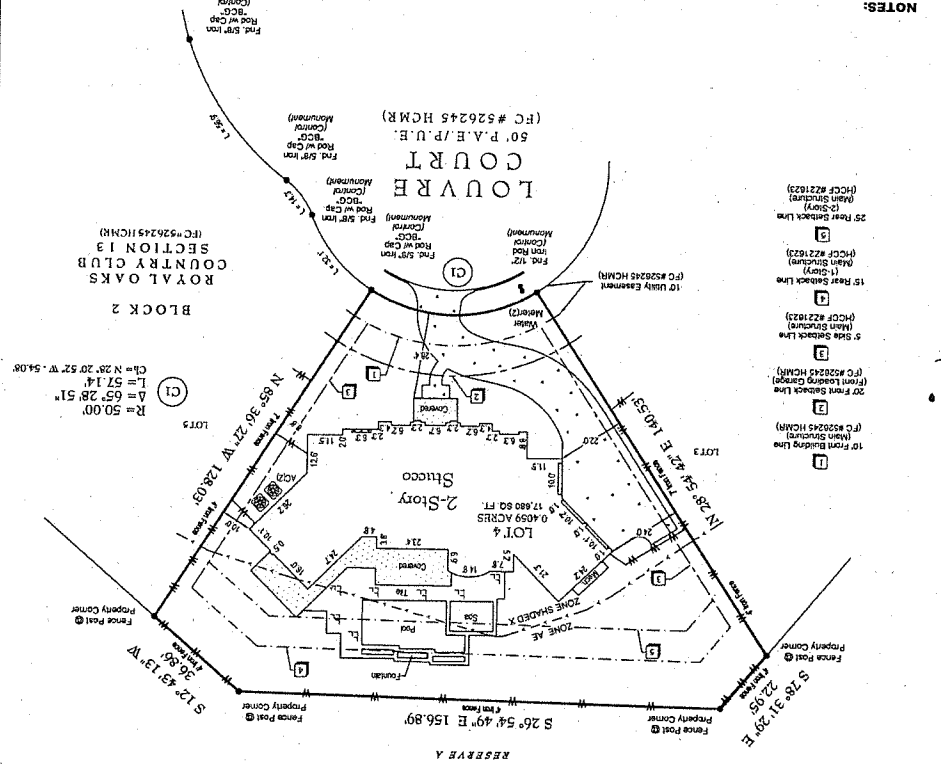


**PROBSTFELD & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

516 PARK GROVE DRIVE, SUITE 102 ▼ KNTY, TEXAS 77459 ▼ (281) 829-0034 ▼ FAX (281) 829-0233



- NOTES:**
1. Lot subject to a 10 foot front building line when the face of any carport or garage is perpendicular to the public street and a 20 foot carport garage setback when the carport or garage face is parallel to the public street, the remainder of the structure shall be restricted to a 10 foot building line as shown by the building setback diagram.
  2. Subject to zero lot line easement and assessments for utilities, etc., as reserved in the Declaration of Covenants, as recorded under Harris County Clerk's File No. (H) 1257546, U65283, U65237, and W46905.
  3. Royal Oaks Country Club, Section 13, is a deed restricted community. Setback lines for the main residence and garage/building shown above as set forth under Firm Code No. 526245 of the Harris County Map Records, and also being set forth under Harris County Clerk's File No. (H) 221623, U257546, U65283, U65237.
  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 company's work has been performed by the surveyor. Zoning ordinances and zoning building setback lines (if any) are not shown.
  5. Surveyor has not reviewed restrictive covenants as set forth under Exemptions from Covenants in Schedule B of the Title Commitment.
  6. Lot may be subject to certain requirements pertaining to front, side and rear setback lines and also architectural provisions such as eaves, overhangs, ledges, etc., in relation to assessments and building lines and should be verified prior to any planning or construction. All easements, setbacks and restrictions should be verified by the owner, builder, architect or other prior to planning design or construction. Deed restrictions may be indexed 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 applicable covenants. Written approvals from the Architectural Control Committee may be required.
  7. All bearings are based on the East-True North line of Louvre Court (N 28° 20' 52\"/>

12-15-2023

**PLAT OF PROPERTY**  
FOR: **RENEFOREST CONSTRUCTION**  
AT: **11907 LOUVRE COURT - HOUSTON, TX**  
LSJ: **LOT 4, BLOCK 2**  
FILM CODE NO. **BASES OF THE MAP RECORDS OF ROYAL OAKS COUNTRY CLUB, SECTION 13**  
HARRIS COUNTY, TEXAS  
SCALE: **1" = 30'**  
DATE: **12/12/2023** REVISED DATE:  
This Property Does Not Lie Within the designated 100 year Floodplain.  
Panel No.: **SHADEB X AE - FIS; CK-CY**  
ZONE: **SHADEB X AE** EFF. DATE: **6/18/2007**  
BASE FLOOD ELEVATION: **75.8 (109 YR) 177.1 (500 YR)**  
LOCATED BY **SHADEB X AE** AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.  
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY: **OLD REPUBLIC NATIONAL TITLE INSURANCE CO.**  
GF#: **2306488 (11/19/2023)**

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.

**MATTHEW J. PROBSTFELD**  
Registered Professional Land Surveyor  
State of Texas No. 4985  
PROBSTFELD & ASSOCIATES, INC. - FIRM #10069100  
JOB # **573 027** DRAWN BY: **RJM/DH**



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