

WEST BROAD OAKS STREET

60' R.O.W. (Vol. 17, Pg. 49 HCMR)

CHARLES SAGE SURVEY
ABSTRACT 697
Harris County, Texas

PLAT OF PROPERTY

FOR: **JOHN DAVID WESCH & WENDY KAY ELIUK**
AT: **19 WEST BROAD OAKS DRIVE • HOUSTON, TX**
LGL: **LOT 2, BLOCK 1, OF BROAD OAKS PARTIAL REPLAT NO. 6, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED UNDER FILM CODE NO. 665285 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

PLAT OF PROPERTY

FOR: **ABERCROMBIE BUILDERS**
AT: **23 WEST BROAD OAKS DRIVE • HOUSTON, TX**
LGL: **A TRACT OR PARCEL OF LAND (TRACT 13G) CONTAINING 0.2506 ACRES, (10,916 SQ. FT.) LOCATED IN THE CHARLES SAGE SURVEY, ABSTRACT 697, HARRIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE EAST ONE-HALF OF LOT 13, IN BLOCK 4 OF BROAD OAKS ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 17, PAGE 49 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

PLAT OF PROPERTY

FOR: **ABERCROMBIE CUSTOM HOMES, LP**
AT: **25 WEST BROAD OAKS DRIVE • HOUSTON, TX**
LGL: **A TRACT OR PARCEL OF LAND (TRACT 13C) CONTAINING 0.2506 ACRES, (10,916 SQ. FT.) LOCATED IN THE CHARLES SAGE SURVEY, ABSTRACT 697, HARRIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF LOT 13, IN BLOCK 4 OF BROAD OAKS ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 17, PAGE 49 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

SCALE: **1" = 20'**
DATE: **9/25/2024** REVISED DATE:
This Property DOES NOT Lie within the designated 100 year Floodplain.
PANEL NO.: **49201C 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

NOTES:

- Fences do not follow boundary lines as shown above.
- Conditions of that certain Ingress/Egress and Right of Way Agreement set forth under Volume 7465, Page 563 and Volume 8132, Page 125, both of the Deed Records of Harris County, Texas, and also under Harris County Clerk's File No. M273474.
- 10 foot pipeline right of way and easement granted to Houston Natural Gas Company located along the West line of the above shown tract as set forth in Volume 7686, Page 433 of the Deed Records of Harris County, Texas. Surveyor finds no physical observable evidence to determine the exact location of a pipeline along the Westerly portion of the above shown tract.
- Broad Oaks is a deed restricted community and shall be used for single family residential purposes only as set forth under Harris County Clerk's File No. R919656. Additional provisions for structure height, setbacks and non-conforming structures are not shown on the survey and should be verified by the local building official. 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.
- Tract subject to City of Houston Ordinance No. 89-1312 pertaining to the notice of deed restrictions to buyers as set forth under Harris County Clerk's File No. M3373573.
- Tract subject to City of Houston Ordinance No. 85-1878 pertaining to the platting and replating of real property and the establishment of building lines as recorded under Harris County Clerk's File No. N253686.
- 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. Veritas Title Partners, GF # 19018568 dated 9/8/2019 (As to 23 W. Broad Oaks Drive, Old Republic Title Company, GF # 18002166, dated 4/5/2018 (As to 25 W. Broad Oaks Drive).
- All bearings and distances are based on the Texas State Plane Coordinate System South Central Zone No. 4204 (NAD83)

EMAIL COPY
NOT TO BE RECORDED FOR ANY PURPOSE
(See Originals for Signature & Seal)

JOB # **2338-019-023** DRAWN BY: **PL**

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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

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

