

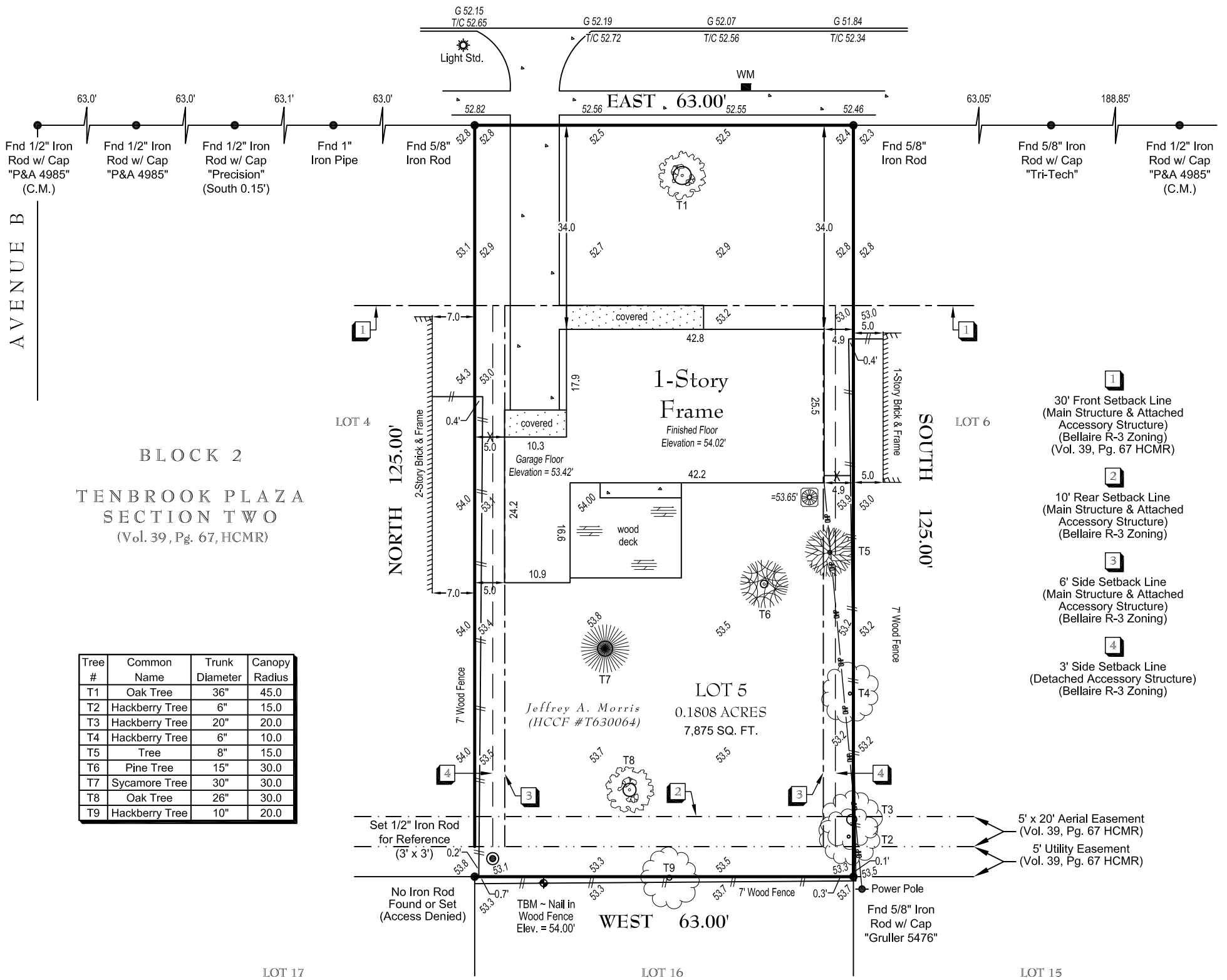
PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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

SUNBURST STREET

60' R.O.W. (Vol. 38, Pg. 48 HCMR)



- 1 30' Front Setback Line (Main Structure & Attached Accessory Structure) (Bellaire R-3 Zoning) (Vol. 39, Pg. 67 HCMR)
- 2 10' Rear Setback Line (Main Structure & Attached Accessory Structure) (Bellaire R-3 Zoning)
- 3 6' Side Setback Line (Main Structure & Attached Accessory Structure) (Bellaire R-3 Zoning)
- 4 3' Side Setback Line (Detached Accessory Structure) (Bellaire R-3 Zoning)

Tree #	Common Name	Trunk Diameter	Canopy Radius
T1	Oak Tree	36"	45.0
T2	Hackberry Tree	6"	15.0
T3	Hackberry Tree	20"	20.0
T4	Hackberry Tree	6"	10.0
T5	Tree	8"	15.0
T6	Pine Tree	15"	30.0
T7	Sycamore Tree	30"	30.0
T8	Oak Tree	26"	30.0
T9	Hackberry Tree	10"	20.0

NOTES:

- Elevations shown are based on City of Bellaire Bench Mark No. 36, Elevation = 53.50' NAVD88 (2001 Adj.)
- Surveyor has not abstracted this property. This survey has been prepared based upon information provided by the title company. No independent investigation of the accuracy of the title company's work has been performed by the surveyor. Surveyor has not reviewed restrictive covenants as set forth under Exceptions From Coverage in Schedule B of the Title Commitment.
- Fences do not follow boundary lines, as shown above.
- 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-3 per the Standard Zoning Map. Front, side and rear yards shown for main residence and accessory structures per Zone R-3 of the City of Bellaire Standard Zoning Regulations. FRONT YARD SETBACK: 30 FT.; SIDE YARD SETBACK (main structure and attached accessory structure): 6 FT. (Lots <= 90' width); 8 FT. (Lots > 90' width); 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-3: 55%. 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.
- All bearings are based on the South right of way line of Sunburst Street. (East)

PLAT OF PROPERTY

FOR: **CARLOS & LINNETT FLORES**
 AT: **4531 SUNBURST STREET • BELLAIRE, TX.**
 LGL: **LOT 5, BLOCK 2**
TENBROOK PLAZA, SECTION TWO

VOLUME 39, PAGE 67 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SCALE: **1" = 20'**
 DATE: **6/12/2019** REVISED DATE:

This Property DOES NOT Lie within the designated 100 year floodplain.
 PANEL NO: **48201C 0855 L FIS: BJ-BI**
 ZONE: **SHADED X** EFF. DATE: **6/18/2007**
 BASE FLOOD ELEVATION: **53.0' (100 YR) | 54.0' (500 YR)**
 LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY: **OLD REPUBLIC NATIONAL TITLE INS. COMPANY**
 GF#: **19004056 (05/22/2019)**

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

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NOT TO BE RECORDED FOR ANY PURPOSE

JOB # **695-037** DRAWN BY: **MTM**