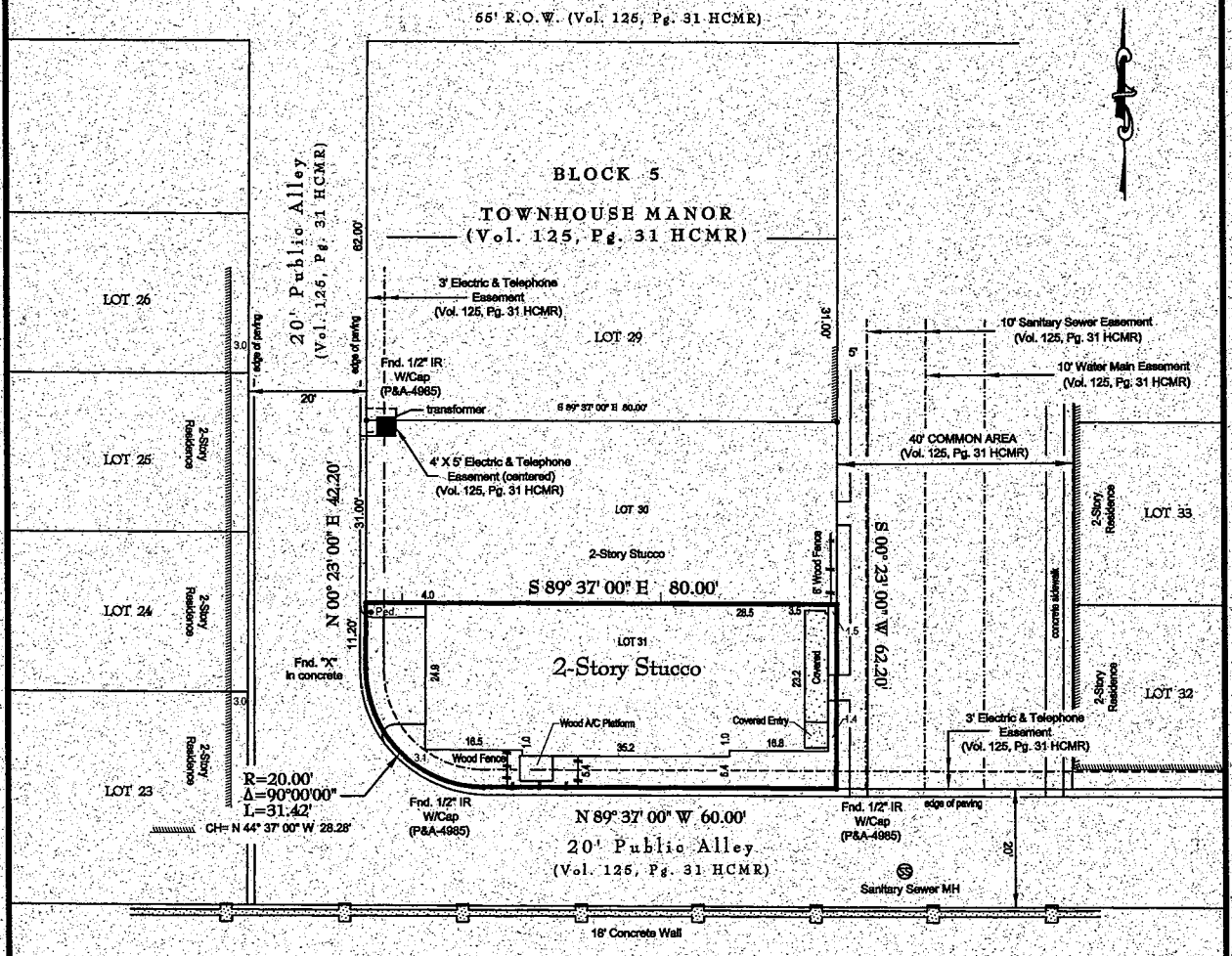
PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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



LENDER: ALLEGIANCE BANK, and its successors and/or assigns.

NOTES:

1. Lot subject to an electrical service agreement with Houston Lighting and Power Company as set forth in Volume 5936, Page 67 of the Deed Records of Harris County, Texas, and as recorded under Harris County Clerk's File No.C094947.
2. Lot subject to Construction and Maintenance Easements as recorded under Harris County Clerk's File No. RP-2018544562, RP-2019113868, and RP-2019-113869.
3. Permission to build over City Easement Ordinance No. 9873 recorded under Volume 6994, Page 276 of the Harris County Deed Records, as recorded in Harris County Clerk's File No. C610554.
4. 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.
5. Surveyor has not reviewed restrictive covenants as set forth under Exceptions From Coverage in Schedule B of the Title Commitment.
6. All bearings are based on the location of buildings, roadway/alley paving and improvements built upon on Lots 27 through 35 in Block 5 after an extensive search for monumentation.

PLAT OF PROPERTY

FOR: **BROOKSTONE HOMES, INC.**

AT: **4011 BREAKWOOD DRIVE • HOUSTON, TX**

LGL: **LOT 31, BLOCK 5**

TOWNHOUSE MANOR

VOLUME 125, PAGE 31 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SCALE: **N.T.S.**

DATE: **5/7/2014** REVISED DATE: **10/3/2024**

This Property DOES Lie within the designated 100 year floodplain.

PANEL NO: **48201C 0665 L**

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

BASE FLOOD ELEVATION: **51.0 FIS = "BE-BF"**

LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT

PROVIDED BY: **KIRBY TITLE COMPANY**

GF#: **22033 (1/14/2022)**

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

JOB # 1491-124 DRAWN BY: PL | 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.