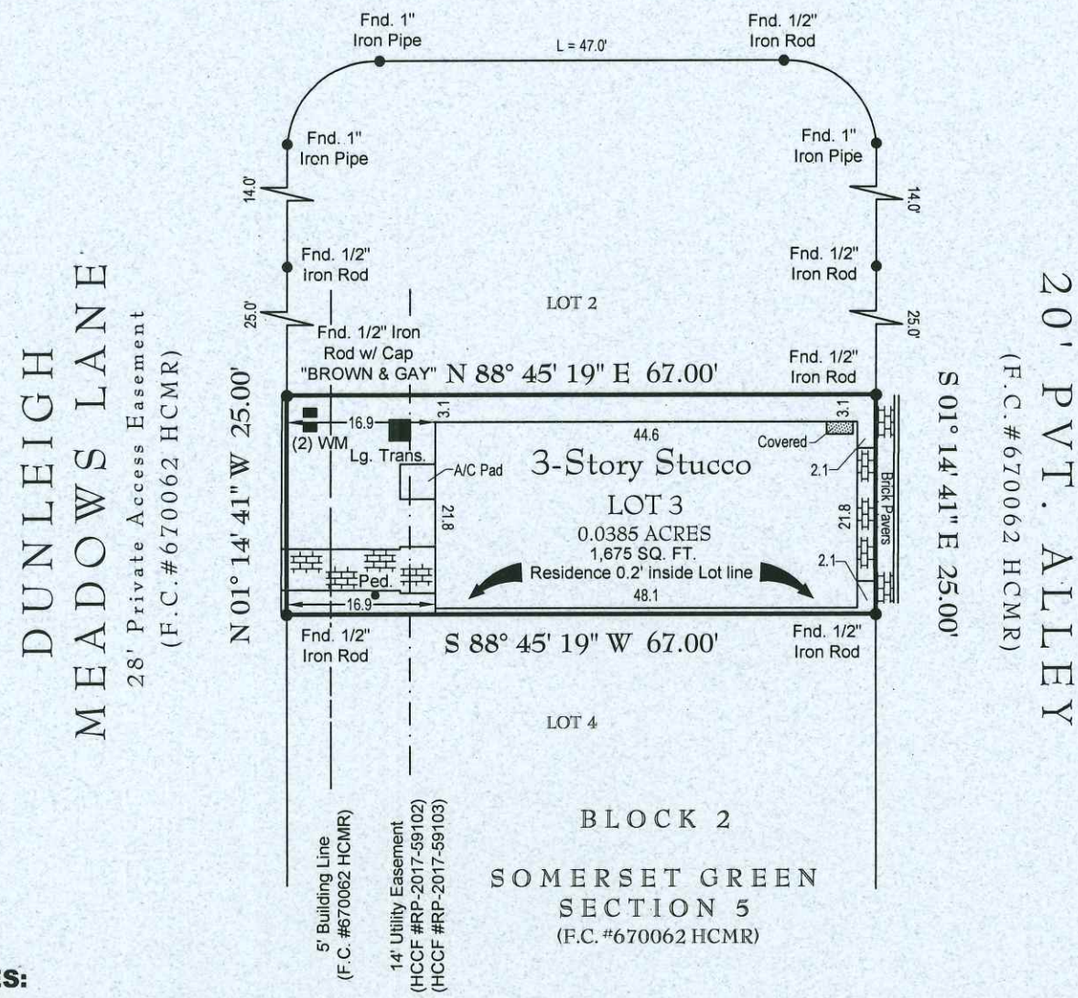
PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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



NOTES:

1. 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.
2. Surveyor has not reviewed restrictive covenants as set forth under Exceptions From Coverage in Schedule B of the Title Commitment.
3. Lot subject to a Release of Easement as recorded under Harris County Clerk's File No. RP-2023-344526.
4. Short form blanket Easement as granted to CenterPoint Energy as recorded under Harris County Clerk's File No.20130643553 does not affect subject tract.
5. Lot subject to Easement as granted to Houston Natural Gas Corporation as set forth under Volume 1452, Page 375 of the Harris County Deed Records.
6. Lot subject to an electrical service Agreement with CenterPoint Energy Houston Electric, LLC, as set forth under Harris County Clerk's File No RP-2016-531615.
7. Easement granted to CenterPoint Energy Houston Electric, LLC, and recorded under Harris County Clerk's File No. 20090127650 does not affect subject tract.
8. Common Area Agreement as set forth in instrument recorded under Harris County Clerk's File No. 20140264319.
9. All bearings are based on the East right-of-way line of Dunleigh Meadows Lane (N 1° 14' 41" W).

PLAT OF PROPERTY

FOR: **CODY B. RICHARD & LAUREN R. LOPEZ**

AT: **966 DUNLEIGH MEADOWS LANE • HOUSTON, TX**

LGL: **LOT 3, BLOCK 2**

SOMERSET GREEN, SECTION 5

FILM CODE 670062 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SCALE: **1" = 20'**

DATE: **3/16/2023** REVISED DATE: **1/6/2025**

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-7656-10765624001 17A (12/22/2024)**

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.

STATE OF TEXAS REGISTERED MATHEW J. PROBSTFELD 4985 PROFESSIONAL LAND SURVEYOR

MATHEW J. PROBSTFELD

Registered Professional Land Surveyor

State of Texas No. 4985

PROBSTFELD & ASSOCIATES, INC • FIRM #10066100

JOB # 459-695 DRAWN BY: RK|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.