |
| 2 | T/G 71.74 FIL 70.91 |
| 3 | T/G 71.65 FIL 70.82 |
| 4 | T/G 71.90 FIL 71.04 |

LENDER: JPMORGAN CHASE BANK, N.A.

NOTES:

- Elevations shown are based on Harris County Floodplain Reference Marker No. 210260 Elevation = 72.96 NAVD88 (2001 adjustment).
- Fences do not follow boundary lines as shown above.
- Lot subject to any and all zoning ordinances or proposed zoning ordinances including those by the City of Spring Valley, Texas. Front, side and rear yards shown above for main residence only as set forth under Ordinance No. 231. Additional restrictions for detached garage/outbuildings, swimming pools, architectural features, sports courts, foundation height, etc., are not shown and should be verified prior to any planning or construction. Structure Height: Maximum 36 feet. Maximum lot coverage shall not exceed 60% of the lot area located behind the required front building line and shall not exceed 50% of the lot area located in front of the required front building line.
- 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.
- All bearings are based on the West right of way line of Fries Court. (S 00° 14' 30" E)

PLAT OF PROPERTY

FOR: RAYMOND SCOTT & PARAMEE FEIST
AT: 22 FRIES COURT • SPRING VALLEY, TX

LGL: LOT 4, IN BLOCK "A" OF BONNIE OAKS, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 42, PAGE 38 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SCALE: 1" = 20'

DATE: 9/28/2016 REVISED DATE: 10/04/2016

This Property DOES NOT Lie within the designated 100 year Floodplain.

PANEL NO: 48201C 0645 L

ZONE: X EFF. DATE: 6/18/07

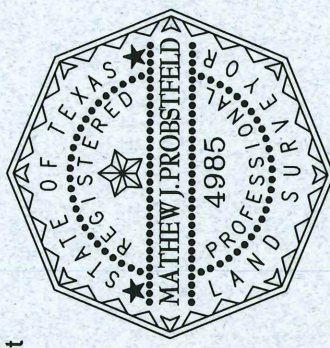
BASE FLOOD ELEVATION: N/A

LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY: OLD REPUBLIC TITLE COMPANY

GF#: 16004772 (9/25/2016)

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.



(Handwritten signature)

MATHEW J. PROBSTFELD

Registered Professional Land Surveyor
 State of Texas No. 4985

PROBSTFELD & ASSOCIATES, INC. • FIRM #10066100

JOB # 1904-017 DRAWN BY: *(Handwritten initials)*