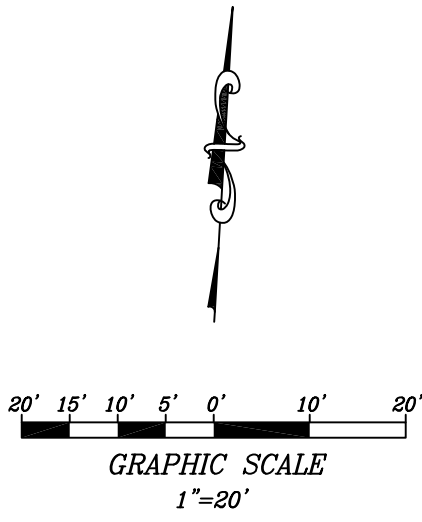


PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

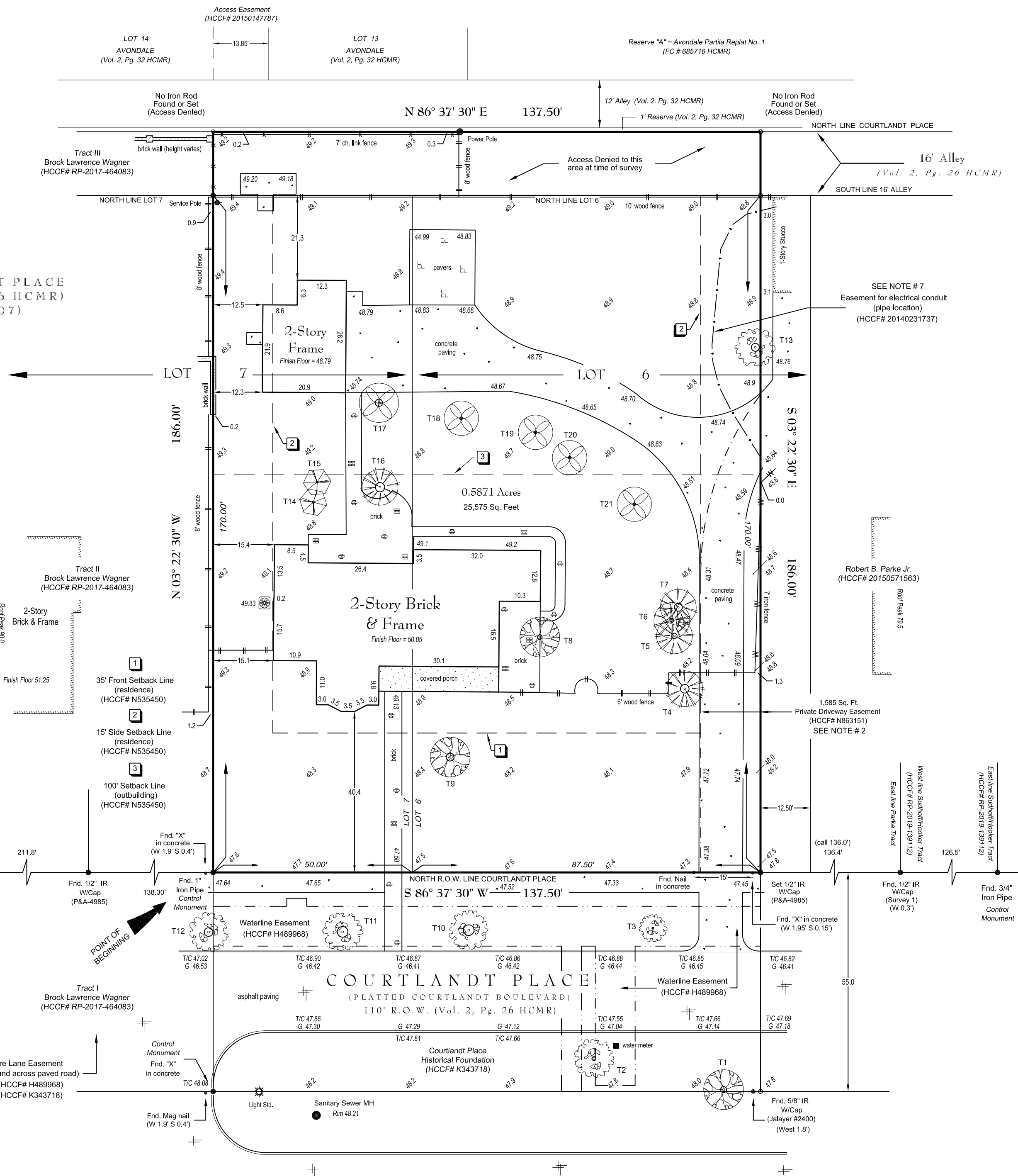
515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FAX (281) 829-0233



OBEEDIENCE SMITH SURVEY
ABSTRACT 696
Harris County, TX

COURTLANDT PLACE
(Vol. 2, Pg. 26 HCMR)
(6/8/1907)

Tree #	Trunk Diameter Common Name	Canopy Radius
T1	18" Magnolia Tree	15'
T2	12" Elm Tree	20'
T3	6" Oak Tree	10'
T4	26" Crape Myrtle	10'
T5	16" Crape Myrtle	10'
T6	12" Crape Myrtle	15'
T7	24" Crape Myrtle	15'
T8	14" Magnolia Tree	10'
T9	24" Magnolia Tree	20'
T10	32" Oak Tree	30'
T11	32" Oak Tree	30'
T12	26" Oak Tree	30'
T13	24" Oak Tree	30'
T14	6" Holly Tree	10'
T15	6" Holly Tree	10'
T16	28" Crape Myrtle	15'
T17	22" Tree	20'
T18	8" Tree	20'
T19	8" Tree	20'
T20	8" Tree	20'
T21	8" Tree	20'



LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND CONTAINING 0.5871 ACRES, (25,575 SQ. FT.), BEING KNOWN AS THE EAST ONE-HALF (E 1/2) OF LOT SEVEN (7), TOGETHER WITH THE WEST 87.50 FEET OF LOT 6 OF COURTLANDT PLACE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 26 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND INCLUDING ALL THAT CERTAIN TRACT OF LAND FORMERLY BEING AN ALLEY SIXTEEN (16) FEET IN WIDTH LOCATED NORTH OF AND ADJACENT TO COURTLANDT PLACE.

(METES & BOUNDS ATTACHED)

PLAT OF PROPERTY

FOR: **JERRY HOOKER & JACOB SUDHOFF**
AT: **10 COURTLANDT PLACE • HOUSTON, TX.**

SCALE: **1" = 20'**

DATE: **8/1/2019** REVISED DATE: _____

This Property DOES NOT lie within the designated 100 year Floodplain.

PANEL NO: **48201C 0860 L**

ZONE: **X** EFF. DATE: **6/18/07**

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 INSURANCE COMPANY**

GF#: **19005688 (7/10/2019)**

NOTES:

- Inclusion of subject tract to conditions and restrictions together with building setback lines for main residence and garage/outbuildings shown as set forth under Harris County Clerk's File No. N535465.
- Ingress/Egress easement over and across a portion of Lot 6 to adjoining tract together with the termination of a previous agreement (Harris County Clerk's File No. D446747) set forth under Harris County Clerk's File No. N863151 (shown above).
- Retention of a fire lane easement in, along and across the entire width of the paved portion of Courtlandt Place set forth under Harris County Clerk's File No.(s) H489968 and K343718
- Waterline easement located within Courtlandt Place shown as set forth under Harris County Clerk's File No. H489968
- Fences do not follow boundary lines as shown. Shared driveway with adjoining tract.
- Courtlandt Place designated as a Historical District per City of Houston Ordinance No. 96-50 as recorded under Harris County Clerk's File No.(s) S055785 & 20090231507
- Non-exclusive easement (width undetermined) for the benefit of the property located at 8 Courtlandt Place for an underground electrical conduit shown above per drawing prepared 10-10-2001 as set forth under Harris County Clerk's File No. 20140231737 (shown above)
- Lot subject to City of Houston Ordinance No. 89-1312 pertaining to notice of deed restrictions as recorded under Harris County Clerk's File No. M337573, and also City of Houston Ordinance No. 1999-262 pertaining to the conditions of the platting and replatting of real property as recorded under Harris County Clerk's File No. N253886
- 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 Courtlandt Place, (S 86° 37' 30" W)

Elevations shown based on Harris County Floodplain Reference Marker No. 210075 Elevation = 45.69 NAVD88 (2001 adjustment)

EMAIL COPY
NOT TO BE RECORDED FOR ANY PURPOSE

JOB # **1138-023** DRAWN BY: **JL**

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