

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

Agenda Date: September 27, 2022

Agenda Item Number: IV

Subject/Proceeding: **CONSIDERATION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAT TO COMBINE 11718 WOOD LANE AND 5 POWDERHORN STREET AND ABANDON A 30 FOOT RIGHT OF WAY & ACCESS EASEMENT**

Exhibits: Location Map and Exhibits
Preliminary Plat

Approval(s): Karen Glynn
Steve Smith

Executive Summary

The City has received a request to plat 11718 Wood Lane and 5 Powderhorn Street as one residential lot fronting Wood Lane. The resulting address for the property would be 11718 Wood Lane. Staff and our consultant have met with the property representatives for the required planning meeting.

An existing Roadway Easement, further described as a 30 foot Right of Way and Easement, is located between the two existing lots. The City Right-of-Way/Roadway has never been used for roadway purposes. This will need to be abandoned by City Council in order for the lots to be combined. The utility easement will remain for existing utilities which include a water line, wastewater line and storm sewer/drainage.

Predevelopment meetings have indicated that the main house will be planned for the existing 11718 Wood Lane lot and accessory structures are planned for the 5 Powderhorn Street lot. Staff shared that no structures may be located on the remaining easements.

Staff, as well as the City's platting consultant, have reviewed the plats and after revisions, finds the plat meets all requirements of the City's Ordinances once the Right-of-Way is abandoned.

Staff will be working through the timing of the right-of-way abandonment and platting process. There is an existing driveway on 6 Powderhorn providing access to 5 Powderhorn that will need to be removed and the property restored before the abandonment is recorded.

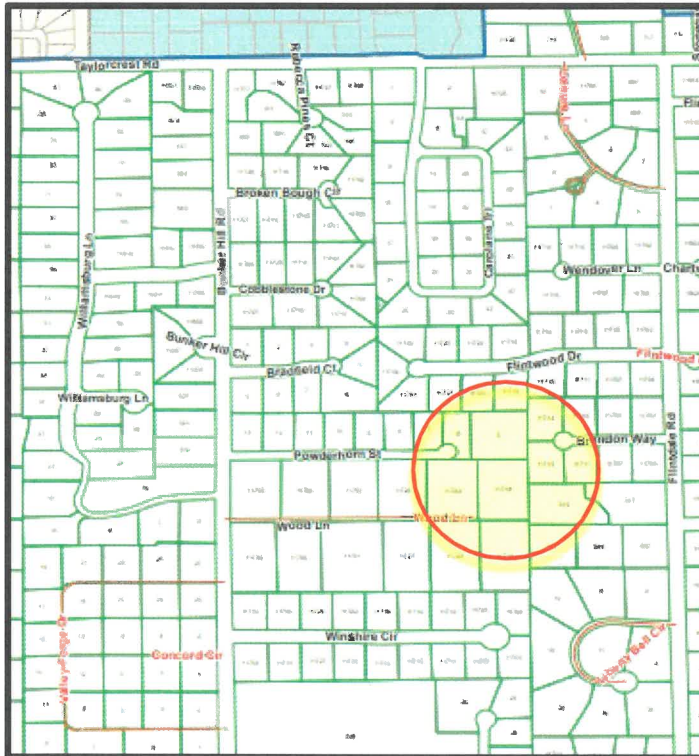
Staff recommends that the Planning and Zoning Commission approve the Preliminary Plat and allow the submission of a final plat for consideration and further action.

Preliminary Plat for 11718 Wood Lane

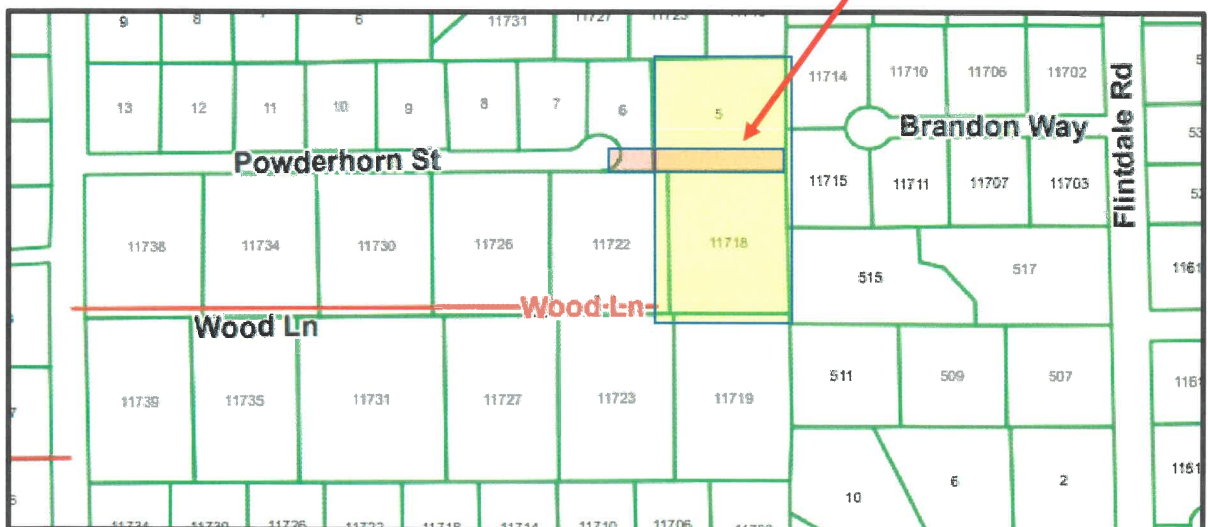
Joining 1118 Wood Lane and 5 Powderhorn

Location Maps:

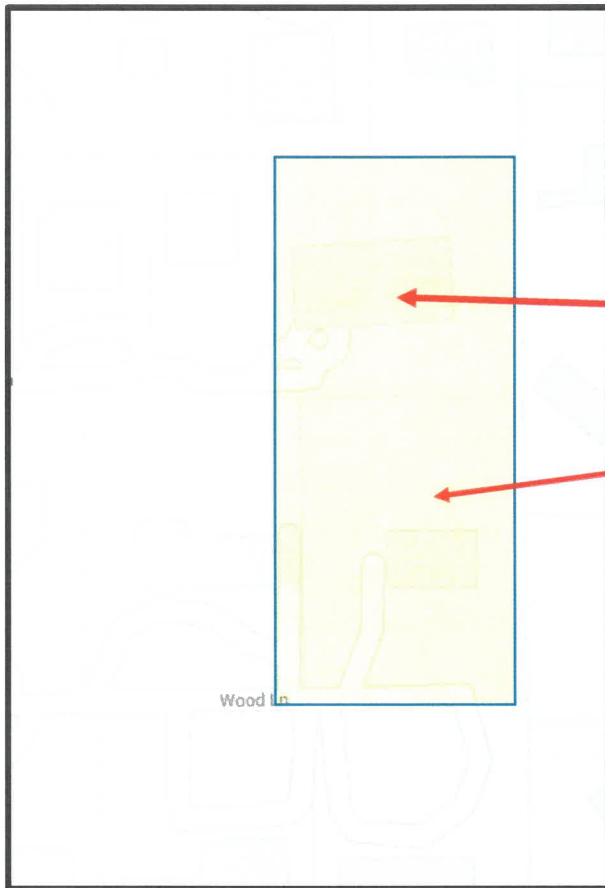
City Map



 Right of Way/Easement



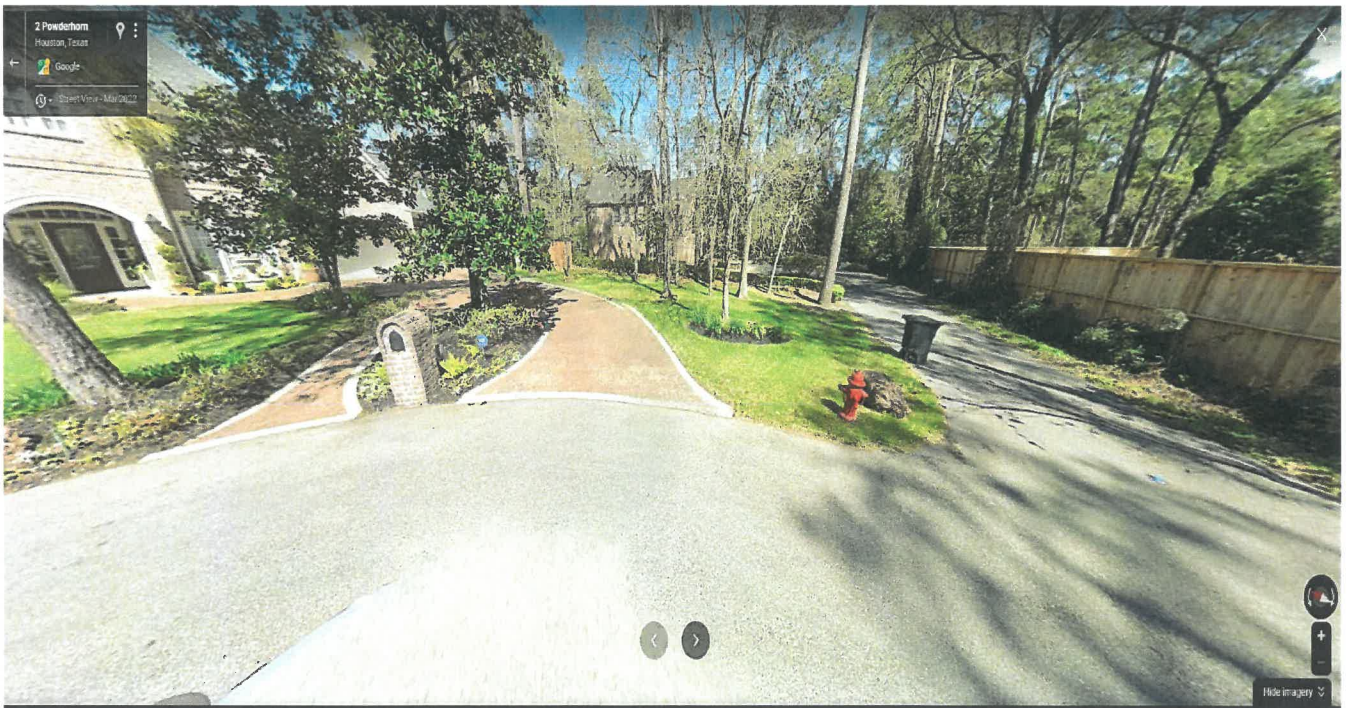
Google Maps:



5 Powderhorn

11718 Wood Lane

Street View of 6 Powderhorn and driveway access to 5 Powderhorn:



THE STATE OF TEXAS
COUNTY OF HARRIS

I. MICHAEL RYAN MCGRATH, owner hereinafter referred to as Owners (whether one or more) of the 2.2813 acres tract described in the above and foregoing map of **MCGRATH MANOR**, 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, 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.

WITNESS my hand in the City of Bunker Hill Village, Texas, this _____ day of _____, 2022.

By: _____
MICHAEL RYAN MCGRATH

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **MICHAEL RYAN MCGRATH**, Owner, known to me to be the person whose names is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

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 **MCGRATH MANOR** 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.

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 **MCGRATH MANOR** 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, an 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



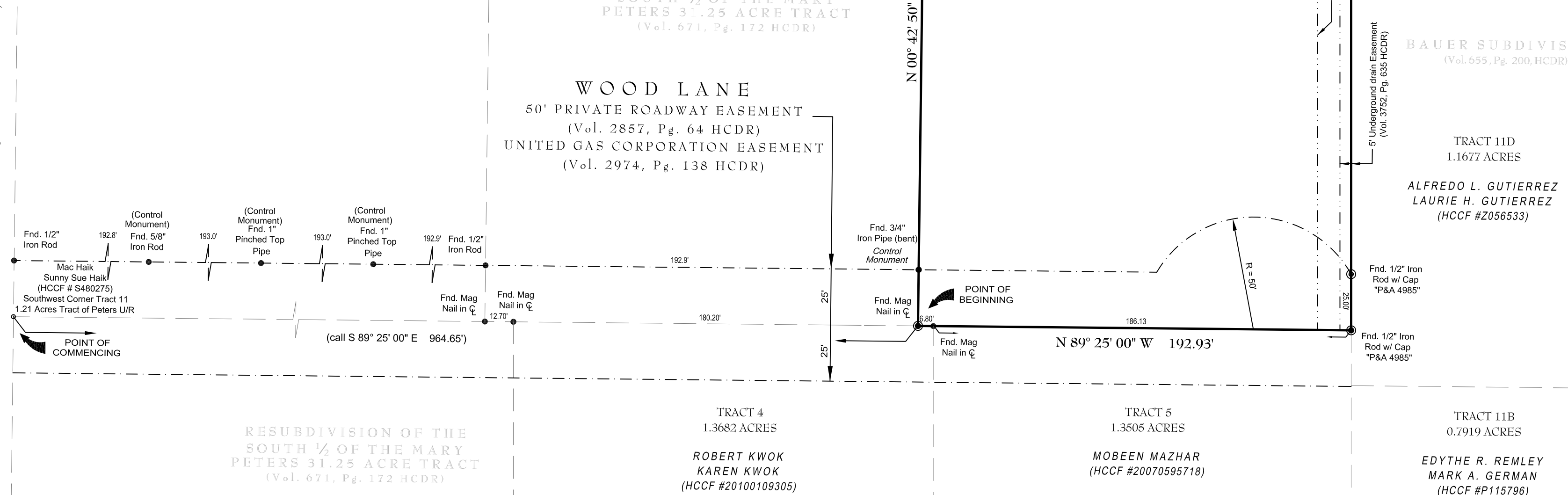
I. TENESHIA HUDSPETH, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2022, at _____ o'clock _____ M., and at Film Code Number No. _____ of the Map Records of Harris County for said county.

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

BUNKER HILL ROAD
60' R.O.W. (Vol. 0682, Pgs. 620-621 HCDR)



A tract or parcel of land containing 2.2813 acres (99,375 square feet) located in the John D. Taylor Survey, Abstract 72, Harris County, Texas, and being that certain tract or parcel of land containing 1.2125 acres (52,816 square feet) being known as Tract 6, in the Resubdivision of the South one-half of the Mary Peters 31.25 acre tract, as described in Volume 871, Page 172 of the Deed Records of Harris County, Texas, conveyed to Michael R. McGrath as recorded under Harris County Clerk's File No. RP-2018-517465, together with that certain tract of land containing 1.0688 acres (46,557 square feet) and being out of and a part of that certain 5.63 acre tract of land conveyed to John H. Wothers as recorded in Volume 1045, Page 231 of the Deed Records of Harris County, Texas, conveyed to Michael R. McGrath as recorded under Harris County Clerk's File No. RP-2018-518257, said 2.2813 acre tract being more particularly described by metes and bounds as follows with bearings based on the monumented North right of way line of Wood Lane:

COMMENCING at a point for corner being the intersection of the East right of way line of Bunker Hill Road, (60 feet in width as recorded in Volume 682, Pages 620-621 of the Deed Records of Harris County, Texas), and the centerline of Wood Lane, (a 50 foot private roadway easement as recorded in Volume 2857, Page 84 of the Deed Records of Harris County, Texas), said point for corner being the Southwest corner of that certain 1.21 acre tract of land called Tract 11 of Peters unrecorded, conveyed to Mac Halk and Sunny Sue Halk as recorded under Harris County Clerk's File No. S480275;

THENCE South 89 degrees 25 minutes 00 seconds East, along the said centerline of Wood Lane, a distance of 964.65 feet to a found mag nail in asphalt marking the Southeast corner of Tract 7, conveyed to Bryan T. Basham and Kelly K. Basham as recorded under Harris County Clerk's File No. Z284704, said found mag nail in asphalt lying in the North line of Tract 4, conveyed to Robert Kwok and Karen Kwok as recorded under Harris County Clerk's File No. 20100109305, said found mag nail in asphalt marking the Southwest corner of McGrath Tract 6, said found mag nail in asphalt also marking the **POINT OF BEGINNING** and the Southwest corner of the herein described tract;

THENCE North 00 degrees 42 minutes 50 seconds East, (call North), along the common lot line of said Tract 7 and Tract 6, passing at 25.00 feet a found 1/2 inch iron pipe (bent) lying in the North line of Wood Lane, continuing for a total distance of 275.87 feet, (call 276.10 feet), to a found 1/2 inch pinched top pipe lying in the South line of that certain 1.2125 square foot tract of land being known as Tract 16H, conveyed to Michael R. McGrath as recorded under Harris County Clerk's File No. RP-2018-518257, said found 1/2 inch pinched top pipe also lying in the South line of that certain 30 foot right of way and easement as described in Volume 3127, Page 582 of the Deed Records of Harris County, Texas, said found 1/2 inch pinched top pipe marking

the Northeast corner of said Basham Tract 7, same being the Northwest corner of said McGrath Tract 6, said found 1/2 inch pinched top pipe also marking a point for angle of the herein described tract;

THENCE South 01 degrees 38 minutes 20 seconds West, along the South line of said 30 foot right of way and easement, and with the common line of said Basham Tract 7, and McGrath Tract 16H, a distance of 29.51 feet to a set 1/2 inch iron rod with cap (P&A-4985) marking the Southwest corner of said McGrath Tract 16H, same being the Southeast corner of that certain tract of land conveyed to Juan Fidalgo and Esther Fidalgo as recorded under Harris County Clerk's File No. V693822, and being the Northeast corner of Lot 8 of Powderhorn Court Two, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Film Code No. 452136 of the Map Records of Harris County, Texas, said set 1/2 inch iron rod with cap also marking a point for angle in the West line of the herein described tract;

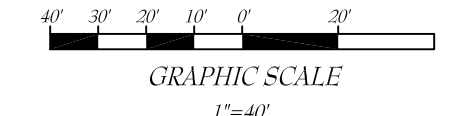
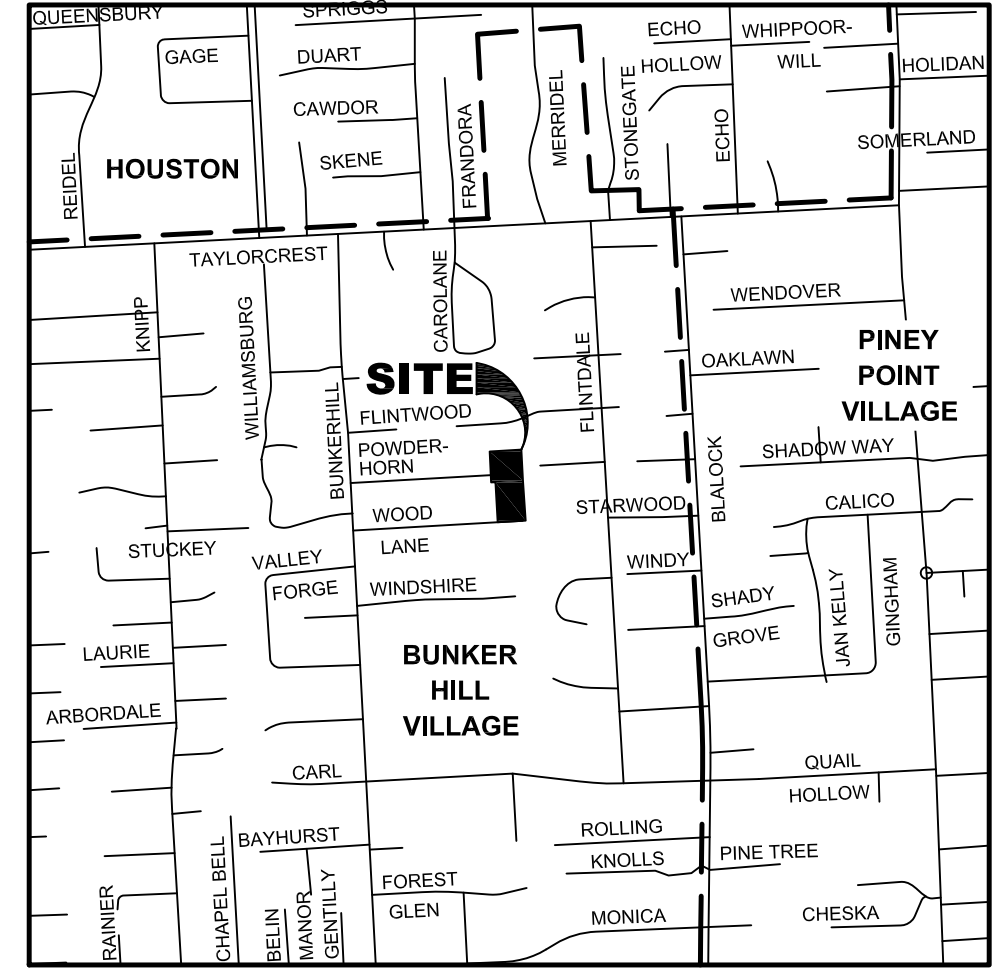
THENCE North 01 degrees 06 minutes 40 seconds East, (call North 00 degrees 10 minutes 11 seconds West), along the East line of said Lot 8 of Powderhorn Court Two, passing at 30.00 feet a point for corner being the Northwest corner of said 30 foot right of way and easement, continuing for a total distance of 212.70 feet, to a point for corner lying in the South line of that certain tract of land conveyed to the Craig and Patricia Gordon Living Trust as recorded under Harris County Clerk's File No. Z284704, and being known as Lot 8 of Flintwood, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 120, Page 54 of the Map Records of Harris County, Texas, said point for corner being the Northeast corner of said Fidalgo Lot 8, said point for corner also being the Northwest corner of the herein described tract;

THENCE South 89 degrees 35 minutes 20 seconds East, along the North line of the herein described tract, passing at 83.40 feet a point for corner being the Southeast corner of said Gordon Lot 6, same being the Southwest corner of that certain tract of land conveyed to Masoud Javadi-Tabrizi and Milena Castulovich Javadi, Co-Trustees of the Javadi - Tabrizi Living Trust as recorded under Harris County Clerk's File No. 20140309263, and being known as Lot 6 of said Flintwood, continuing for a total distance of 219.00 feet to a set 1/2 inch iron rod with cap (P&A-4985) lying in the West line of that certain tract of land conveyed to Vladimir Rozenblit as recorded under Harris County Clerk's File No. S335583, and being known as Lot 4 of Brandon Place, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 80, Page 83 of the Map Records of Harris County, Texas, said set 1/2 inch iron rod with cap also lying in the East line of said John H. Wothers 5.63 acre tract, said set 1/2 inch iron rod with cap also marking the Northeast corner of the herein described tract;

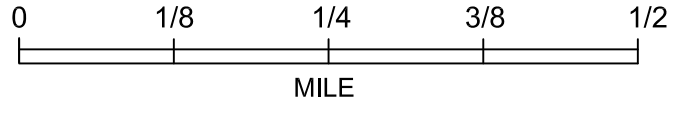
THENCE South 01 degrees 06 minutes 40 seconds West, (call South 00 degrees 10 minutes 15 seconds East), along the West line of said Lot 4, and with the said East line of the John H. Wothers 5.63 acre tract, passing at 132.06 feet a point for corner being the Southeast corner of said Lot 4, same being the Northwest corner of that certain tract of land conveyed to Gregory L. Maag and Donna L. Maag as recorded under Harris County Clerk's File No. T450371, and being known as Lot 5 of said Brandon Place, passing at 182.51 feet a point for corner being the Northeast corner of said 30 foot right of way and easement, continuing for a total distance of 212.51 feet, (call 212.70 feet), to a found 1/2 inch iron rod with cap (P&A-4985) marking the Northeast corner of said McGrath Tract 6, and also marking the Northeast corner of said Resubdivision of the South 1/2 of the Mary Peters 31.25 acre tract, said found 1/2 inch iron rod with cap marking the Southeast corner of said 30 foot right of way and easement, and also marking the Southeast corner of said John H. Wothers 5.63 acre tract, a found 1/2 inch iron rod bears North 39 degrees 25 minutes 00 seconds East, a distance of 0.30 feet, said found 1/2 inch iron rod with cap also marking a point for angle in the East line of the herein described tract;

THENCE South, along the East line of said McGrath Tract 6, passing at 110.25 feet a point for corner being the Southwest corner of said Lot 5 of Brandon Place from which a found 59 inch iron rod bears East, a distance of 2.50 feet, said point for corner also being the Northwest corner of that certain tract of land conveyed to Alfredo L. Gutierrez and Laurie H. Gutierrez as recorded under Harris County Clerk's File No. Z206533 and being known as Tract 11D of Bauer Subdivision, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 655, Page 200 of the Deed Records of Harris County, Texas, passing at 251.61 feet a found 1/2 inch iron rod with cap (P&A-4985) lying in the said North right of way line of Wood Lane, continuing for a total distance of 276.61 feet to a found 1/2 inch iron rod with cap lying in the said centerline of Wood Lane and marking the Northeast corner of Tract 5, conveyed to Mobeen Mazhar as recorded under Harris County Clerk's File No. Z0070595718, said found 1/2 inch iron rod with cap marking the Southeast corner of said McGrath Tract 6, said found 1/2 inch iron rod with cap also marking the Southeast corner of the herein described tract;

THENCE North 89 degrees 25 minutes 00 seconds West, along the said centerline of Wood Lane, and with the common lot line of said Mazhar Tract 5 and McGrath Tract 6, passing at 196.13 feet a found mag nail in asphalt marking the Northwest corner of said Mazhar Tract 5, same being the Northeast corner of said Kwok Tract 4, continuing for a total distance of 192.93 feet to the **POINT OF BEGINNING** and containing 2.2813 acres, (99,375 square feet), of land.



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



- ### GENERAL NOTES & LEGEND
- H.C.M.R. denotes HARRIS COUNTY MAP RECORDS.
 - H.C.D.R. denotes HARRIS COUNTY DEED RECORDS.
 - H.C.C.F. No. denotes HARRIS COUNTY CLERK'S FILE NUMBER.
 - UTIL. ESMT. OR U.E. denotes UTILITY EASEMENT.
 - B.D.G. LINE OR B.L. denotes BUILDING LINE.
 - W.L.E. denotes WATER LINE EASEMENT.
 - S.S.E. denotes SANITARY SEWER EASEMENT.
 - O.P.R.O.R.P. denotes OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
 - A.E. denotes AERIAL EASEMENT.
 - (1) denotes BLOCK NUMBER.
 - 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)**
 - Information shown on this plat was based on City Planning Letter issued by Abstract Services of Houston, GF# 7910-22-0984 with an effective date of June 8, 2022.
 - 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.
 - Subject to Agreement regarding water well and construction of a 2-inch water line or main in the 10 foot utility easement along the north line of said 5.65 acre tract, recorded in Volume 3184 Page 106 of the Deed Records of Harris County, Texas.
 - Right of way and easement for a water line granted to the City of Bunker Hill Village, said easement being parallel to the East boundary line of the above 5' underground drainage easement, recorded in Volume 4086, Page 310 (B205560) of the Deed Records of Harris County, Texas. Subject to Partial Release recorded in Volume 4424, Page 502 (B360356) and Restriction of Right of Way and Easement recorded in Volume 5903, Page 492 (C079066) of the Deed Records of Harris County, Texas.

PRELIMINARY PLAT OF MCGRATH MANOR

A SUBDIVISION BEING OUT AND PART OF 2.2813 ACRES BEING THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.2125 ACRES BEING KNOWN AS TRACT 6, IN THE RESUBDIVISION OF THE SOUTH ONE-HALF OF THE MARY PETERS 31.25 ACRE TRACT, TOGETHER WITH THAT CERTAIN TRACT OF LAND CONTAINING 1.0688 ACRES AND BEING OUT OF AND A PART OF THAT CERTAIN 5.63 ACRE TRACT OF LAND CONVEYED TO JOHN H. WOTHERS IN HARRIS COUNTY, TEXAS

BEING A PLAT OF 2.2813 ACRES, (99,375 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
OUT OF TWO TRACTS IN UNRECORDED SUBDIVISIONS

OWNER:
MICHAEL RYAN MCGRATH
281 BRYON MAWR CIRCLE
HOUSTON, TX 77004

CITY OF BUNKER HILL VILLAGE, TEXAS
SEPTEMBER 20, 2022

PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS