

# PROBSTFELD & ASSOCIATES

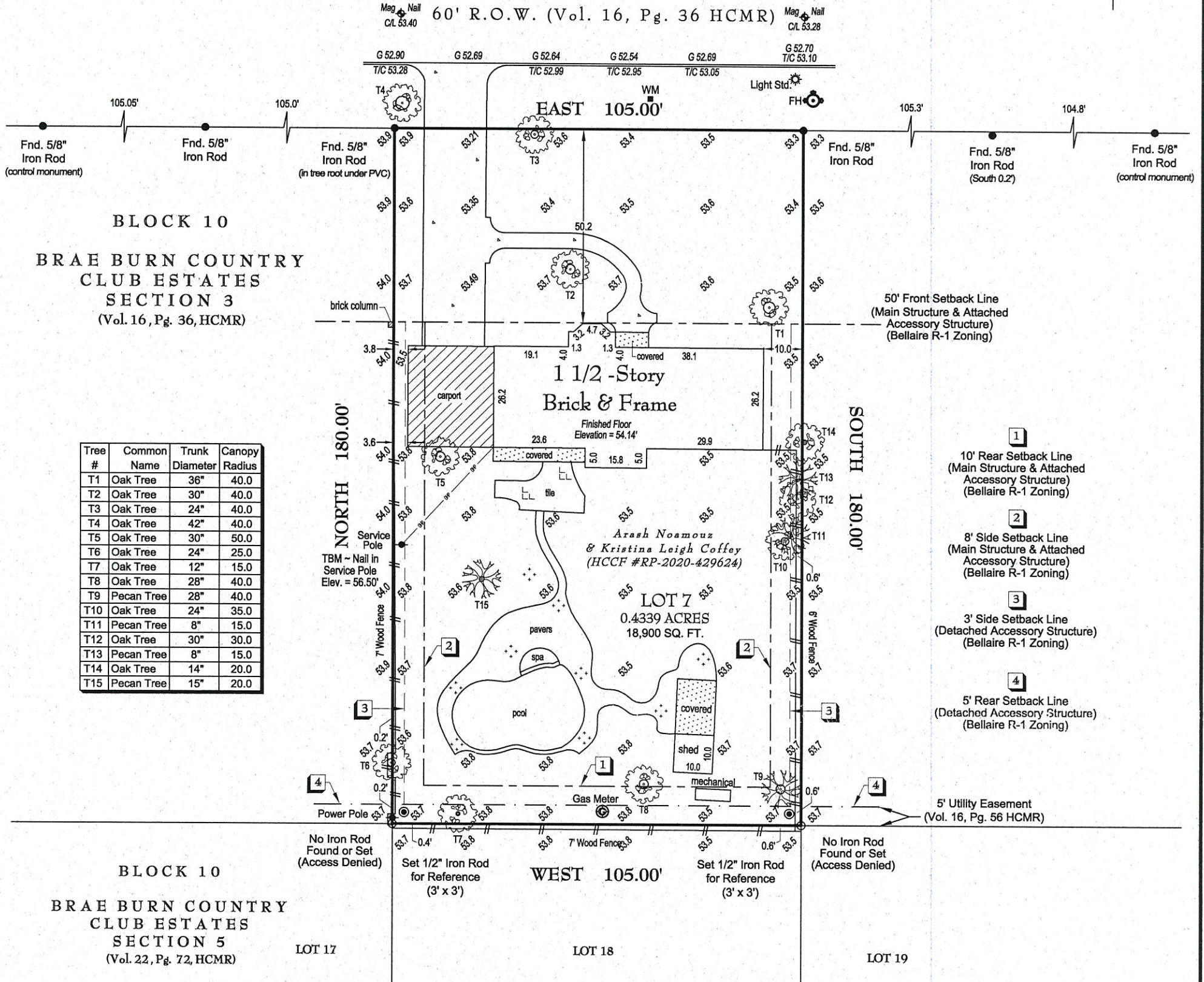
## PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FAX (281) 829-0233



### PINE STREET

60' R.O.W. (Vol. 16, Pg. 36 HCMR)



Tree #	Common Name	Trunk Diameter	Canopy Radius
T1	Oak Tree	36"	40.0
T2	Oak Tree	30"	40.0
T3	Oak Tree	24"	40.0
T4	Oak Tree	42"	40.0
T5	Oak Tree	30"	50.0
T6	Oak Tree	24"	25.0
T7	Oak Tree	12"	15.0
T8	Oak Tree	28"	40.0
T9	Pecan Tree	28"	40.0
T10	Oak Tree	24"	35.0
T11	Pecan Tree	8"	15.0
T12	Oak Tree	30"	30.0
T13	Pecan Tree	8"	15.0
T14	Oak Tree	14"	20.0
T15	Pecan Tree	15"	20.0

- 1 10' Rear Setback Line (Main Structure & Attached Accessory Structure) (Bellaire R-1 Zoning)
- 2 8' Side Setback Line (Main Structure & Attached Accessory Structure) (Bellaire R-1 Zoning)
- 3 3' Side Setback Line (Detached Accessory Structure) (Bellaire R-1 Zoning)
- 4 5' Rear Setback Line (Detached Accessory Structure) (Bellaire R-1 Zoning)

#### NOTES:

1. Elevations shown are based on City of Bellaire BM No. 9, Elevation = 52.63' NAVD88 (2001 Adj.).
2. Surveyor has not abstracted this property. 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.
3. Lot subject to any and all zoning ordinances in force and effect in the City of Bellaire, Texas including notice recorded in Volume 1254, Page 85 of the Deed Records of Harris County, Texas. Tract lies within Zone R-1 per the Standard Zoning Map. Front, side and rear yards shown for main residence and accessory structures per Zone R-1 of the City of Bellaire Standard Zoning Regulations. FRONT YARD SETBACK: 50 FT.; SIDE YARD SETBACK (main structure and attached accessory structure): 8 FT.; Corner Lot: 10 FT.; SIDE YARD SETBACK (detached accessory structure): 3 FT., Corner Lot: 10 FT.; REAR YARD SETBACK (main structure and attached accessory structure): 10 FT.; REAR YARD SETBACK (detached accessory structure): 5 FT. Maximum lot coverage for Zone R-1: 55%.
4. Lot may be subject to certain requirements pertaining to front, side and rear setback lines and also architectural protrusions such as eaves, overhangs, ledges, etc., in relation to easements and/or building lines and should be verified prior to any planning or construction.
5. All bearings are based on the South right of way line of Pine Street. (East)

#### PLAT OF PROPERTY

FOR: **ARASH NOAMOUM & KRISTINA LEIGH COFFEY**  
 AT: **5313 PINE STREET • BELLAIRE, TX**  
 LGL: **LOT 7, BLOCK 10**  
**BRAE BURN COUNTRY CLUB ESTATES, SECTION 3**  
**VOLUME 16, PAGE 56 OF THE MAP RECORDS OF**  
**HARRIS COUNTY, TEXAS**

SCALE: **1" = 30'**  
 DATE: **9/18/2020** REVISED DATE:

**This Property DOES Lie within the designated 100 year floodplain.**  
 PANEL NO: **48201C 0855 L ~ FIS: BP-BQ**  
 ZONE: **AE** EFF. DATE: **6/18/07**  
 BASE FLOOD ELEVATION: **56.5' (100 YR) | 58.0' (500 YR)**  
 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**  
 GF#: **ALL ESMT'S/BUILDING LINES MAY NOT BE SHOWN.**

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

I hereby certify that the above plat 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.



**MATHEW J. PROBSTFELD**

Registered Professional Land Surveyor  
 State of Texas No. 4985  
 PROBSTFELD & ASSOCIATES, INC • FIRM #10066100

JOB # **792-121** DRAWN BY: **MTM**