

# PROBSTFIELD & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

21830 Kingsland Blvd, Suite 106 Katy, Texas 77450 Office (281) 829-0034 Fax (281) 829-0233

Spruce Street

60' R. O. W.

Scale:  
1" = 20'



T/C 53.06  
G 52.70  
T/C 52.90  
G 52.53  
G 52.50

Fnd. 1/2"  
Iron Rod  
W/Cap

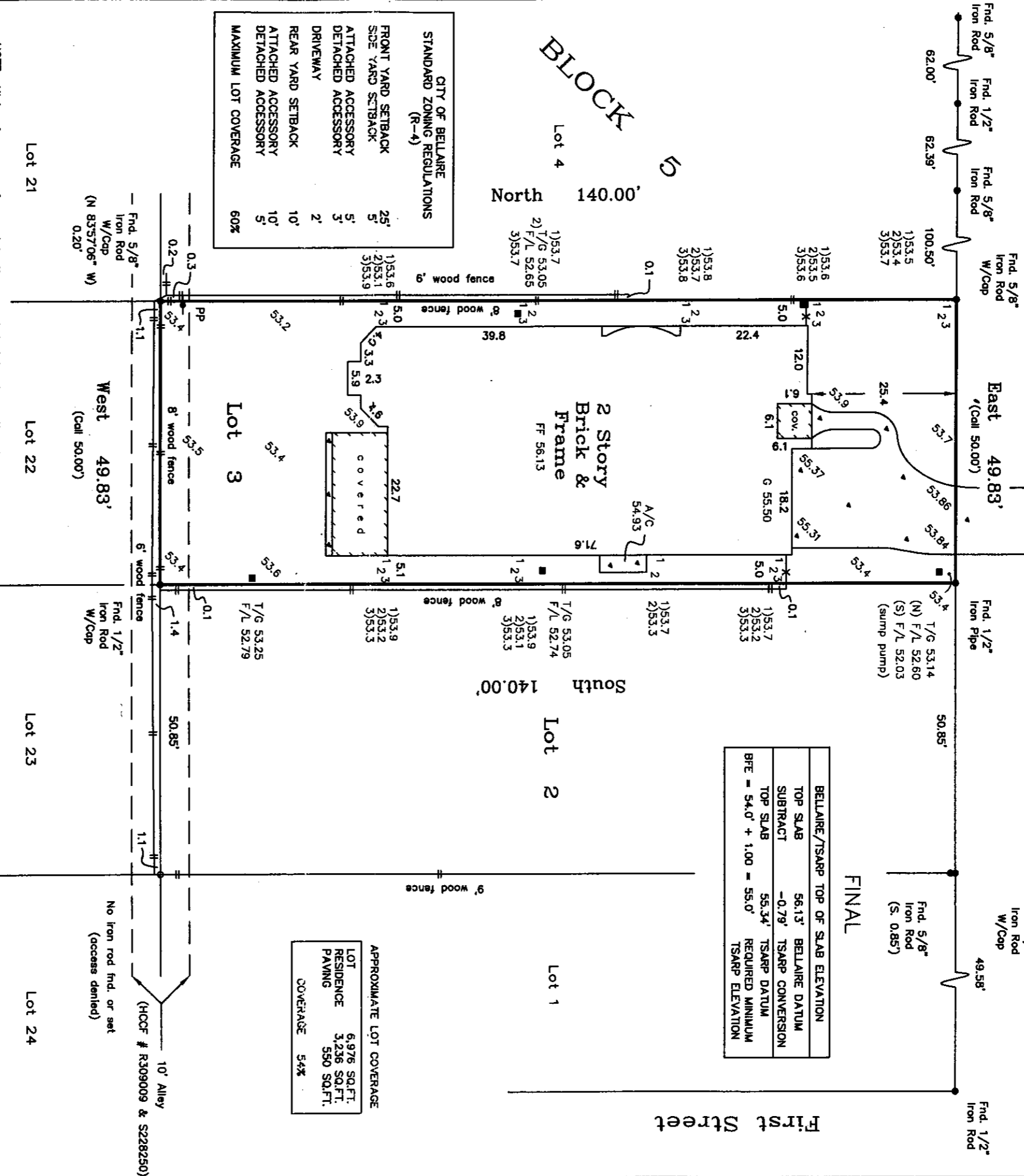
Fnd. 1/2"  
Iron Rod

Fnd. 5/8"  
Iron Rod  
(S. 0.85')

FINAL

BELLAIRE/TSARP TOP OF SLAB ELEVATION	
TOP SLAB	56.13' BELLAIRE DATUM
SUBTRACT	-0.79' TSARP CONVERSION
TOP SLAB	55.34' TSARP DATUM
BFE = 54.0' + 1.00 = 55.0'	REQUIRED MINIMUM TSARP ELEVATION

First Street



CITY OF BELLAIRE  
STANDARD ZONING REGULATIONS  
(R-4)

FRONT YARD SETBACK 25'  
SIDE YARD SETBACK 5'  
ATTACHED ACCESSORY DETACHED ACCESSORY DRIVEWAY 5' 3' 2'  
REAR YARD SETBACK 10'  
ATTACHED ACCESSORY DETACHED ACCESSORY 10' 5'  
MAXIMUM LOT COVERAGE 60%

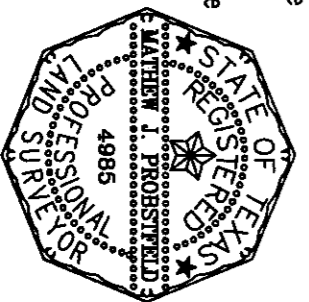
APPROXIMATE LOT COVERAGE

LOT RESIDENCE PAVING	6,976 SQ.FT.
	3,236 SQ.FT.
	550 SQ.FT.
COVERAGE	54%

NOTE: All bearings are referenced to the recorded plot unless otherwise noted.  
 Lot subject to the City of Bellaire Zoning Ordinances.  
 Elevations shown based on City of Bellaire Benchmark No. 17 Elevation = 54.24' (1988 adjustment)  
 TSARP data available for this area. Subject tract lies within the designated 1% floodplains (100-y) Base Flood Elevation = 54.0'  
 To convert to TSARP data SUBTRACT 0.79 feet (-0.79') from elevations shown for 2001 adjustment. Flood Plain Reference Marker No. 040145. Elevation = 49.55' NAVD88 (2001 adj.)  
 TSARP flood hazard information is educational & cannot be used to determine flood insurance rates or status. The Harris County Flood Control District has supplied this data.  
 This information is subject to change without notice & may be different than the preliminary DFRMs; the information will be Null & Void upon the release of the preliminary DFRMs.  
 Surveyor has not obstructed property.

PLAT OF PROPERTY FOR:  
 Harmony Builders, Inc.  
 4805 Spruce Street  
 Lot 3, in Block 5 of Town of Bellaire as recorded in Volume 3, Page 59 of the Map Records of Harris County, Texas, together with the North 5.00' of the abandoned alley as relinquished by deed recorded under Clerk's File No. S228250 of the Official Public Records of Harris County, Texas.  
 Date: 9/7/04 Revised: 8/12/05

I hereby certify that the above plot correctly represents the facts found at the time of the survey made on the ground under my supervision, and there are no apparent encroachments at the time of this survey, unless shown or noted otherwise.



This Property does not lie within the designated 100 year flood plain.  
 Panel No. 480289 0855 K  
 Zone: X Date: 4/20/00  
 Located by graphic plotting only, not responsible for actual determination.  
 This survey was performed in accordance with Title Commitment Provided by: First American Title Company  
 GP# TX04-453633-H015 (8/16/04)

MATTHEW J. PROBSTFIELD  
 Registered Professional Land Surveyor  
 State of Texas No. 4985  
 398-007 EES