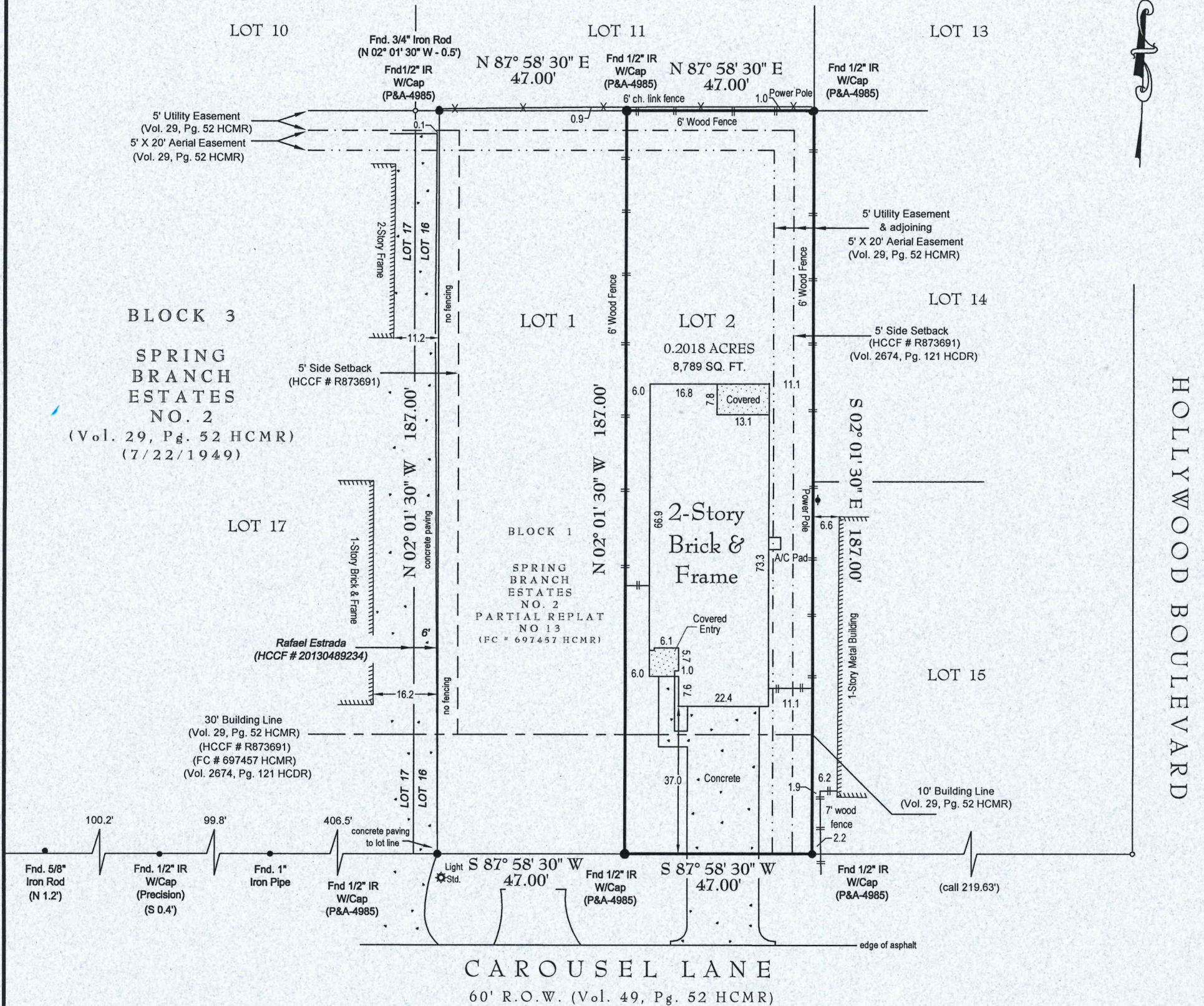


PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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



LENDER: GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N , and its successors and/or assigns.

NOTES:

- Fences do not follow boundary lines as shown.
- Spring Branch Estates, No. 2 is a deed restricted community. Setback lines shown above as set forth per the recorded plat and those recorded under Harris County Clerk's File No. S055837. 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 from the Architectural Control Committee may be required. Deed restrictions may be amended 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 restrictive covenants prior to any planning or construction.
- Lot subject to City of Houston Ordinance No. 1999-262 pertaining to the platting and replatting of real property and the establishment of building lines as set forth under Harris County Clerk's File No. N253886. Lot subject to City of Houston Ordinance No. 89-1312 pertaining to the notice of restrictions as recorded under Harris County Clerk's File No. M337573.
- 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.
- All bearings are based on the North right of way line of Carousel Lane. (S 87° 58' 30" W)

PLAT OF PROPERTY

FOR: CARMEN VEGA
 AT: 8810 CAROUSEL LANE # A • HOUSTON, TX
 LGL: LOT 2, BLOCK 1

SPRING BRANCH ESTATES NO. 2 PARTIAL REPLAT NO. 13
FILM CODE NO. 697457 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SCALE: 1" = 30'
 DATE: 5/12/2021 REVISED DATE: 12/5/2023

This Property DOES NOT Lie within the designated 100 year floodplain.
 PANEL NO: 48201C 0635 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: OLD REPUBLIC TITLE COMPANY
 GF#: 23006373 (11/12/2023)

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

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.



MATHEW J. PROBSTFELD

Registered Professional Land Surveyor
 State of Texas No. 4985
 PROBSTFELD & ASSOCIATES, INC • FIRM #10066100

JOB # 1843-163 DRAWN BY: P/AAS/MDH