



# 216 W. 31st Street

Lot 4, in Block 3, of GARDEN OAKS FIRST SECTION, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 14, Page 5 of the Map Records of Harris County, Texas.



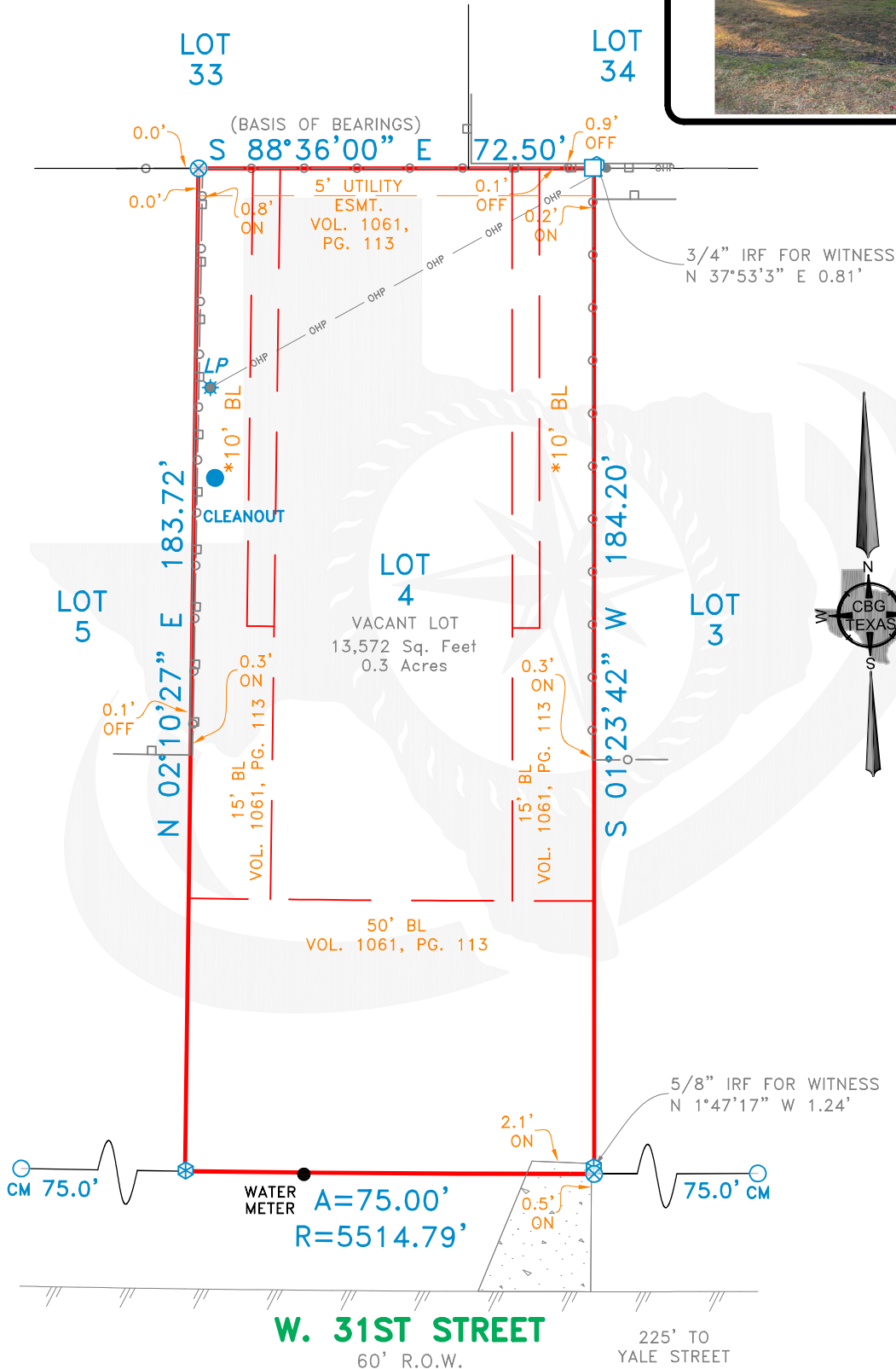
# StarTex

TITLE COMPANY, LLC



### LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 3/4" ROD FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- |— IRON FENCE
- x— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- ///— PIPE FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE
- WOOD DECK



### EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 14, PG. 5; VOL. 1061, PG. 113; VOL. 7233, PG. 356; C.C.F. NO.s D469316, M258820, N762827, T312896, U399841, V191700, U953649, V953649, 20140350898, 20140488682, 20150410733, 20150410769, 20150410789, RP-2016-27374, RP-2016-302191, RP-2016-458368, RP-2017-326198, RP-2019-71469

\* NO OUTBUILDING OF ANY KIND SHALL BE ERECTED NEARER THAN ONE HUNDRED (100) FEET TO THE FRONT PROPERTY LINE OF ANY LOT NEARER THAN TEN (10) FEET TO EITHER SIDE PROPERTY LINE OF ANY LOT, NOR NEARER THAN THE EASEMENT ON THE REAR OR SIDE PROPERTY LINE OF ANY LOT. PER VOL. 1061, PG. 113

### NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48201C0660M, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Startex Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: LG  
 Scale: 1" = 30'  
 Date: 01/17/24  
 GF No.: ST-0321-4903212300714-GL  
 Job No. 2400570



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Accepted by: \_\_\_\_\_  
 Purchaser  
 Date: \_\_\_\_\_  
 Purchaser