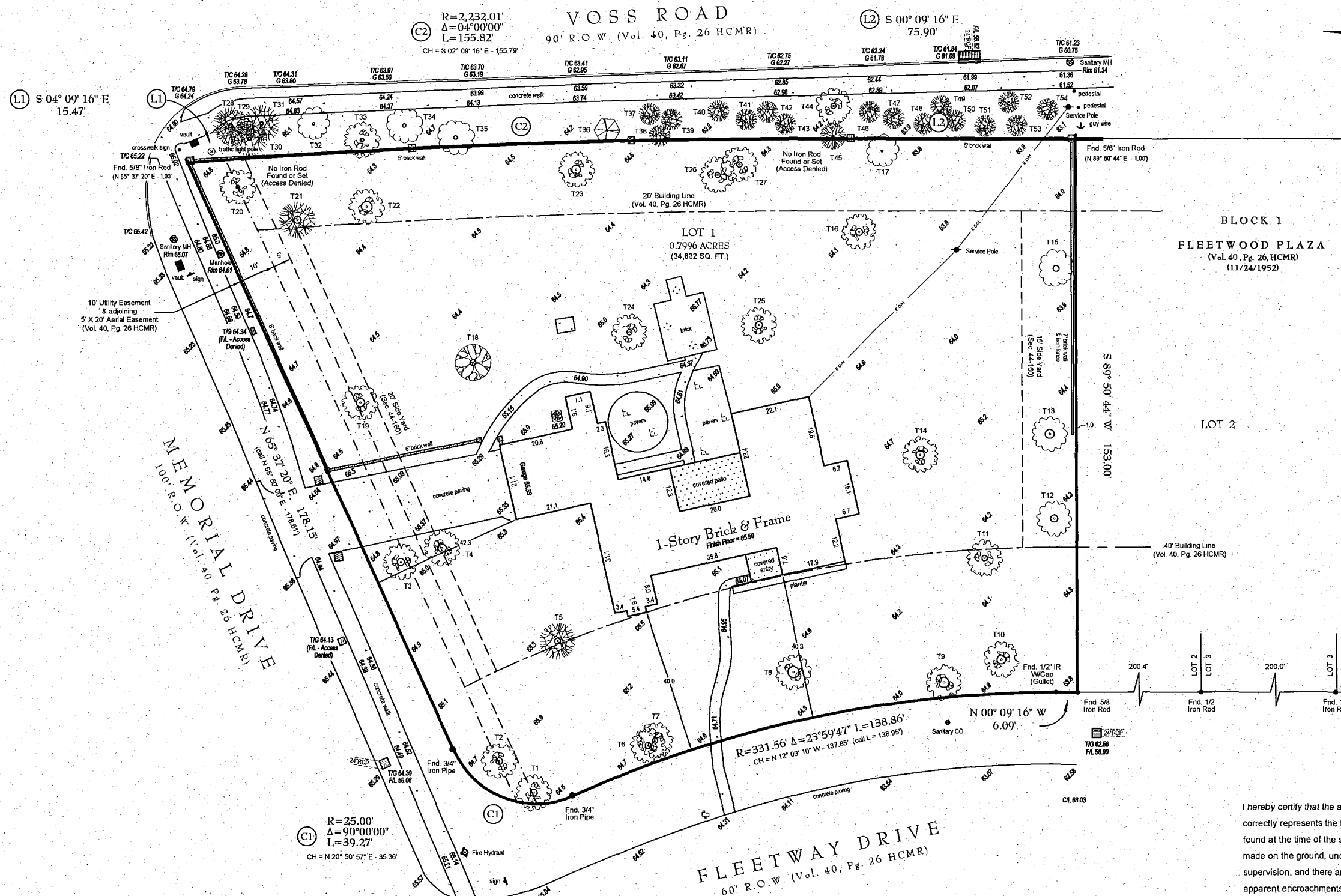




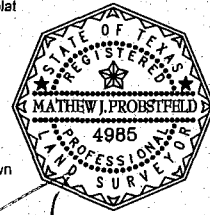
Tree #	Trunk Diameter	Tree Type	Canopy Radius
11	24"	Oak Tree	40'
12	22"	Oak Tree	30'
13	24"	Oak Tree	25'
14	28"	Oak Tree	25'
15	20"	Pine Tree	20'
16	20"	Oak Tree	30'
17	18"	Oak Tree	30'
18	36"	Oak Tree	40'
19	34"	Oak Tree	37'
20	30"	Oak Tree	40'
21	18"	Oak Tree	20'
22	24"	Cedar Tree	15'
23	30"	Cedar Tree	20'
24	28"	Oak Tree	30'
25	20"	Hackberry Tree	20'
26	24"	Oak Tree	20'
27	6"	Hackberry Tree	15'
28	20"	Sweetgum Tree	15'
29	28"	Oak Tree	30'
30	12"	Oak Tree	20'
31	24"	Pine Tree	25'
32	36"	Oak Tree	30'
33	30"	Oak Tree	30'
34	18"	Oak Tree	25'
35	24"	Oak Tree	25'
36	14"	Pine Tree	15'
37	12"	Oak Tree	15'
38	12"	Pine Tree	20'
39	12"	Pine Tree	20'
40	12"	Pine Tree	20'
41	12"	Pine Tree	20'
42	12"	Pine Tree	20'
43	12"	Pine Tree	20'
44	18"	Elm Tree	25'
45	6"	Tree	10'
46	3"	Pine Tree	5'
47	3"	Pine Tree	5'
48	3"	Pine Tree	5'
49	3"	Pine Tree	5'
50	3"	Pine Tree	5'
51	3"	Pine Tree	5'
52	3"	Pine Tree	5'
53	3"	Pine Tree	5'
54	3"	Pine Tree	5'

PLAT OF PROPERTY
FOR: RICHARD PRICE CUSTOM HOMES, LTD
AT: 218 FLEETWAY DRIVE - HUNTERS CREEK VILLAGE, TX
LGL: LOT 1, BLOCK 1
FLEETWOOD PLAZA
VOLUME 40, PAGE 26 OF THE MAP RECORDS OF
HARRIS COUNTY, TEXAS
SCALE: N.T.S.
DATE: 6/30/2026 REVISED DATE: _____
This Property DOES NOT Lie within the designated 100 year Floodplain.
PANEL NO: 48201C 0645 L
ZONE: X EFF. DATE: 6/18/2007
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: ALAMO TITLE COMPANY
GPF#: ATCH-33-ATCH26152148C (6/2/2026)

- NOTES:**
- Elevations shown based on City of Piney Point Village Benchmark No. 5 Elevation = 61.48 NAVD88 (2001 adjustment)
 - Fences/walls do not follow boundary lines as shown.
 - Lot subject to any and all zoning ordinances or proposed zoning ordinances including those by the City of Hunters Creek Village, Texas. For lots less than 40,000 square feet the maximum height for the main residence and any other structures located in the permitted building area shall not exceed 35 feet. The plat of Fleetwood Plaza was recorded on November 11, 1952, as such, the Front Building Line (40 feet), and the Rear Building Line (20 feet) shown above were in existence prior to March 25, 1955. Side Yard: There shall be two side yards on each lot, having a combined width of not less than 35 feet; neither of such side yards shall be less than 15 feet in width. Additional provisions and restrictions for swimming pools, sports courts, architectural features, generators, etc., are not shown. The City Building Official of Hunters Creek Village shall verify all setback lines prior to any planning or construction. No driveway shall have entry onto Memorial Drive or Voss Road if the lot or tract upon which the driveway is located has access or is contiguous to another street within the city. Special rules for fences and walls for property lines facing Voss Road or Memorial Drive set forth and described under Section 44-163 of the Code of Ordinances and shall be verified prior to any planning or construction.
 - 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 East right of way line of Fleetway Drive. (N 00° 09' 16" W)

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
PROBSTFELD & ASSOCIATES, INC. - FIRM #10066100

JOB #: 1034-010 DRAWN BY: PL

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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