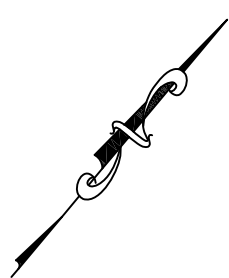


Buffalo Bayou
Water Surface Elevation = +1.6'

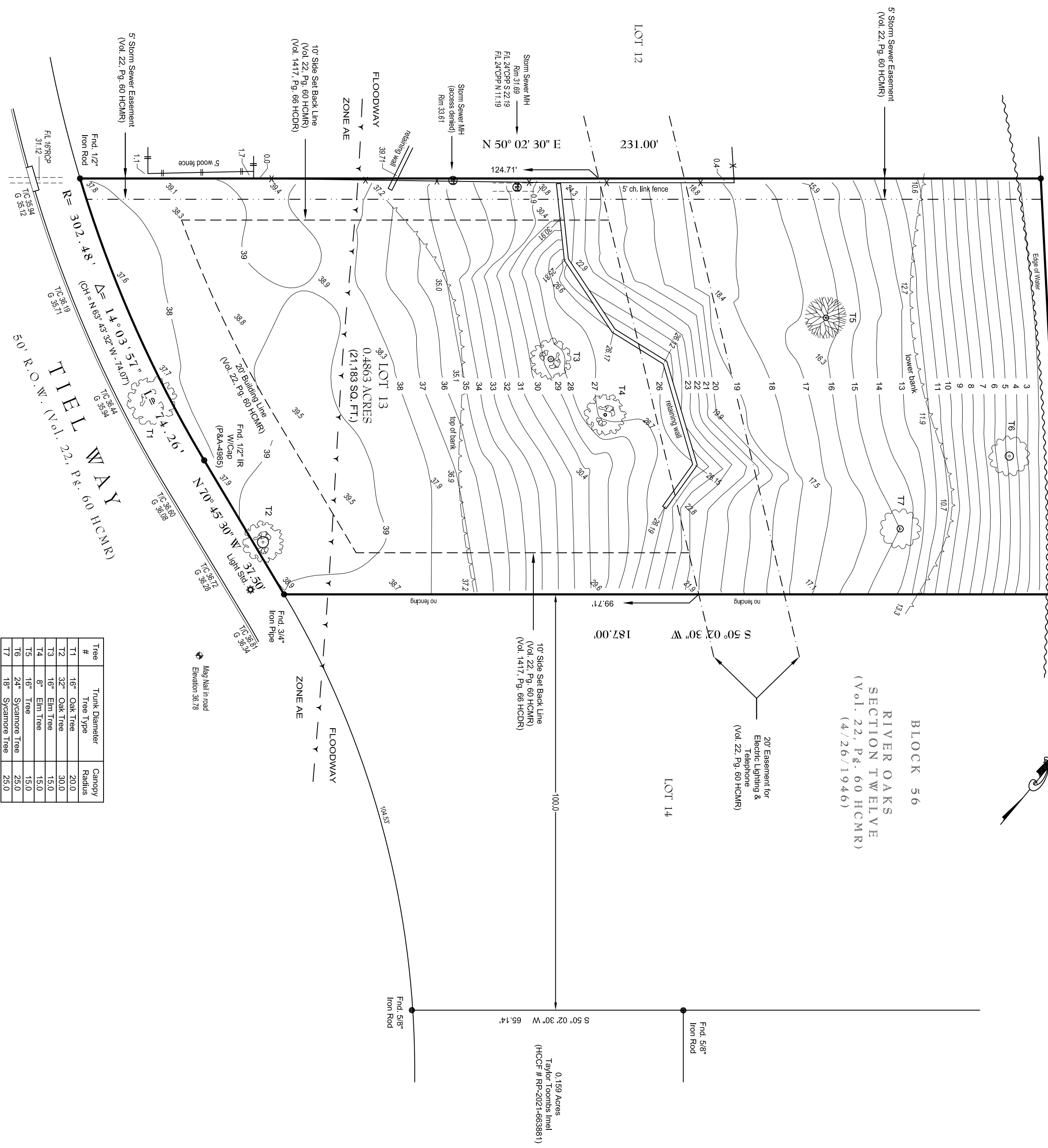
S 42° 51' 05" E 100.13'

No Iron Rod Found or Set

No Iron Rod Found or Set



BLOCK 56
RIVER OAKS
SECTION TWELVE
(Vol. 22, Pgs. 60 HC/MR)
(4/26/1946)



Tree #	Trunk Diameter	Canopy Radius
T1	16" Oak Tree	20.0
T2	32" Oak Tree	30.0
T3	16" Elm Tree	15.0
T4	8" Elm Tree	15.0
T5	16" Tree	15.0
T6	24" Sycamore Tree	25.0
T7	18" Sycamore Tree	25.0

PLAT OF PROPERTY
FOR: **SIX T LIVES, LLC**
AT: **24 TIEL WAY • HOUSTON, TX**
LGL: **LOT 13, BLOCK 56**
RIVER OAKS, SECTION TWELVE
HARRIS COUNTY, TEXAS
VOLUME 22, PAGE 60 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS
SCALE: **1" = 20'**
DATE: **11/9/2023** REVISED DATE:
THIS PROPERTY DOES Lie within the designated 100 year Floodplain.
PANEL NO: **48201C 0670 M FIS U-V**
ZONE: **AE, FLOODWAY** EFF. DATE: **6/9/2014**
BASE FLOOD ELEVATION: **38.0 (100 YR) | 44.5 (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 ESMTS/BUILDING LINES MAY NOT BE SHOWN.**

- NOTES:**
- Elevations shown based on Harris County RM No. 210070. Elevation = 41.10' NAVD88 (2001 Ad.)
 - Fences/walls do not follow boundary lines as shown.
 - 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.
 - Location of floodplain for informational and planning purposes by graphic plotting only from City of Houston Public Works GeoLink Public Map.
 - River Oaks is a deed restricted community. Setback lines for main residence and garage/outbuilding shown as set forth under Volume 1417, Page 66 of the Deed Records of Harris County, Texas. Deed restrictions may change from time to time. It is the responsibility of the property owner to determine the current deed restriction status of their property and to comply with all covenants and conditions. Written approval may be required by the River Oaks Property Owners Association may be required.
 - Architectural Review and Approval Process set forth under 2014 Policies and Procedures by the River Oaks Property Owners, Inc., as set forth under Harris County Clerk's File No. 2014053772 include review and approval process for Minor and Major Projects. Additional requirements include: Conditions for the establishment of Prevailing Front Setback Lines. Setback measured from property lines, not platted lines. Front Setback: The applicable plat and the recorded real property records, the restrictions or if applicable the Prevailing Setback for any single lot comprising the combined lot. Side and Rear Setbacks - The location of improvements on a combined lot with respect to side and rear setback distances must, at a minimum meet such requirements set by plat. The recorded real property records or the restrictions for the single lot comprising the combined lot. The permeability requirements are based upon the area within the requisite setback of the combined lot and may limit location, size, dimension and area of improvements. Permeability for the above shown tract being greater than 15,000 square feet shall not exceed one hundred percent (100%) of the total area of the tract within the front, side and rear setbacks of the tract including any prevailing setback. General rules for mechanical equipment (HVAC units, swimming pool equipment, generators and any other mechanical equipment): Mechanical equipment shall not be located nearer to any street than permitted for the primary residence, and in no event closer than five (5) feet to a property line. Mechanical equipment located within ten (10) feet of a side or rear property line must provide sound attenuation. Fences: No fence, wall or gate shall exceed 8 feet in height, except a fence along the rear property line. Height Limitations: Primary Residence for tracts less than 25,000 square feet shall not exceed 35 feet in height. No part of any residence, garage or outbuilding shall exceed twenty-five (25) feet in height if any part of such structure is within ten (10) feet of any property line. A Natural Grade Certificate and Height Certificate are required. Accessory Improvements include, without limitation, swimming pools, pool houses and other such improvement other than the primary residence on a secondary tract. The setback lines must comply with the required setback lines for a primary residence, garage or outbuilding. Proposed Accessory Improvements on a secondary tract must be reviewed and approved by the Board. Additional covenants and conditions apply and should be verified prior to any planning or construction.
 - All bearings are based on the North right-of-way line of Tiel Way. (N 70° 45' 30" W)

EMAIL COPY
NOT TO BE RECORDED FOR ANY PURPOSE
(See originals for Signature & Seal)

JOB # 377-024 DRAWN BY: DP

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 839-0034 ▲ FAX (281) 839-0233

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