

# PROBSTFELD & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

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515 PARK GROVE DRIVE ▲ SUITE 102 ▲ KATY, TEXAS 77450 ▲ 281.829.0034 ▲ 281.829.0233 FAX

March 8, 2022

Ms. Catherine Wile, Vice-Chairman  
Planning and Zoning Commission  
City of Bunker Hill Village  
11977 Memorial Drive  
Houston, TX 77024

**Re: Review of Plat of 11 Valley Forge Drive ~ DEAS VALLEY FORGE ~ 3rd submittal  
City of Bunker Hill Village, Texas  
Probstfeld No. 1901-069**

Dear Ms. Wile,

We have reviewed the final plat of the above referenced address. The plat appears to meet all requirements set forth in the City ordinances. Therefore, we recommend that the Planning and Zoning Commission approve the final plat

If you have any questions, please contact us.

Sincerely,



**Mario Colina, P.E.**  
PROBSTFELD & ASSOCIATES, INC.

cc: Steve Smith, City of Bunker Hill Village

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STATE OF TEXAS  
COUNTY OF HARRIS

WE, DEREK D. DEAS AND KIM HALEY DEAS, hereinafter referred to as Owners of the 0.5604 acre tract described in the above and foregoing map of DEAS VALLEY FORGE, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owner has dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owner has dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owner does hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners hereby certify that this plat does not attempt to alter, amend, or remove any covenants or restrictions.

WITNESS our hands in the City of Bunker Hill Village, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

DEREK D. DEAS  
By: \_\_\_\_\_  
DEREK D. DEAS, OWNER

KIM HALEY DEAS  
By: \_\_\_\_\_  
KIM HALEY DEAS, OWNER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared DEREK D. DEAS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Notary Public in and for the State of Texas  
My Commission expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared KIM HALEY DEAS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Notary Public in and for the State of Texas  
My Commission expires: \_\_\_\_\_

I, Teneshia Hudspeth, County Clerk of Harris County do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and at Film Code No. \_\_\_\_\_ of the Map Records of Harris County for said county.

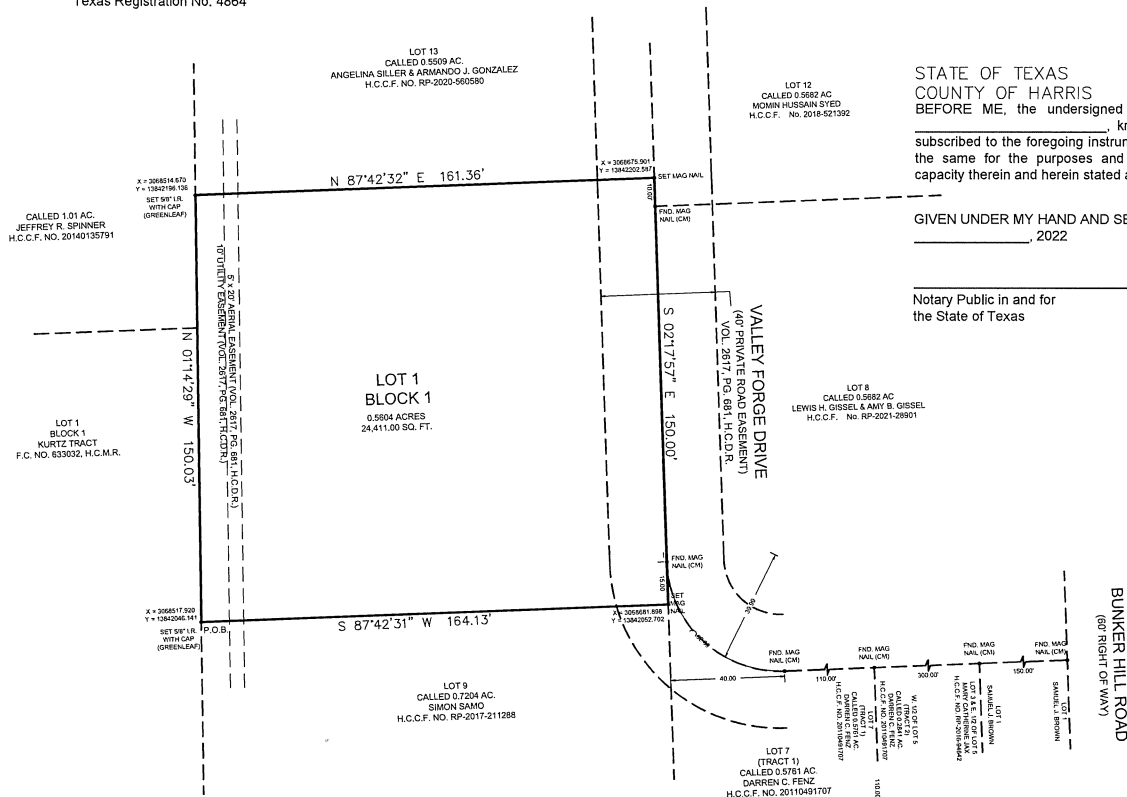
Witness my hand and seal of office at Houston, the date and date last written above.

By: \_\_\_\_\_  
Teneshia Hudspeth  
County Clerk  
Of Harris County, Texas

By: \_\_\_\_\_  
Deputy

I, David L. Bowden, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

David L. Bowden  
Texas Registration No. 4864



STATE OF TEXAS  
COUNTY OF HARRIS

This is to certify that the Planning Commission of the City of Bunker Hill Village, Texas, has approved this plat and subdivision of DEAS VALLEY FORGE in conformance with the laws of the State of Texas and the ordinances of the City of Bunker Hill Village as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
Karen Glynn  
Acting City Secretary

By: \_\_\_\_\_  
Catherine Wile  
Vice Chairman

STATE OF TEXAS  
COUNTY OF HARRIS

This is to certify that the City Council of the City of Bunker Hill Village, Texas, has approved this plat and subdivision of DEAS VALLEY FORGE as shown hereon. In testimony whereof witness this official signature of the Mayor of the City of Bunker Hill Village, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
Robert P. Lord, Mayor  
City Of Bunker Hill Village, Texas

By: \_\_\_\_\_  
Karen Glynn  
Acting City Secretary

We, CADENCE BANK, owner and holder of a lien against the property described in the plat known as DEAS VALLEY FORGE, said lien being evidenced by instrument of record in the Clerk's File No. RP-2021-703343 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and We hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

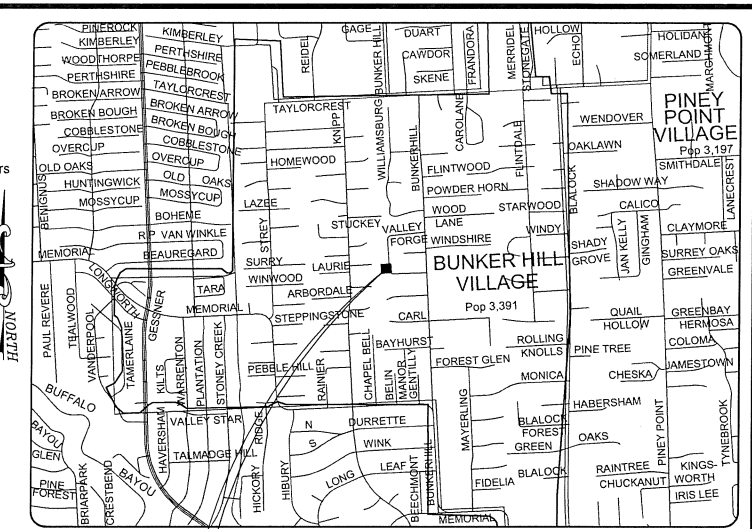
CADENCE BANK  
By: \_\_\_\_\_  
Officer

STATE OF TEXAS  
COUNTY OF HARRIS

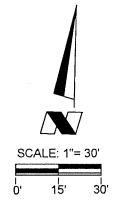
BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Notary Public in and for the State of Texas  
My Commission expires: \_\_\_\_\_



PROJECT LOCATION  
NOT TO SCALE KEYMAP No. 490K



LEGEND	
M.R.H.C.T.	MAP RECORDS HARRIS COUNTY TEXAS
H.C.C.F. #	HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.	HARRIS COUNTY DEED RECORDS
R.O.W.	RIGHT OF WAY
UE	UTILITY EASEMENT
B.L.	BUILDING LINE
VOL	VOLUME
PG.	PAGE
FND.	FOUND
GAR.B.L.	GARAGE BUILDING LINE
CM	CONTROL MONUMENT
NO.	NUMBER

NO OBJECTIONS TAKEN  
Jan 13/22

### PRELIMINARY PLAT OF DEAS VALLEY FORGE

A SUBDIVISION OF 0.5604 ACRE ( 24,411 Square Feet) OF LAND SITUATED IN THE JOHN D. TAYLOR LEAGUE, ABSTRACT No. 72, IN HARRIS COUNTY, TEXAS, BEING LOT 11 OF VALLEY FORGE ADDITION, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS 1 BLOCK | 1 LOT

REASON FOR REPLAT  
TO CREATE ONE SINGLE FAMILY LOT

FEBRUARY 23rd, 2022

OWNERS:  
DEREK D. DEAS & KIM HALEY DEAS

11 VALLEY FORGE DR.  
HOUSTON, TX 77024  
(832) 819-9983  
(713) 972-0433  
11valleyforge@gmail.com

DEVELOPER:  
MINH LY  
LY CUSTOM HOMES, LLC  
(972) 965-7738  
IG: builderMinh  
FB: Ly Custom Homes  
ml@lycustomhomes.com

SURVEYING:  
BOWDEN SURVEY  
FIRM # 10127400  
12000 WESTHEIMER ROAD  
HOUSTON, TX 77077  
OFFICE (281) 777-6329  
(713) 972-0433  
gonzalez2356@aol.com

#### NOTES:

1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83)
2. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.9999931869
3. ACCORDING TO THE MAP No. 48201C0645L OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, DATED JUNE 18, 2017, THE SUBJECT PROPERTY IS SITUATED WITHIN: UNSHADED ZONE "X" AND IS LOCATED OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN (100-YEAR FLOOD).
4. LOT SUBJECT TO ANY AND ALL ZONING ORDINANCES OR PROPOSED ZONING ORDINANCES OF THE CITY OF BUNKER HILL VILLAGE, TEXAS, FRONT, SIDE AND REAR YARDS FOR MAIN RESIDENCE AS SET FORTH UNDER ARTICLE V OF THE CODE OF ORDINANCES.
5. CHARTER TITLE COMPANY, GF # 1060702200011, EFFECTIVE DATE OF: FEBRUARY 13, 2022.

Lot Eleven (11), of Valley Forge Addition, an unrecorded subdivision out of that certain 17.04 acre tract in the JohnD. Taylor League, Abstract Number 72, in Harris County, Texas described in Deed from C.C. Bell, Jr. to Thomas Harold Coley, Jr. recorded in Volume 2606, Page 241 of the Deed Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING at a point in the West line of said 17.04 acre tract located a distance of one hundred ninety (190) feet North 01 degrees 14 minutes 29 seconds East from the Southwest corner thereof;
- THENCE North 01 degrees 14 minutes 29 seconds West with and along the West line of said tract a distance of 150.03 feet to a point for corner;
- THENCE North 87 degrees 42 minutes 32 seconds East parallel with the South line of said 17.04 acre tract a distance of 161.36 feet to a point for corner in the center line of Valley Forge Drive;
- THENCE South 02 degrees 17 minutes 57 seconds East along the center line of Valley Forge Drive a distance of one hundred thirty five (135) feet to the beginning point of a curve to the left and continuing along a straight line an additional distance of fifteen (15) feet to a point for corner;
- THENCE South 87 degrees 42 minutes 31 seconds West parallel to the South line of said 17.04 acre tract a distance of 164.13 feet to the PLACE OF BEGINNING.