

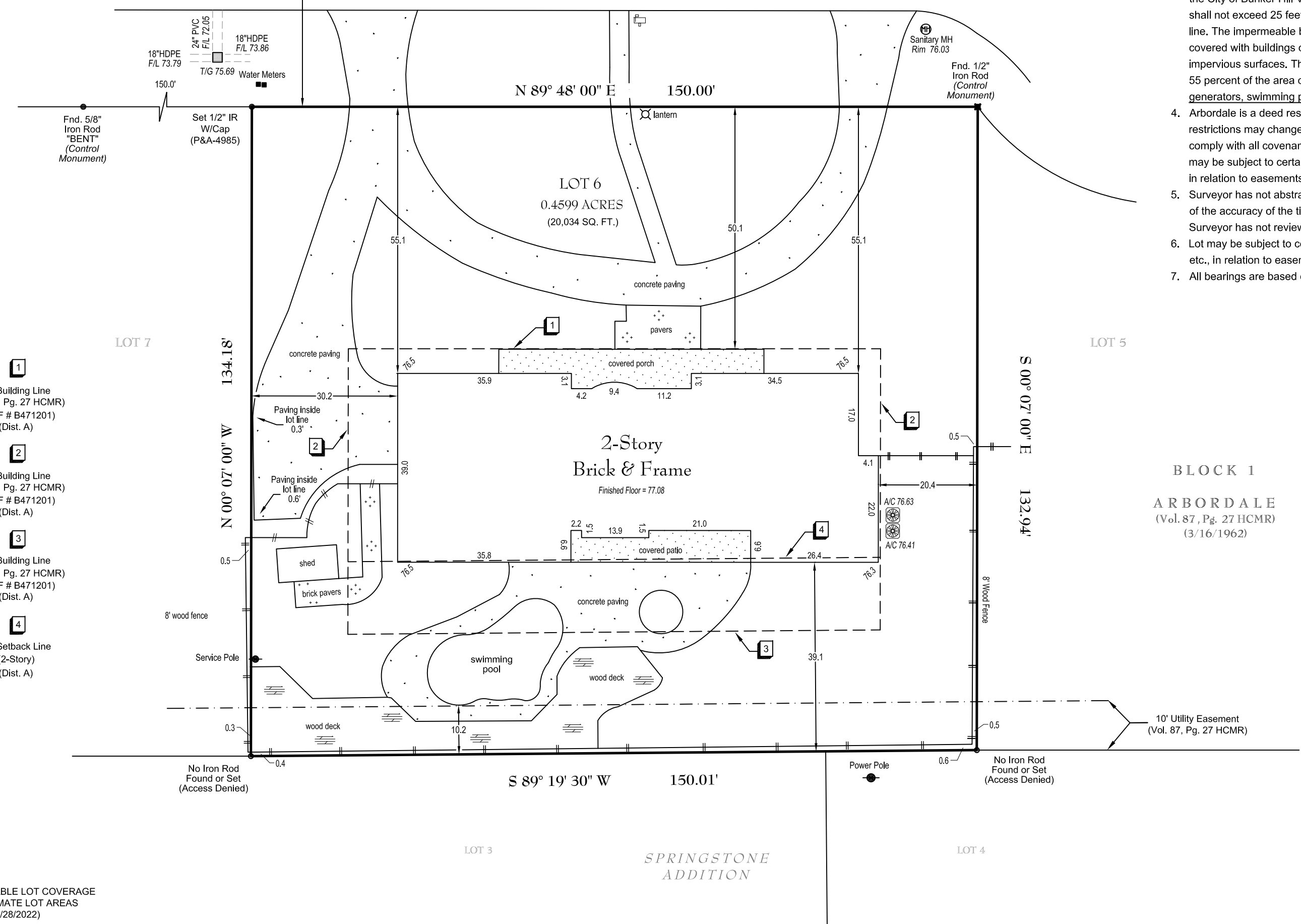
STREY LANE
60' R.O.W. (Vol. 87, Pg. 27 HCMR)

PLAT OF PROPERTY
 FOR: PATRICK B. FOSTER
 AT: 11927 ARBORDALE LANE - BUNKER HILL VILLAGE, TX
 LGL: LOT 6, BLOCK 1
ARBORDALE
VOLUME 87, PAGE 27 OF THE MAP RECORDS OF
HARRIS COUNTY, TEXAS
 SCALE: 1" = 20'
 DATE: 7/28/2022 REVISED DATE: _____
This Property DOES NOT Lie within the designated 100 year floodplain.
 PANEL NO: 48201C 0645 L
 ZONE: X EFF. DATE: 6/18/2007
 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: **OLD REPUBLIC NATIONAL TITLE INSURANCE CO.**
 GF#: 22004696 (6/22/2022)

ARBORDALE LANE
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NOTES:

- Elevations shown are based on City of Bunker Hill Village BM No. 3, Elevation = 77.68', NAVD88 (2001 Adj.).
- Fences do not follow property lines as shown above.
- 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 main building shall not exceed 25 feet in height, a multiple story main 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, sundecks, 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 planning or construction.
- Arbordale is a deed restricted community. Setback lines shown as set forth under Volume 4662, Page 438 of the Deed Records of Harris County, Texas. Deed restrictions may change from time to time. It is the responsibility of the property owner to determine the current deed restriction status of their property and to comply with all covenants and conditions prior to any planning or construction. Written approval by the Architectural Control Committee may be required. 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.
- 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. 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.
- 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 Arbordale Lane (N 89° 48' 00" E).



- 1 50' Building Line (Vol. 87, Pg. 27 HCMR) (HCCF # B471201) (Dist. A)
- 2 20' Building Line (Vol. 87, Pg. 27 HCMR) (HCCF # B471201) (Dist. A)
- 3 25' Building Line (Vol. 87, Pg. 27 HCMR) (HCCF # B471201) (Dist. A)
- 4 40' Setback Line (2-Story) (Dist. A)

NON-PERMEABLE LOT COVERAGE
APPROXIMATE LOT AREAS
(7/28/2022)

LOT RESIDENCE & COVERED AREAS	20,034 SQ. FT.
CONCRETE DRIVE, WALKS	4,081 SQ. FT.
POOL DECKING	2,684 SQ. FT.
WOOD DECK	1,010 SQ. FT.
BRICK PAVERS	973 SQ. FT.
SHED	317 SQ. FT.
A/C & POOL MECH.	87 SQ. FT.
TOTAL	9,170 SQ. FT.
% COVERAGE	(0.457) or 46%

PERMEABLE LOT COVERAGE
APPROXIMATE LOT AREAS

LOT SWIMMING POOL	20,034 SQ. FT.
	407 SQ. FT.
% COVERAGE	(0.020) or 2%

TOTAL LOT COVERAGE

LOT IMPROVEMENTS	20,034 SQ. FT.
	9,577 SQ. FT.
% COVERAGE	(0.478) or 48%

EMAIL COPY
NOT TO BE RECORDED FOR ANY PURPOSE

JOB # 2759-009 DRAWN BY: RK DL

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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