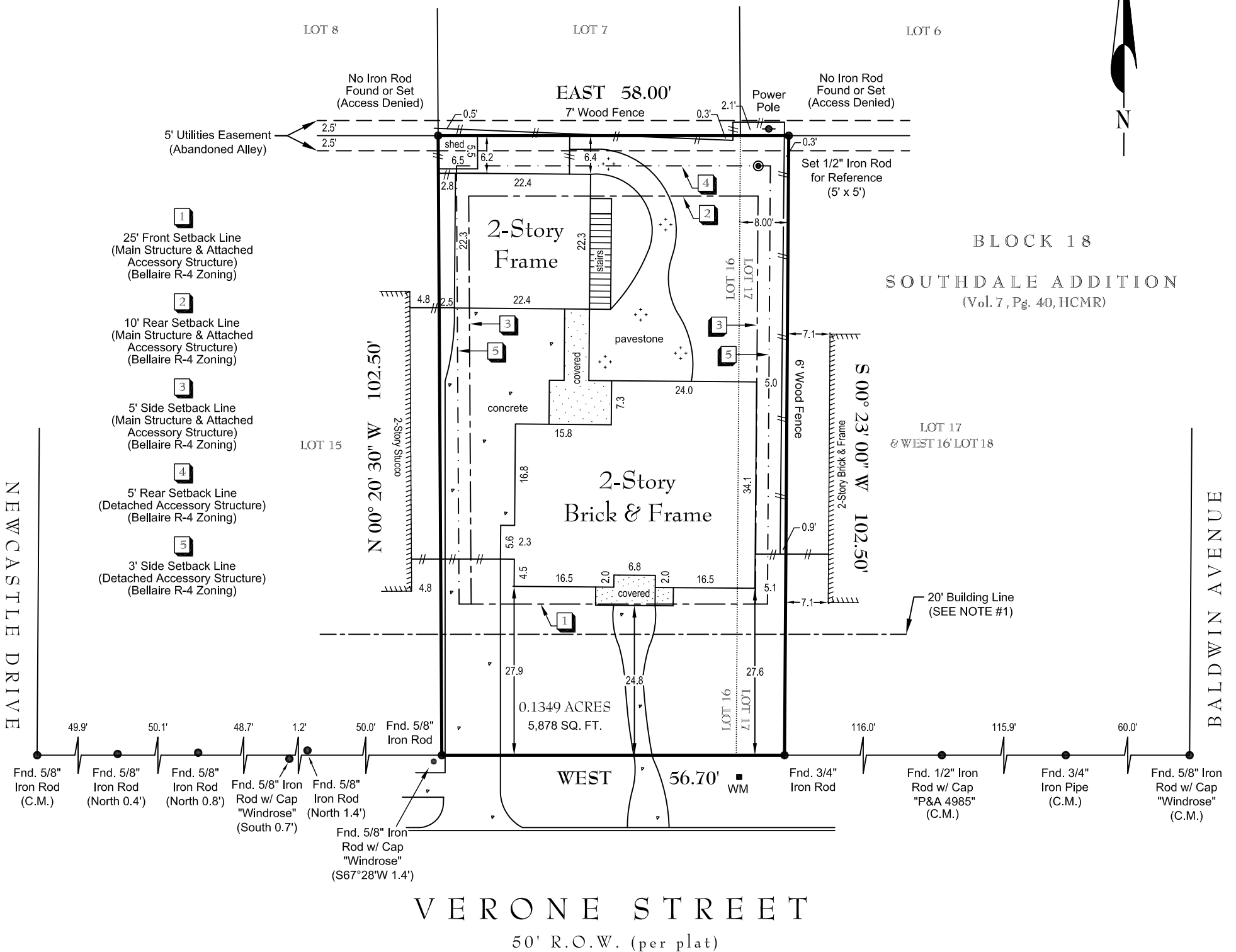


PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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



NOTES:

- 20 foot building set back line shown as set forth in Vol. 717, Pg. 560, Vol. 963, Pg. 499, Vol. 1141, Pg. 368, and Vol. 1419, Pg. 358, all of the Harris County Deed Records, Texas.
- Fences do not follow boundary lines, as shown above..
- 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.
- Lot subject to any and all zoning ordinances in force and effect in the City of Bellaire, Texas including notice recorded in Volume 1254, Page 85 of the Deed Records of Harris County, Texas, and Ordinance to abandon alleys under County Clerk's File No. R309009. Quitclaim deed for alleys under County Clerk's File No. S228250. Tract lies within Zone R-4 per the Standard Zoning Map. Front, side and rear yards shown for main residence and accessory structures per Zone R-4 of the City of Bellaire Standard Zoning Regulations. FRONT YARD SETBACK: 25 FT.; SIDE YARD SETBACK (main structure and attached accessory structure): 5 FT. (Lots < 70' width); 6 FT. (Lots > 70' width & equal to or < 90' width); 8 FT. (Lots > 90' width); Corner Lot: 10 FT.; SIDE YARD SETBACK (detached accessory structure): 3 FT., Corner Lot: 10 FT.; REAR YARD SETBACK (main structure and attached accessory structure): 10 FT.; REAR YARD SETBACK (detached accessory structure): 5 FT. Maximum lot coverage for Zone R-4: Lots < or equal to 7000 S.F.: 60%; Lots > 7,000 S.F.: 4200 or 55%.
- 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.
- All bearings are based on the North right of way line of Verone Street. (WEST)
- Vesting deed for subject tract at time of survey recorded under Harris County Clerk's File No. X605083

PLAT OF PROPERTY

FOR: DANIEL WILSON & JULIE WILSON
 AT: 4424 VERONE STREET • BELLAIRE, TX
 LGL: LOT 16 AND THE ADJOINING WEST EIGHT FEET OF LOT 17 TOGETHER WITH THE SOUTH TWO AND ONE HALF FEET OF ADJOINING ALLEY ALONG THE NORTH PROPERTY LINE, BLOCK 18, SOUTHDALE ADDITION, VOLUME 7, PAGE 40 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SCALE: 1" = 20'
 DATE: 4/19/2018 REVISED DATE: _____

This Property DOES Lie within the designated 100 year Floodplain.
 PANEL NO: 48201C 0855 L FIS: BG-BH
 ZONE: AE EFF. DATE: 6/18/07
 BASE FLOOD ELEVATION: 52.0' (100 YR) | 53.5' (500 YR)
 LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY: STARTEX TITLE COMPANY
 GF#: 49191800096 (03/25/2018)

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

EMAIL COPY
 NOT TO BE RECORDED FOR ANY PURPOSE

JOB # 2903-001 DRAWN BY: MTM