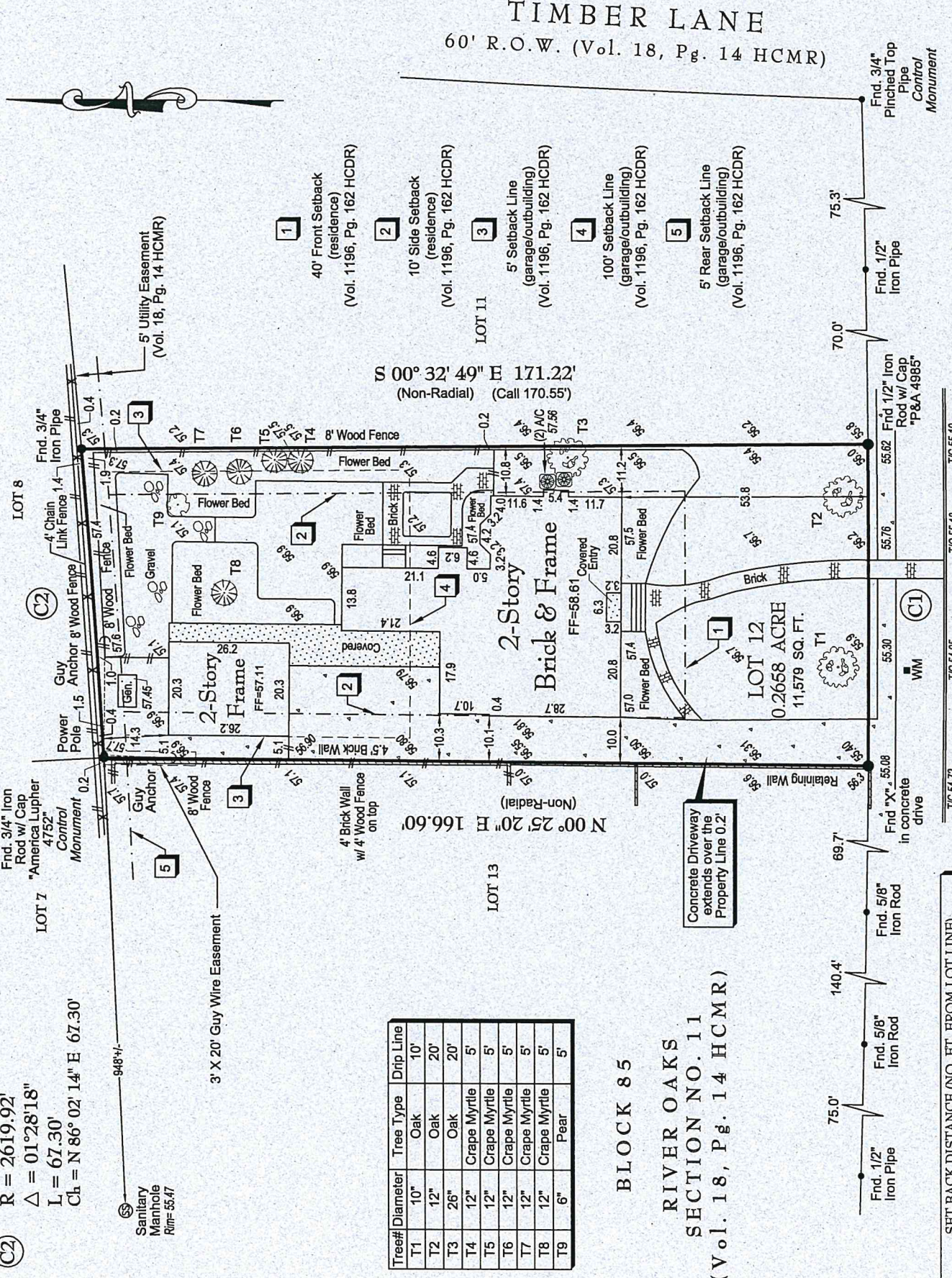


PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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

(C2) R = 2619.92'
 $\Delta = 01^{\circ}28'18''$
 L = 67.30'
 Ch = N 86° 02' 14" E 67.30'



Tree#	Diameter	Tree Type	Drip Line
T1	10"	Oak	10'
T2	12"	Oak	20'
T3	26"	Oak	20'
T4	12"	Crape Myrtle	5'
T5	12"	Crape Myrtle	5'
T6	12"	Crape Myrtle	5'
T7	12"	Crape Myrtle	5'
T8	12"	Crape Myrtle	5'
T9	6"	Pear	5'

BLOCK 85
 RIVER OAKS
 SECTION NO. 11
 (Vol. 18, Pg. 14 HCMR)

SETBACK DISTANCE (NO. FT. FROM LOT LINE)					
HOUSE	40	10	10	5	5
GARAGE-OUTBUILDING	10	5	100	5	5
NORTH SOUTH EAST WEST					

(C1) R = 4188.35'
 $\Delta = 00^{\circ}57'27''$
 L = 70.00'
 Ch = S 89° 58' 22" W 70.00'

NOTES:

- A portion of the concrete driveway extends across the West property line as shown above.
- Fences do not follow boundary lines.
- 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.
- River Oaks, Section Eleven is a deed restricted community. Setback Lines for main residence and garage/outbuilding shown in chart above per Volume 1196, Page 162 of the Deed Records of Harris County, Texas. 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. Written approval by the Architectural Control Committee 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. 20140537372 include review and approval process for Minor and Major Projects. Additional requirements include: Front Setback Lines. Setback measured from property lines, not platted lines. Front Setback: Applicable plat and the recorded real property records, or restrictions. Side and Rear Setbacks - The location of improvements must, at a minimum meet such requirements set by plat, the recorded real property records or the restrictions. 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 less than 15,000 square feet shall not exceed one hundred ten percent (110%) 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. 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. 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 Inwood Drive (Ch = S 89° 58' 22" W 70.00').

PLAT OF PROPERTY

FOR: **DORSEY BUILDERS, LLC**
 AT: **3714 INWOOD DRIVE • HOUSTON, TX**
 LGL: **LOT 12, BLOCK 85**
RIVER OAKS, SECTION ELEVEN
VOLUME 18, PAGE 14
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS
 SCALE: **1" = 30'**
 DATE: **7/18/2016** REVISED DATE: **12/15/2022**
 This Property DOES NOT Lie within the designated 100 year floodplain.
 PANEL NO: **48201C 0665 M**
 ZONE: **X** EFF. DATE: **6/9/2014**
 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: **CHARTER TITLE COMPANY**
 GF#: **CH-3802-103802200258-VG (12/1/2022)**



(Signature)

MATHEW J. PROBSTFELD
 Registered Professional Land Surveyor
 State of Texas No. 4985

PROBSTFELD & ASSOCIATES, INC. • FIRM #100666100
 JOB # 1963-007 DRAWN BY: LD|MDH
THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC., IS CERTIFIED FOR THIS TRANSACTION ONLY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.