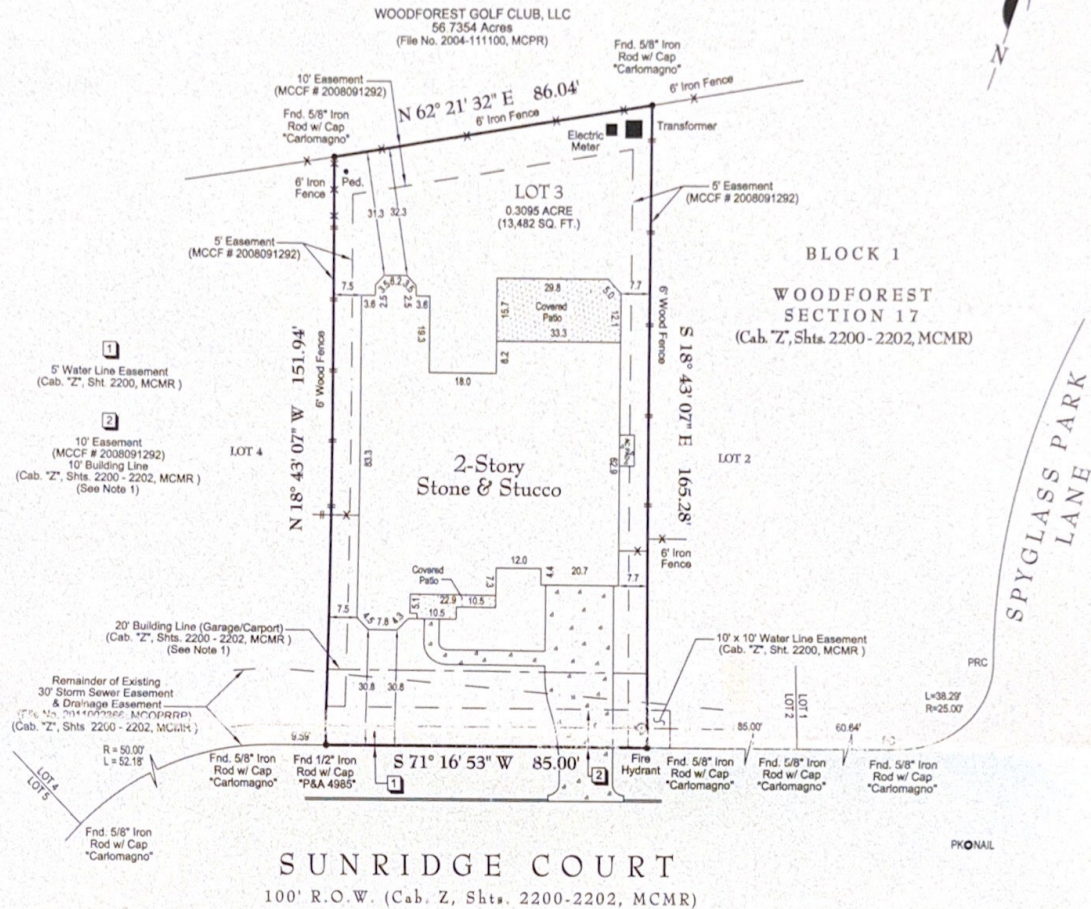


PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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

FINAL SURVEY



LENDER: JP Morgan Chase Bank NA

NOTES:

- PLAT NOTE 7) All lots within this subdivision are: A. Restricted to a ten-foot front building line when the face of any carport or garage is perpendicular to the street (see Diagram "B") and; B. Restricted to a 20-foot carport or garage setback when the face is parallel to the street. The remainder of the structure shall be restricted to A.
- Lot subject to easement for the installation, maintenance, repair and/or replacement for a perimeter fence along the property line of subject property which is adjacent to a common area or street, or otherwise specifically identified, as reserved for Woodforest Owner's Association, Inc. by instrument recorded under M.C.C.F. No. 2008091292 (not shown)
- Lot subject to Natural Gas Distribution Service Agreement recorded under 2002062541 in the Real Property Records of Montgomery County, Texas.
- 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 recorded plat unless otherwise noted.

PLAT OF PROPERTY

FOR: **Steven L. Powell and Malinda A. Powell**
 AT: **110 SUNRIDGE COURT**
 LGL: **LOT 3, BLOCK 1**
WOODFOREST, SECTION 17
CABINET Z, SHEETS 2200 - 2202
OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
 SCALE: **1" = 30'**
 DATE: **3/20/2014** REVISED DATE: **1/14/2015**

PANEL NO: **48339C 0370 F**
 ZONE: **ZONE X** EFF. DATE: **12/19/1996**
 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: **STARTEX TITLE COMPANY**
 GFR: **7214747182 (11/07/2014)**

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

JOB # **349-1531** DRAWN BY: **LJVM/TM**