

PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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

April 18, 2023

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

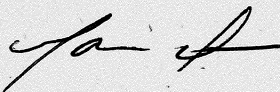
**Re: Review of 11730 Wood Lane ~ PRELIMINARY PLAT ACKERLEY RESIDENCE ~ 2nd
submittal
City of Bunker Hill Village, Texas
Probstfeld No. 3093-001**

Dear Ms. Wile,

We have reviewed the preliminary 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 preliminary plat.

If you have any questions, please contact us.

Sincerely,



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

cc: Karen Glynn, City of Bunker Hill Village

STATE OF TEXAS
COUNTY OF HARRIS

We, Robert G. Ackerley and Nora S. Ackerley, its owners hereinafter referred to as Owner of the 1.217 acre tract described in the above and foregoing map of ACKERLEY RESIDENCE, do hereby make and establish said subdivision 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 purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional five feet (5' 0") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the 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.

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

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bays, 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 obutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

WITNESS our hand in the City of Bunker Hill Village, Texas, this _____ day of _____, 2023.

By: Robert G. Ackerley, Owner
By: Nora S. Ackerley, Owner

STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, the undersigned authority, on this day personally appeared Robert G. Ackerley and Nora S. Ackerley, owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

I, Ryan Stanley, 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 three-quarters (3/4) 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.

Ryan Stanley, R.P.L.S.
Texas Registration No. 6485

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 ACKERLEY RESIDENCE 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 _____, 2023.

By: Catherine Wile, Chairman
By: 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 ACKERLEY RESIDENCE, as shown hereon, in testimony whereof, witness this official signature of the mayor of the City of Bunker Hill Village, Texas, this _____ day of _____, 2023.

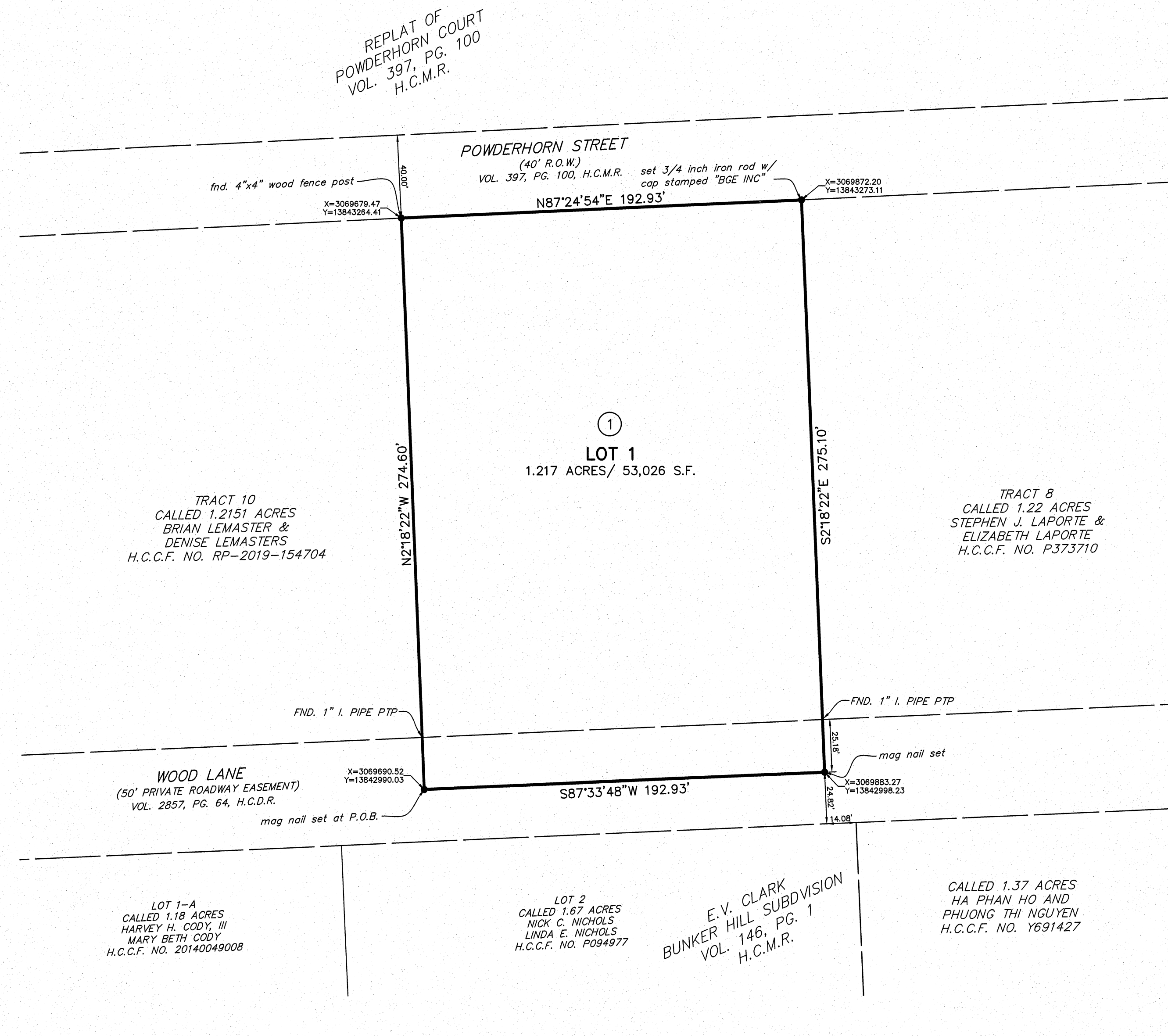
By: Robert P. Lord, Mayor of City of Bunker Hill Village, Texas
By: Karen Glynn, Acting City Secretary

I, Tenshia 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 _____, 2023, at _____ o'clock _____ M., and duly recorded on _____, 2023, 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 day and date last above written.

Tenshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy



REPLAT OF
POWDERHORN COURT
VOL. 397, PG. 100
H.C.M.R.

TRACT 10
CALLED 1.215 ACRES
BRIAN LEMASTER &
DENISE LEMASTERS
H.C.C.F. NO. RP-2019-154704

TRACT 8
CALLED 1.22 ACRES
STEPHEN J. LAPORTE &
ELIZABETH LAPORTE
H.C.C.F. NO. P373710

WOOD LANE
(50' PRIVATE ROADWAY EASEMENT)
VOL. 2857, PG. 64, H.C.D.R.

LOT 2
CALLED 1.67 ACRES
NICK C. NICHOLS
LINDA E. NICHOLS
H.C.C.F. NO. P094977

E.V. CLARK
BUNKER HILL SUBDIVISION
VOL. 146, PG. 1
H.C.M.R.

CALLED 1.37 ACRES
HA PHAN HO AND
PHUONG THI NGUYEN
H.C.C.F. NO. Y691427

DESCRIPTION OF A 1.217 ACRE TRACT OF LAND SITUATED
IN THE J. TAYLOR SURVEY, ABSTRACT NO. 72
HARRIS COUNTY, TEXAS
CITY OF BUNKER HILL VILLAGE

BEING a 1.217 acre (53,026 square foot) tract of land situated in the John Taylor Survey, Abstract No. 72 of Harris County, Texas and being all of a called 1.22 described as Tract 9 in an instrument to Robert G. Ackerley and Spouse, Nora S. Ackerley recorded under Harris County Clerk's File Number (H.C.C.F. No.) N746058, said 1.217 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the North margin of a private roadway easement (Wood Lane) as cited herein:

BEGINNING at a mag nail set at the South common corner of said Tract 9 and a called 1.2151 acre tract described as Tract 10 in an instrument to Brian Lemasters and Denise Lemasters recorded under H.C.C.F. No. RP-2019-154704, being on the centerline of Wood Lane (a 50 foot wide private roadway easement) as described in Volume (Vol.) 2857, Page (Pg.) 64 of the Harris County Deed Records;

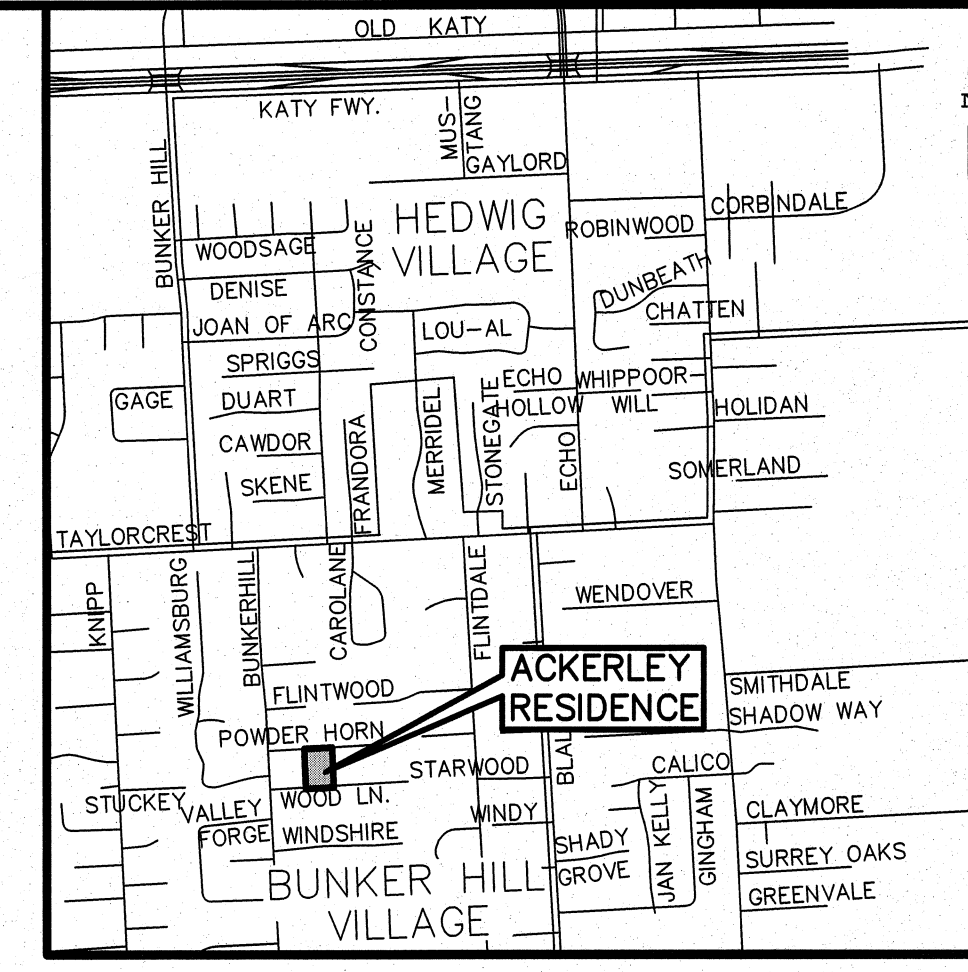
THENCE, N 02° 18' 22" W, along and with the common line of said Tract 9 and said 1.2151 acre tract, at a distance of 25.00 feet passing a 1" pinched top pipe found lying on the North margin of said private roadway easement, from which a 5/8-inch iron rod found on the West line of said Tract 10 bears S 87° 30' 37" W, with the North margin of said private roadway easement, a distance of 192.92 feet, continuing along and with the common line of said Tract 9 and said 1.2151 acre tract for a total distance of 274.60 feet to a 4x4 wood fence post found at the North common corner of said Tract 9 and the Northeast corner of said 1.2151 acre tract, lying on the South right-of-way line of Powderhorn Street (40 foot width) as shown on Vol. 397, Pg. 100 of the Harris County Map Records;

THENCE, N 87° 24' 54" E, a distance of 192.93 feet along and with the North line of said Tract 9 and the South right-of-way line of said Powderhorn Street to a 3/4-inch iron rod with cap stamped "BGE INC" set at the North common corner of said Tract 9 and a called 1.22 acre tract of land described as Tract 8 in an instrument to Stephen J. LaPorte and Elizabeth LaPorte recorded under H.C.C.F. No. P373710;

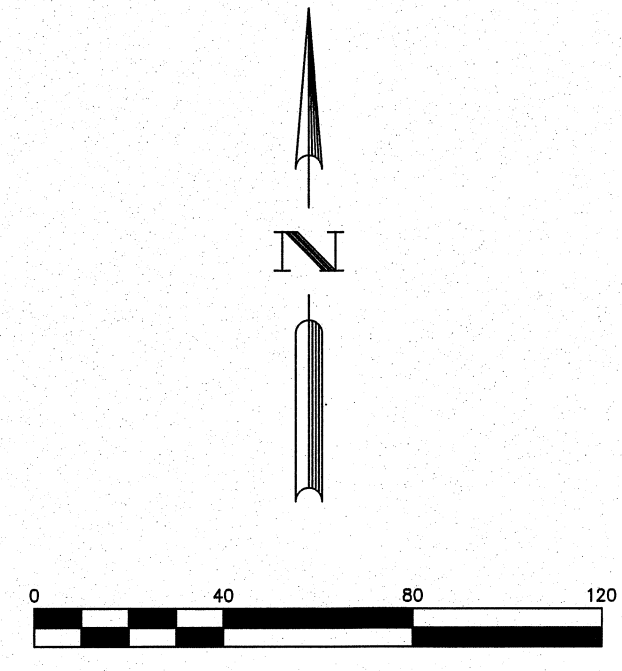
THENCE, S 02° 18' 22" E, along and with the common line to said Tract 9 and Tract 8, at a distance of 249.64 feet passing a 1" pinched top pipe found lying on said common line, continuing a total distance of 275.10 feet to a mag nail set in said private roadway easement for the South common corner of said Tract 9 and said Tract 8, from which the Northeast corner of Lot 2 of E.V. Clark Bunker Hill Subdivision, a subdivision of record, recorded under Volume 146, Page 1 of the Harris County Map Records bears S 39° 25' 33" E, across said private roadway easement, a distance of 31.05 feet, from which a 1/2-inch iron rod found bears N 02° 27' 55" W, a distance of 0.32 feet;

THENCE, S 87° 33' 48" W, a distance of 192.93 feet along the center line of said private roadway easement to the POINT OF BEGINNING and containing 1.217 of one acre (53,026 square feet) of land.

This metes and bounds description is being issued in conjunction with a plat of survey of even date.



VICINITY MAP
N.T.S.
KEY MAP: 490F



- GENERAL NOTES
1. "1" indicates Block Number.
 2. "B.L." indicates Building Line.
 3. "R.O.W." indicates Right-of-Way.
 4. "H.C.D.R." indicates Harris County Deed Records.
 5. "H.C.M.R." indicates Harris County Map Records.
 6. "H.C.C.F." indicates Harris County Clerk's File Number.
 7. "NO." indicates Number.
 8. "VOL." indicates Volume.
 9. "PG." indicates Page.
 10. "FC." indicates Film Code.
 11. Bearing orientation is based on the Texas State Plane Coordinate System South Central Zone 4204, NAD83.
 12. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing the following combined scale 0.99987002.
 13. Subject Tract does not lie within the designated 100 year flood plan as shown on FEMA Flood Insurance Rate Map 48201C0845L dated 6/18/2007.
 14. Information shown on this plat was based on City Planning Letter issued by Charter Title Company, Order No. 2023-0040 with an effective date of January 17, 2023.
 15. 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.

No Objection TAKW
4/18/23

PRELIMINARY PLAT ACKERLEY RESIDENCE

A SUBDIVISION OF 1.217 ACRES OF LAND
LOCATED IN THE
J. TAYLOR SURVEY, ABSTRACT NO. 72
CITY OF BUNKER HILL VILLAGE
HARRIS COUNTY, TEXAS

LOT: 1 BLOCK: 1
SCALE: 1"=40' DATE: APRIL 18, 2023

OWNER:
Robert G. Ackerley and Nora S. Ackerley
11730 Wood Lane
Bunker Hill Village, TX 77024



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

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