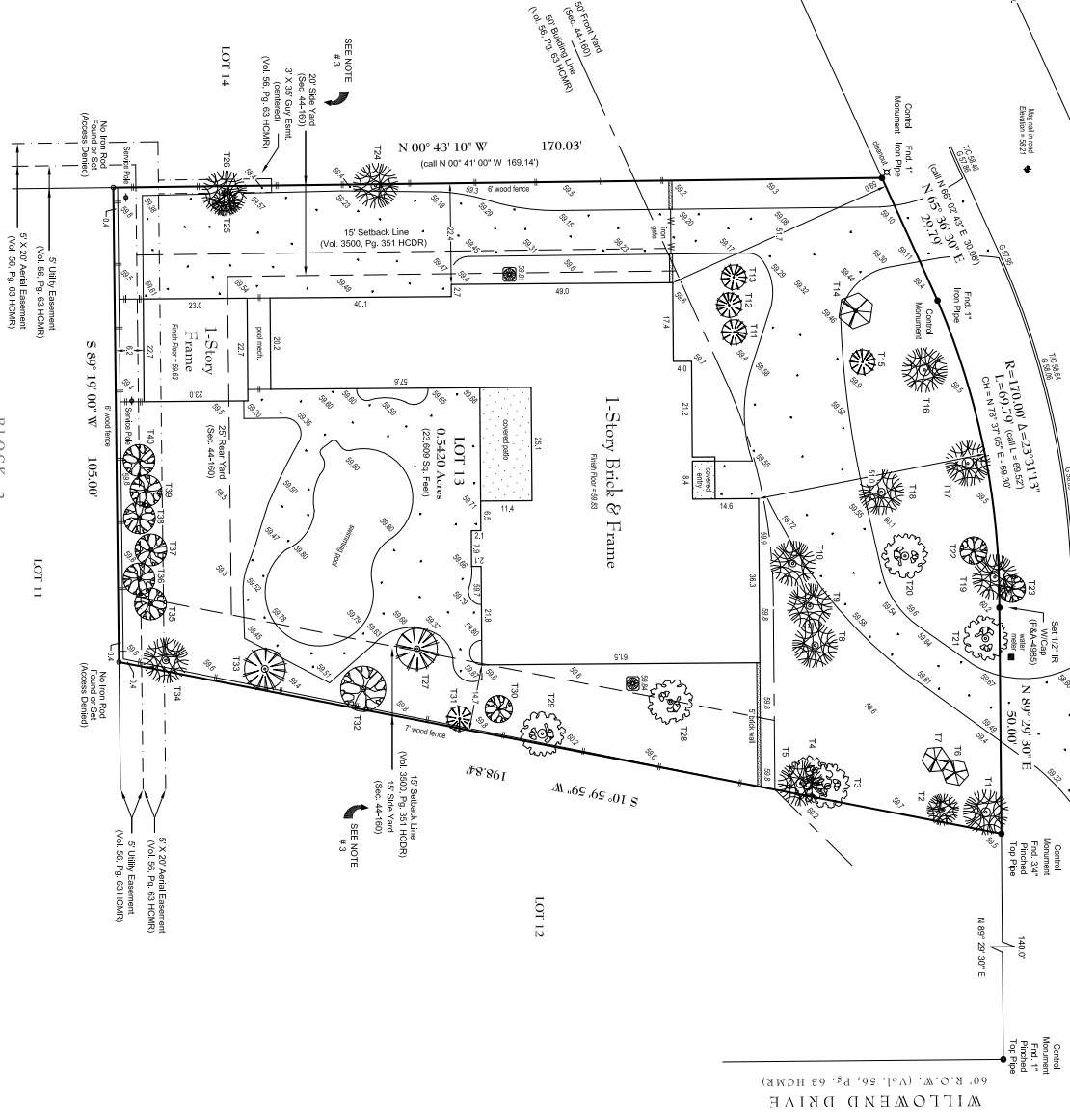




WALWICK DRIVE
60' R.O.W. (Vol. 56, P. 63 HCDR)

WILLOWD DRIVE
60' R.O.W. (Vol. 56, P. 63 HCDR)



Tree #	Trunk Diameter	Common Name	Canopy Reading
T1	12"	Pine Tree	10'
T2	12"	Pine Tree	10'
T3	12"	Cash Tree	25'
T4	18"	Cash Tree	30'
T5	24"	Pine Tree	20'
T6	18"	Holly Tree	15'
T7	18"	Holly Tree	15'
T8	18"	Pine Tree	25'
T9	18"	Pine Tree	25'
T10	4"	Grass Myrtle	8'
T11	4"	Grass Myrtle	8'
T12	4"	Grass Myrtle	8'
T13	4"	Grass Myrtle	8'
T14	4"	Holly Tree	10'
T15	30"	Pine Tree	35'
T16	30"	Pine Tree	35'
T17	30"	Pine Tree	35'
T18	20"	Pine Tree	25'
T19	20"	Pine Tree	25'
T20	20"	Pine Tree	25'
T21	18"	Cash Tree	20'
T22	4"	Magnolia Tree	9'
T23	24"	Magnolia Tree	20'
T24	24"	Magnolia Tree	20'
T25	14"	Pine Tree	25'
T26	14"	Pine Tree	25'
T27	14"	Grass Myrtle	20'
T28	24"	Cash Tree	40'
T29	24"	Cash Tree	40'
T30	6"	Magnolia Tree	15'
T31	6"	Grass Myrtle	10'
T32	18"	Grass Myrtle	20'
T33	18"	Grass Myrtle	20'
T34	18"	Pine Tree	20'
T35	10"	Magnolia Tree	10'
T36	10"	Magnolia Tree	10'
T37	10"	Magnolia Tree	10'
T38	10"	Magnolia Tree	10'
T39	10"	Magnolia Tree	10'
T40	10"	Magnolia Tree	10'

SEE NOTE #3
20' Side Yard (Sec. 44-160)
3' X 35' Guy Easmt.
(Vol. 56, Pg. 63 HCDR)

SEE NOTE #3
15' Setback Line (Vol. 3500, Pg. 35 HCDR)

WILLOWICK SECTION TWO (Vol. 56, P. 63 HCDR) (4.30.1958)

BLOCK 2 LOT 11

1-Story Brick & Frame
Floor Area = 28.9

1-Story Home
Floor Area = 86.6

PLAT OF PROPERTY
FOR: SHANE CURIC CUSTOM HOMES
A.T.: 10907 WALWICK DR., HUNTERS CREEK VILLAGE, TX
L.G.I.: LOT 13, BLOCK 2
WILLOWICK, SECTION TWO
OF HARRIS COUNTY, TEXAS
VOLUME 56, PAGE 63 OF THE MAP RECORDS
SCALE: 1" = 20'
DATE: 7/10/2017 REVISED DATE:
THIS SURVEY DOES NOT Lie within the designated 100 year Floodplain.
PANEL NO.: 48201C 0645 L
ZONE: X EFF. DATE: N/A 6/18/07
BASE FLOOD ELEVATION: 5.00
LOCATED BY SHANE CURIC ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT
PROVIDED BY: TRABITTON TITLE COMPANY
G.F.N.: 17-24007288 (6/15/2017)

- NOTES:**
- Elevations shown based on City of Pflug Point Village Benchmark No. 5 Elevation = 61.48 NAVD88 (2001 adjustment)
 - Fences do not follow boundary lines as shown above.
 - Lot subject to any and all zoning ordinances or proposed zoning ordinances including those by the City of Hunters Creek Village, Texas. Front, Side and rear yards shown as set forth under Section 44-160 of the Code of Ordinances, SIDE YARD: There shall be two side yards of each lot having a combined width of not less than 35 feet; neither of such side yards shall be less than 15 feet in width. The maximum height of a building located on a lot less than 40,000 square feet shall not exceed 35 feet in height. This building area, exclusive of outdoor swimming pool, shall not exceed 25 percent of the lot area. Firms courts and game courts are included in the computation of building area. Additional requirement pertaining to accessory structures, automobile shelters, agricultural buildings and sheds should be verified prior to building of such structures and/or building lines for such structures should be verified prior to building of such structures.
 - Surveyor has not abandoned this property. This survey has been prepared based upon information produced 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.
 - Willowick, Section Two is a deed assigned community. Front and side setbacks lines shown above as set forth under Volume 3500, Page 35 of the Deed Records of Harris County, Texas. Lot may be subject to certain requirements pertaining to front, side and rear setbacks these are also architectural products such as awnings, overhangs, ledges, etc. In relation to easements and/or building lines and should be verified prior to any planning or construction, when approval by the Architectural Control Committee may be required.
 - All bearings are based on the South right of way line of Walwick Drive, (N 89° 29' 30" E)

**EMAIL COPY
NOT TO BE RECORDED FOR ANY PURPOSE**

JOB# 2334-021 DRAWN BY: R

PROBSTHELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

515 PARK CROWN DRIVE, SUITE 102 KATY, TEXAS 77450 (281) 839-0034 FAX (281) 839-0233