

PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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

STREY LANE

NON-PERMEABLE LOT COVERAGE

APPROXIMATE LOT AREAS	
LOT	24,179 SQ. FT.
RESIDENCE	6,659 SQ. FT.
PAVING	2,820 SQ. FT.
(incl. concrete, tile, gravel, blocks)	
Column	2 SQ. FT.
TOTAL	9,481 SQ. FT.
% COVERAGE	(0.3921) OR 39%

PERMEABLE LOT COVERAGE

APPROXIMATE LOT AREAS	
LOT	24,179 SQ. FT.
SPA	0 SQ. FT.
POOL	0 SQ. FT.
TOTAL	0 SQ. FT.
% COVERAGE	(0.000) OR 0%

TOTAL LOT COVERAGE

APPROXIMATE LOT AREAS	
LOT	24,179 SQ. FT.
TOTAL	9,481 SQ. FT.
% COVERAGE	(0.3921) OR 39%

PLAT OF PROPERTY

FOR: **DANIEL CONNALLY & ALLISON CONNALLY**

AT: **11923 WINWOOD LANE • BUNKER HILL VILLAGE, TX**

LGL: **LOT 4**

LEESGATE ADDITION

VOLUME 136, PAGE 42 OF THE MAP RECORDS OF
HARRIS COUNTY, TEXAS

SCALE: **1" = 30'**

DATE: **3/7/2013** REVISED DATE: **3/7/2017**

This Property DOES NOT Lie within the designated 100 year Floodplain.

PANEL NO: **48201C 0645 L**

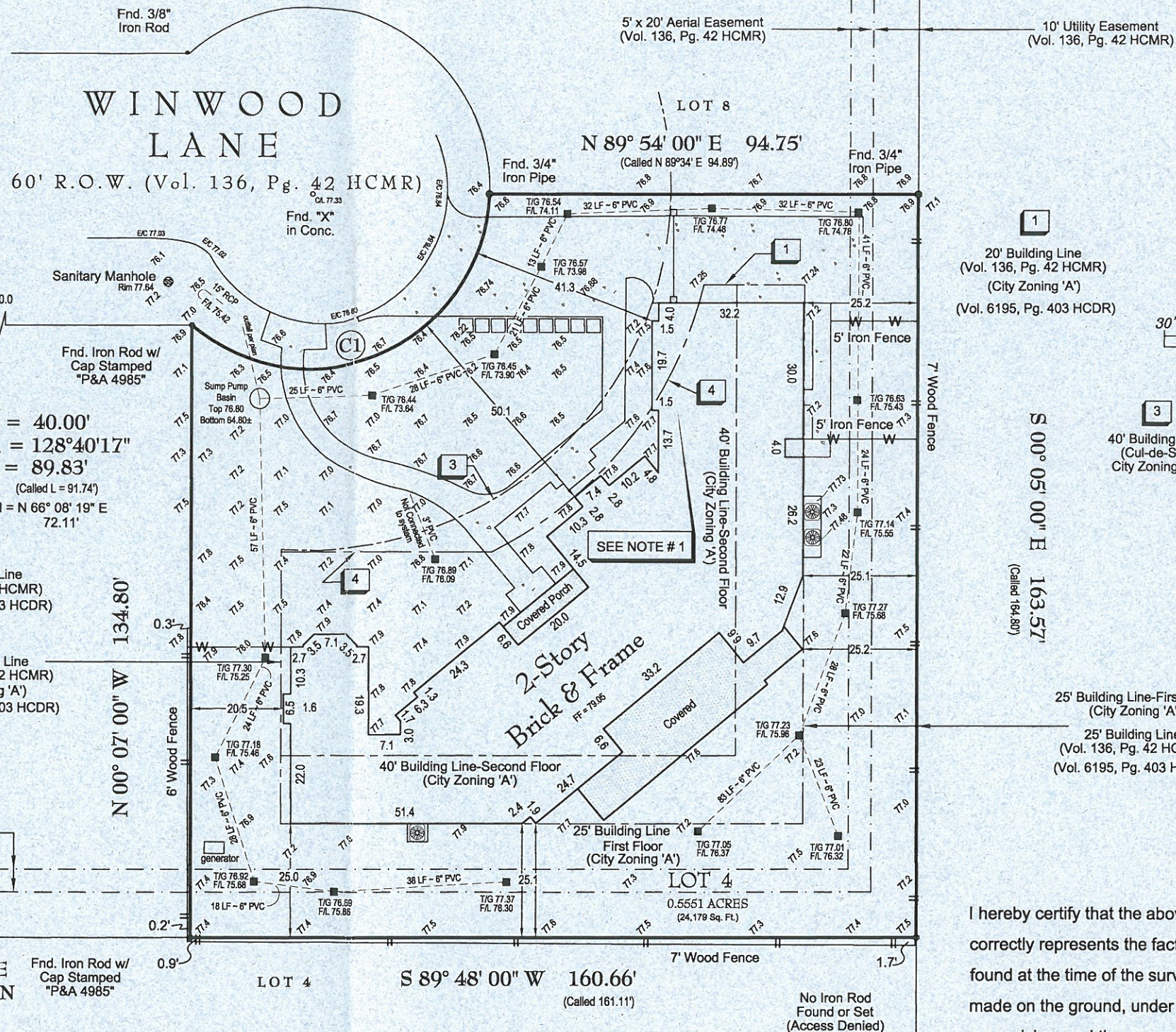
ZONE: **X** EFF. DATE: **6/18/07**

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**

GF#: **7110703431 (9/29/2010)**

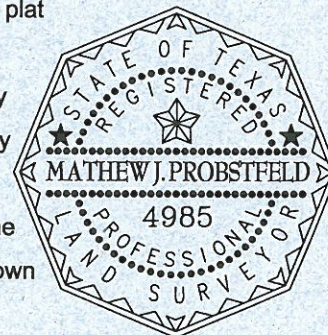


ARBORDALE SUBDIVISION

NOTES:

1. A portion of the 2 Story Brick and Frame residence extends across the 50 foot front building line as shown above.
2. Elevations based on Piney Point Village Benchmark No. 5, Elevation = 61.48' NAVD88 (2001 Adjustment).
3. Fences do not follow boundary lines as shown above.
4. Lot subject to any and all zoning ordinances or proposed zoning ordinances including those by the City of Bunker Hill Village, Texas. Front, side and rear setback lines shown for main residence only as set forth under City Zoning "A" guidelines. Additional requirements for garage/accessory buildings, lot coverage, swimming pools, sports courts, etc., are not shown and should be verified prior to any planning or construction.
5. Surveyor finds a shortage in the width and depth of the lot.
6. 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.
7. 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.
8. All bearings are based on the South right of way line of Winwood Lane (N 89° 44' 21" E).

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 # **1510-003** DRAWN BY: **AAS/DL**