

**CITY OF BUNKER HILL VILLAGE  
PLANNING AND ZONING COMMISSION  
Agenda Request**

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Agenda Date: October 25, 2022

Agenda Item Number: III

Subject/Proceeding: **CONSIDERATION AND POSSIBLE ACTION  
REGARDING A RECOMMENDATION TO THE CITY  
COUNCIL TO APPROVE A FINAL PLAT FOR 409  
BUNKER HILL ROAD**

Exhibits: Location Map  
Final Plat

Approval(s): Karen Glynn  
Steve Smith

**Executive Summary**

A Preliminary Plat for this property was presented to the Commission on September 27, 2022. The Commission recommended that the platting process move forward to the next step with the submission of a Final Plat.

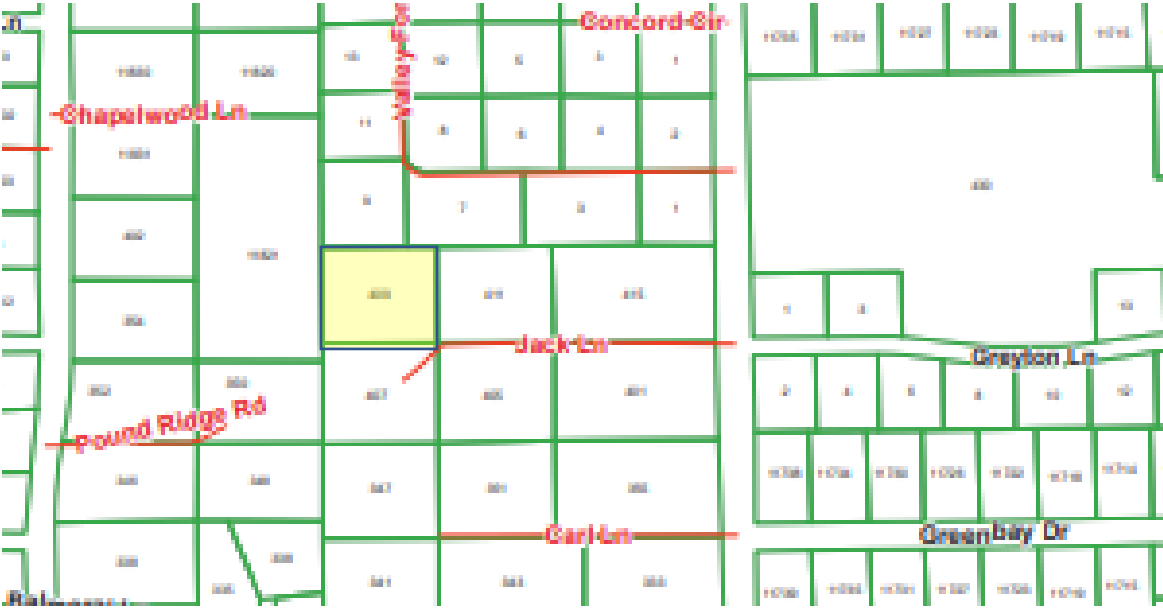
In review of the process, plans for construction of a new home at 409 Bunker Hill Road were submitted for review. During the plan review, it was found that no final plat was ever recorded with Harris County. The property does not qualify for a short form final plat as the property does not lie within an existing public street circulation. Jack Lane is considered as a private street; however, the street addressing for properties along Jack Lane has been set as Bunker Hill Road.

Staff, as well as the City's platting consultant, have reviewed the Final Plat and finds the plat meets all requirements of the City's Ordinances. Staff recommends that the Planning and Zoning Commission recommend approval to Council of the Final Plat.

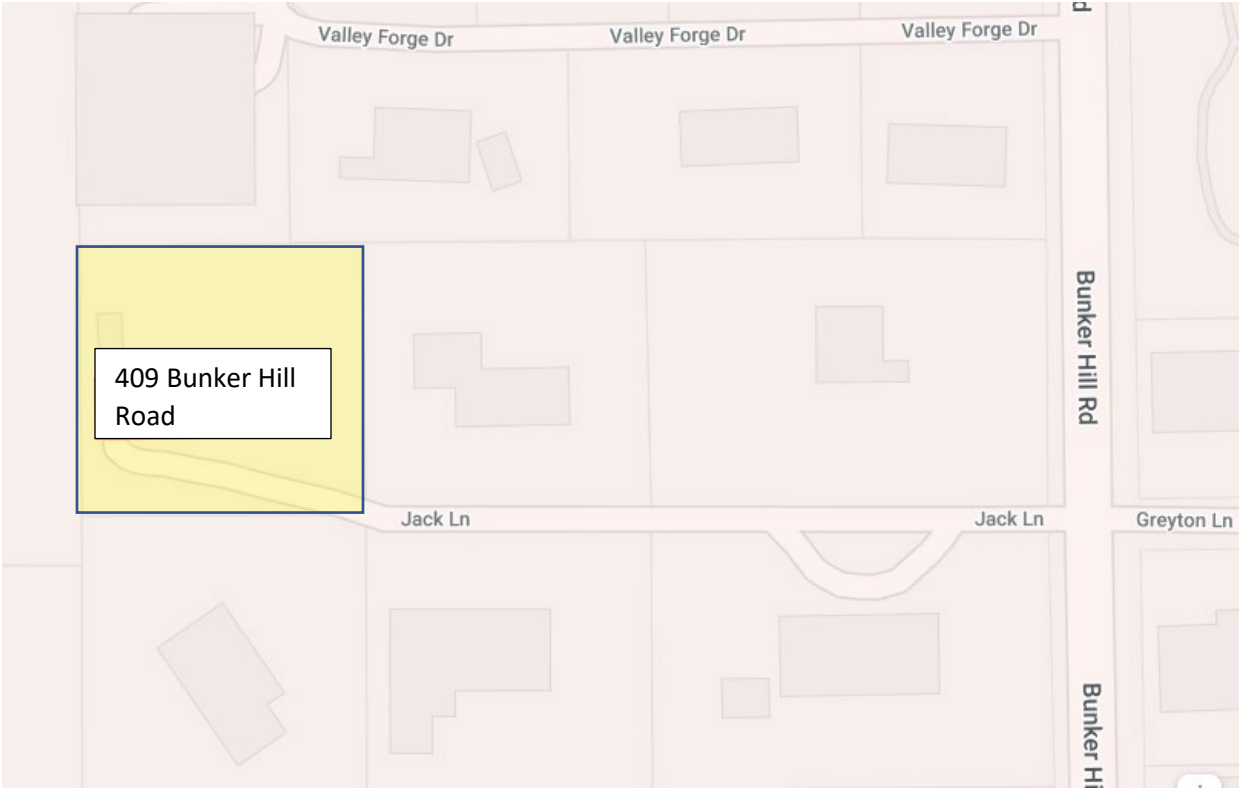
409 Bunker Hill Road

Location Maps:

*City Map*



*Google Maps*



THE STATE OF TEXAS  
COUNTY OF HARRIS

We, **800 BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY**, acting by and through **STUART BEKEN, MANAGING MEMBER**, being officer of **800 BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY**, owner hereinafter referred to as Owners of the **1.0807 acre tract (47,075 square feet)** described in the above and foregoing plat of **RESERVE AT BUNKER HILL**, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

**FURTHER**, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet in width from a plane sixteen feet (16') above the ground level upward, located adjacent to all public utility easements shown hereon.

**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 do 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 Bunker Hill Village, 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**, Owners do 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 shall hereby be 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**, the owners hereby certify that this plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than one (1) residential unit per lot.

**IN TESTIMONY WHEREOF**, the **800 BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY**, has caused these presents to be signed by **STUART BEKEN**, its managing member, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**800 BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY**  
**STUART BEKEN, MANAGING MEMBER**

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared **STUART BEKEN**, its managing member, 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: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HARRIS

This is to certify that the Planning and Zoning Commission of the City of Bunker Hill Village, Texas, has approved this plat and subdivision of **RESERVE AT BUNKER HILL** 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.

**CATHERINE WILE**  
Chair  
**KAREN GLYNN**  
Acting City Secretary

This is to certify that the City Council of the City of Bunker Hill Village, Texas has approved this plat and subdivision of **RESERVE AT BUNKER HILL** 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.

**ROBERT P. LORD**, Mayor  
City of Bunker Hill Village, Texas  
**KAREN GLYNN**, Acting City Secretary

I, **MATHEW J. PROBSTFELD**, am authorized 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 permanent nature) pipes or rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three (3) feet.



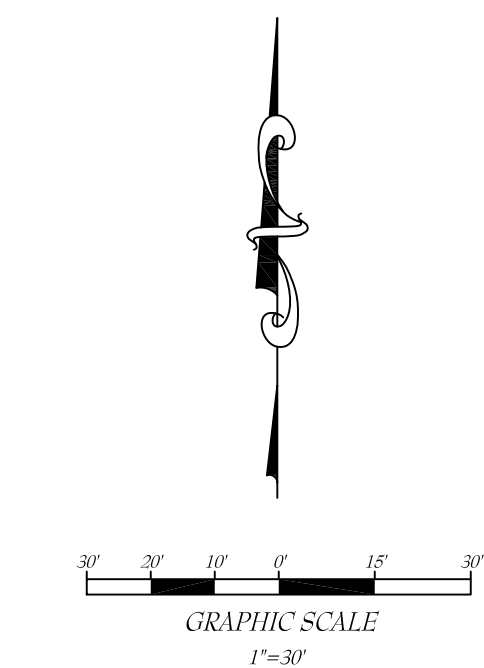
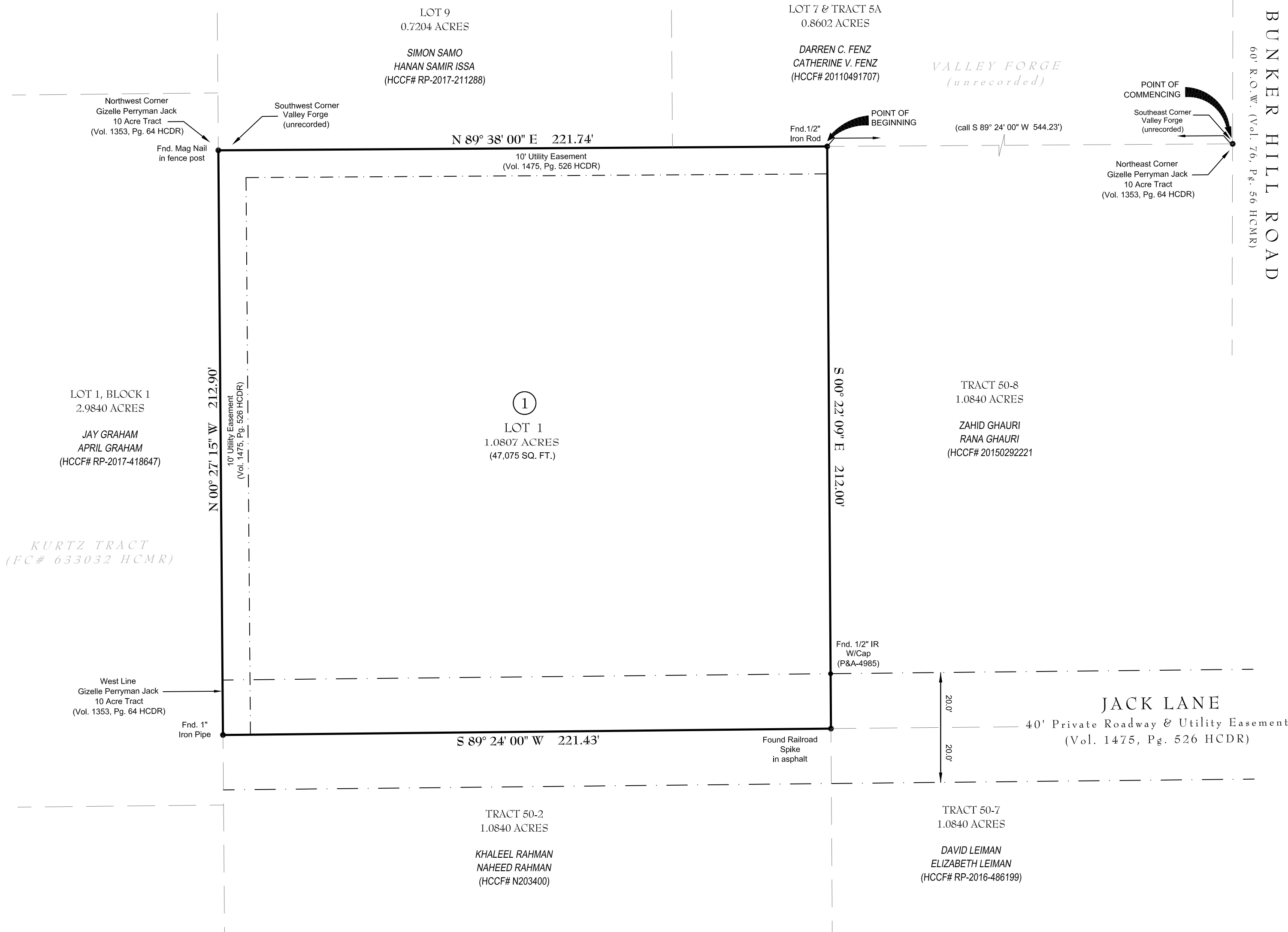
**MATHEW J. PROBSTFELD**  
Registered Professional Land Surveyor  
State of Texas no. 4985

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 \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and at Film Code Number No. \_\_\_\_\_ of the Map Records of Harris County for said county.

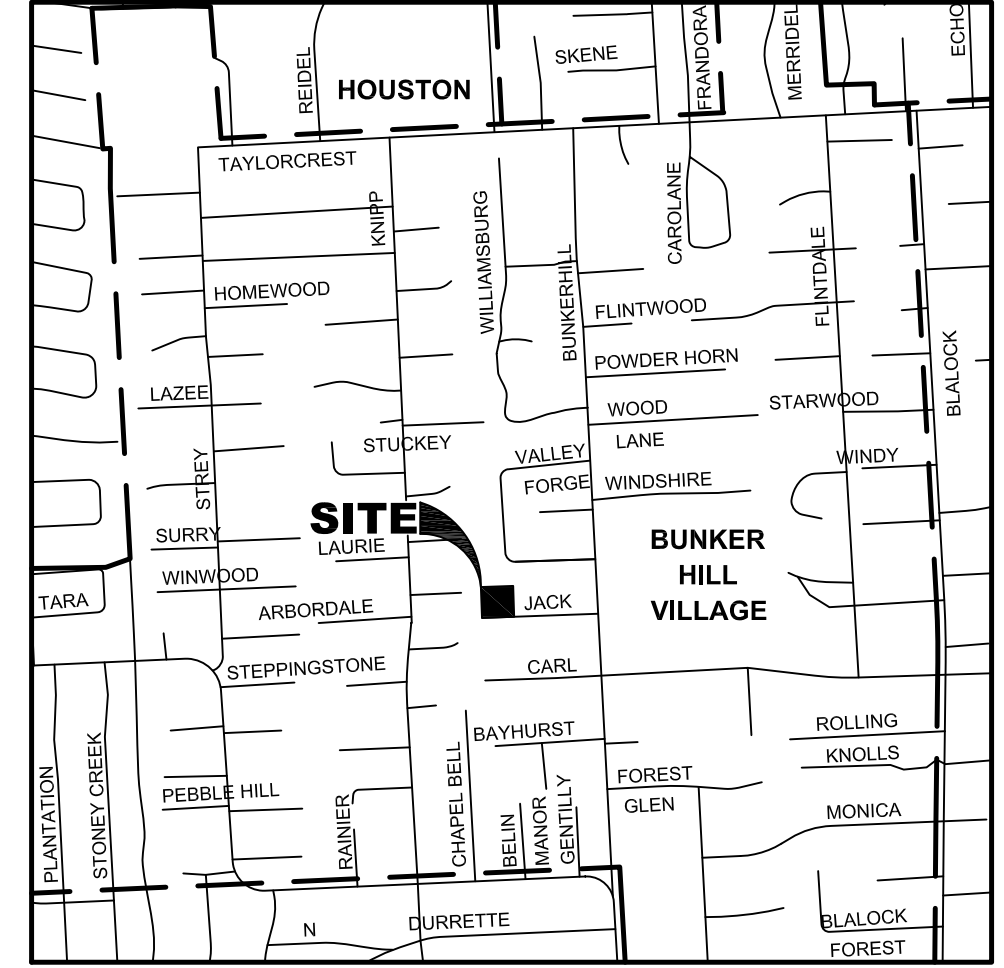
WITNESS my hand and seal of office, at Houston, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: **TENESHIA HUDSPETH**  
Clerk of the County Court  
Harris County, Texas

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



JOHN D. TAYLOR SURVEY  
ABSTRACT NO. 72  
Harris County, Texas



0 1/8 1/4 3/8 1/2  
MILE  
**VICINITY MAP  
KEY MAP 490K**

**GENERAL NOTES & LEGEND**

- 1. H.C.M.R. denotes HARRIS COUNTY MAP RECORDS.
- 2. H.C.D.R. denotes HARRIS COUNTY DEED RECORDS.
- 3. H.C.C.F. No. denotes HARRIS COUNTY CLERK'S FILE NUMBER.
- 4. UTIL. ESMT. OR U.E. denotes UTILITY EASEMENT.
- 5. BLDG. LINE OR B.L. denotes BUILDING LINE.
- 6. W.L.E. denotes WATER LINE EASEMENT.
- 7. S.S.E. denotes SANITARY SEWER EASEMENT.
- 8. O.P.R.O.R.P. denotes OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
- 9. A.E. denotes AERIAL EASEMENT.
- 10. ① denotes BLOCK NUMBER.
- 11. Subject Tract **DOES NOT LIE** within the designated 100 year flood plan as shown on FEMA Flood Insurance Rate Map **48201C 0645 L, Dated 6/18/2007. (ZONE X)** (Shown by graphic plotting only)
- 12. Information shown on this plat was based on City Planning Letter issued by Old Republic National Title Insurance Company, GF# HT077596 with an effective date of September 30, 2022.
- 13. 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.

FINAL PLAT OF  
**RESERVE AT BUNKER HILL**

**A SUBDIVISION BEING OUT AND PART OF THAT CERTAIN 10 ACRE TRACT OF LAND CONVEYED TO GIZELLE PERRYMAN JACK AS RECORDED IN VOLUME 1353, PAGE 64 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS**

**BEING A PLAT OF 1.0807 ACRES, (47,075 SQUARE FEET) LOCATED IN THE JOHN D. TAYLOR SURVEY, ABSTRACT 72, CITY OF BUNKER HILL VILLAGE HARRIS COUNTY, TEXAS**

**1 LOT 1 BLOCK NO RESERVE**  
REASON FOR PLATTING:  
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT IN AN UNRECORDED SUBDIVISION

**OWNER:**  
800 BUILDERS, LLC  
STUART BEKEN, MANAGING MEMBER  
952 ECHO LANE, SUITE 130  
HOUSTON, TX 77024

CITY OF BUNKER HILL VILLAGE, TEXAS  
SEPTEMBER 30, 2022

**PROBSTFELD & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

**409 Bunker Hill Road**  
A tract or parcel of land containing 1.0807 acres (47,075 square feet) located in the John D. Taylor Survey, Abstract 72, City of Bunker Hill Village, Harris County, Texas, said 1.0807 acre tract being out of and a part of that certain 10 acre tract of land conveyed to Gizelle Perryman Jack as recorded in Volume 1353, Page 64 of the Deed Records of Harris County, Texas, said 1.0807 acre tract being called Tract 50-1 and being that same certain tract of land conveyed to 800 Builder LLC, as recorded under Harris County Clerk's File No. RP-2020-119831, said 1.0807 acre tract being more particularly described by metes and bounds as follows with bearings based on the South line of the herein described tract:

**COMMENCING** at a point for corner lying in the West right of way line of Bunker Hill Road, (60 feet in width as recorded in Volume 76, Page 56 of the Map Records of Harris County, Texas), said point for corner being the Southeast corner of Valley Forge, an unrecorded subdivision in the City of Bunker Hill Village, Harris County, Texas, said point for corner also being the Northeast corner of said Gizelle Perryman Jack 10 acre tract;

**THENCE** South 89 degrees 24 minutes 00 seconds West, along the South line of said Valley Forge unrecorded, and the North line of the Gizelle Perryman Jack 10 acre tract, a distance of 544.23 feet to a found 1/2 inch iron rod marking the Northwest corner of Tract 50-8, being a 1.0840 acre tract of land conveyed to Zahid Ghauri and Rana Ghauri as recorded under Harris County Clerk's File No. 20150292221, said found 1/2 inch iron rod marking the Northeast corner of Tract 50-1, said found 1/2 inch iron rod also marking the **POINT OF BEGINNING** and the Northeast corner of the herein described tract;

**THENCE** South 00 degrees 22 minutes 09 seconds East, (call South 00 degrees 31 minutes 00 seconds East), along the common line of said Tract 50-1 and Tract 50-8, passing at 192.00 feet a found 1/2 inch iron rod with cap (P&A-4985) lying in the North line of Jack Lane, (a 40 foot Private Roadway and Utility Easement as recorded under Volume 1475, Page 526 of the Deed Records of Harris County, Texas), continuing for a total distance of 212.00 feet, (call 212.70 feet), to a found railroad spike in asphalt lying in the centerline of said Jack Lane and marking the Southeast corner of said Tract 50-1, same being the Southwest corner of said Ghauri Tract 50-8, said found railroad spike in asphalt marking the Northwest corner of Tract 50-7, being a 1.0840 acre tract of land conveyed to David Leiman and Elizabeth Leiman as recorded under Harris County Clerk's File No. RP-2016-486199, said found railroad spike in asphalt marking the Northeast corner of Tract 50-2, being a 1.0840 acre tract of land conveyed to Khaleel Rahman and Naheed Rahman as recorded under Harris County Clerk's File No. N203400, said found railroad spike in asphalt also marking the Southeast corner of the herein described tract;

**THENCE** South 89 degrees 24 minutes 00 seconds West, along the common line of said Tract 50-1 and Tract 50-2, and with the said centerline of Jack Lane, a distance of 221.43 feet, (call 222.00 feet), to a found 1 inch iron pipe lying in the West line of said Gizelle Perryman Jack 10 acre tract, same being the East line of Lot 1, Block 1, of Kurtz Tract, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Film Code No. 633032 of the Map Records of Harris County, Texas, said found 1 inch iron pipe marking the Northwest corner of said Tract 50-2, same being the Southwest corner of said Tract 50-1, said found 1 inch iron pipe also marking the Southwest corner of the herein described tract;

**THENCE** North 00 degrees 27 minutes 15 seconds West, (call North 00 degrees 31 minutes 00 seconds West), along the common line of the Gizelle Perryman Jack 10 acre tract and Lot 1, Block 1 of Kurtz Tract, passing at 20.00 feet a point for corner marking the Northwest corner of the private roadway easement of said Jack Lane, continuing for a total distance of 212.90 feet, (call 212.70 feet), to a found mag nail in fence post marking the Northwest corner of said Tract 50-1, same being the Southwest corner of said Valley Forge, unrecorded, said found mag nail in fence post marking the Southwest corner of that certain 0.7204 acre tract conveyed to Simon Samo and Hanan Samir Issa as recorded under Harris County Clerk's File No. RP-2017-211288, and being known as Lot 9 of Valley Forge, unrecorded, said mag nail in fence post marking the Northwest corner of said Gizelle Perryman Jack 10 acre tract, said mag nail in fence post also marking the Northwest corner of the herein described tract;

**THENCE** North 89 degrees 38 minutes 00 seconds East, (call North 89 degrees 24 minutes 00 seconds East), along the said North line of the Gizelle Perryman Jack 10 acre tract and with the said South line of Valley Forge unrecorded, passing at 165.40 feet a point for corner being the Southeast corner of said Samo and Issa Lot 9, same being the Southwest corner of Lot 7 of Valley Forge unrecorded, and also being the Southwest corner of that certain 0.8602 acre tract conveyed to Darren C. Fenz and Catherine V. Fenz as recorded under Harris County Clerk's File No. 20110491707, continuing for a total distance of 221.74 feet, (call 222.00 feet), to the **POINT OF BEGINNING** and containing 1.0807 acres, (47,075 square feet) of land.