

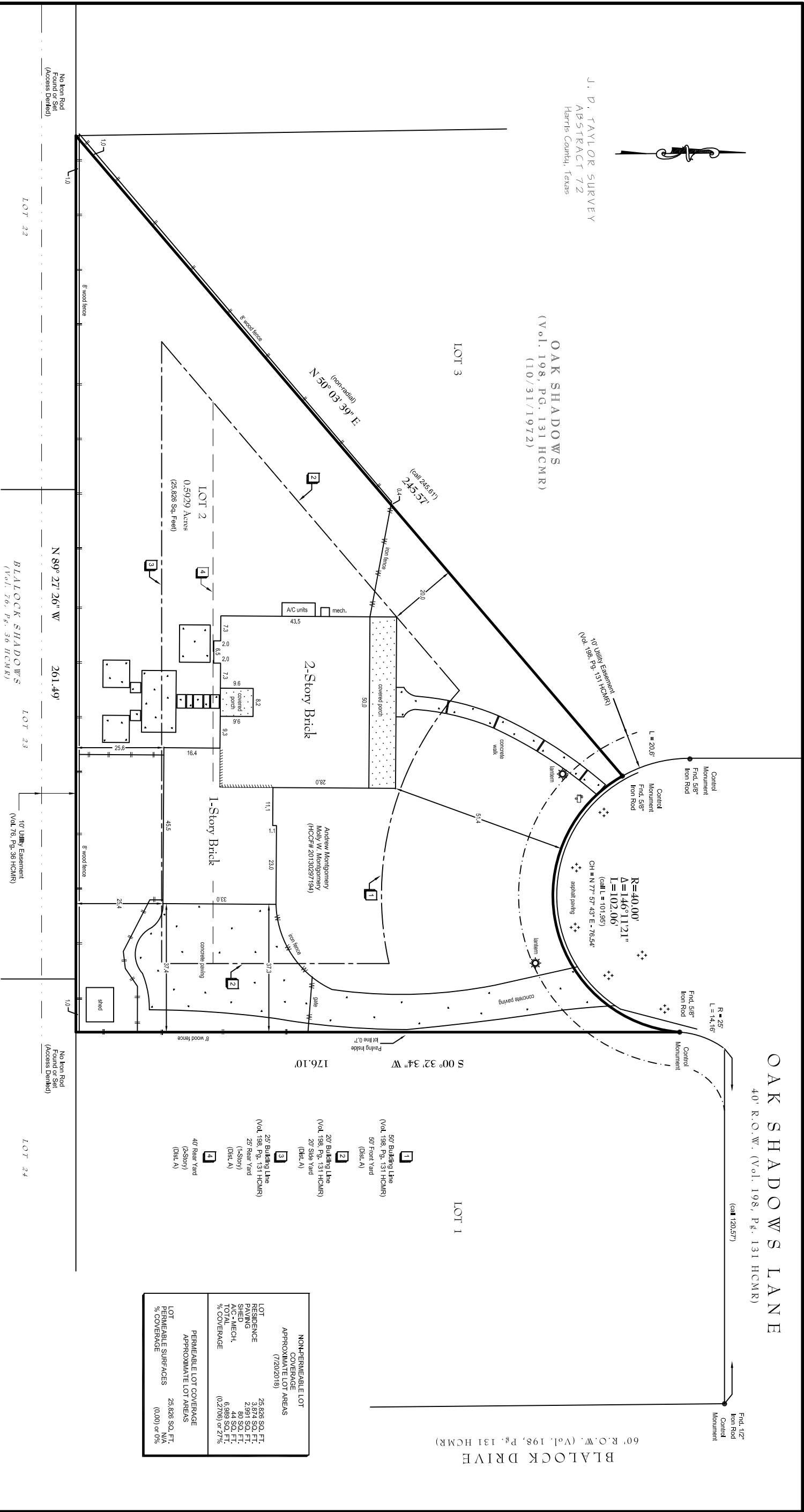


J. D. TAYLOR SURVEY  
ABSTRACT 72  
Harris County, Texas

OAK SHADOWS  
(Vol. 198, Pg. 131 HCMR)  
(10/31/1972)

OAK SHADOWS LANE  
40' R.O.W. (Vol. 198, Pg. 131 HCMR)

BLALOCK DRIVE  
60' R.O.W. (Vol. 198, Pg. 131 HCMR)



**PLAT OF PROPERTY**  
FOR: **ANDREW MONTGOMERY & MOLLY W. MONTGOMERY**  
AT: **11607 OAK SHADOWS LANE - BUNKER HILL VILLAGE, TX**  
LGL: **LOT 2**  
**OAK SHADOWS**  
**VOLUME 198, PAGE 131 OF THE MAP RECORDS**  
**OF HARRIS COUNTY, TEXAS**  
SCALE: **1" = 20'**  
DATE: **7/20/2018** REVISED DATE: \_\_\_\_\_  
**This Property DOES NOT lie within the designated 100 year Floodplain.**  
PANEL NO: **48201C 0645 L**  
ZONE: **X (unshaded)** EFF. DATE: **6/18/07**  
BASE FLOOD ELEVATION: **N/A**  
LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.  
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY: **NO TITLE COMMITMENT WAS PROVIDED**  
GFF#: **ALL ESMT'S/BUILDING LINES MAY NOT BE SHOWN.**

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

JOB # **2022.001** DRAWN BY: **JP**

**NOTES:**

- Fences do not follow boundary lines as shown above.
- Surveyor has not abstracted this property or reviewed all applicable restrictive covenants (if any). This survey was performed without the benefit of a current title opinion and is subject to any facts a full and accurate title search may disclose. All easements, building lines, zoning setbacks, restrictions and covenants of record may not be shown.
- Lot subject to any and all zoning ordinances or proposed zoning ordinances including those by the City of Bunker Hill Village, Texas, and lies within District A of the City of Bunker Hill Village Zoning Map. Front, side and rear yards shown above as set forth per Article V - District A Regulations. A one-story msh building shall not exceed 25 feet in height, a multiple story msh building shall not exceed 35 feet in height. Chimneys may extend a maximum of 5 feet above the roof line. The impermeable building area shall not exceed 45 percent of the area of the lot. Impermeable building area shall include portions of a lot which are covered with buildings or structures including, but not limited to, building foundations, driveways, sidewalks, walkways, sun decks, patios, tennis courts or other impervious surfaces. The water surface of a swimming pool shall be considered a permeable surface. The maximum lot coverage calculation shall not exceed 55 percent of the area of the lot. This shall include both impermeable and permeable surfaces. Additional conditions for accessory structures, sports courts, generators, swimming pools, fences etc., are not shown and should be verified prior to any planting or construction.
- All bearings are based on the South right of way line of Oak Shadows Lane.

**THIS SURVEY IS THE PROPERTY OF PROBSTELD & ASSOCIATES, INC., IS CERTIFIED FOR THIS TRANSACTION ONLY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.**

NON-PERMEABLE LOT COVERAGE APPROXIMATE LOT AREAS (7/20/2018)	
LOT PERMENCE	25,826 SQ. FT. (Vol. 198, Pg. 131 HCMR)
PERMENCE	3,994 SQ. FT. (1-Story)
SHED	80 SQ. FT. (Dist. A)
A/C-MECH.	44 SQ. FT. (Dist. A)
LOT TOTAL COVERAGE	6,989 SQ. FT. (0.270) or 27%
PERMEABLE LOT COVERAGE APPROXIMATE LOT AREAS	
LOT PERMENCE SURFACES	25,826 SQ. FT. (0.00) or 0%
% COVERAGE	

**PROBSTELD & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

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