

PROBSTFELD & ASSOCIATES

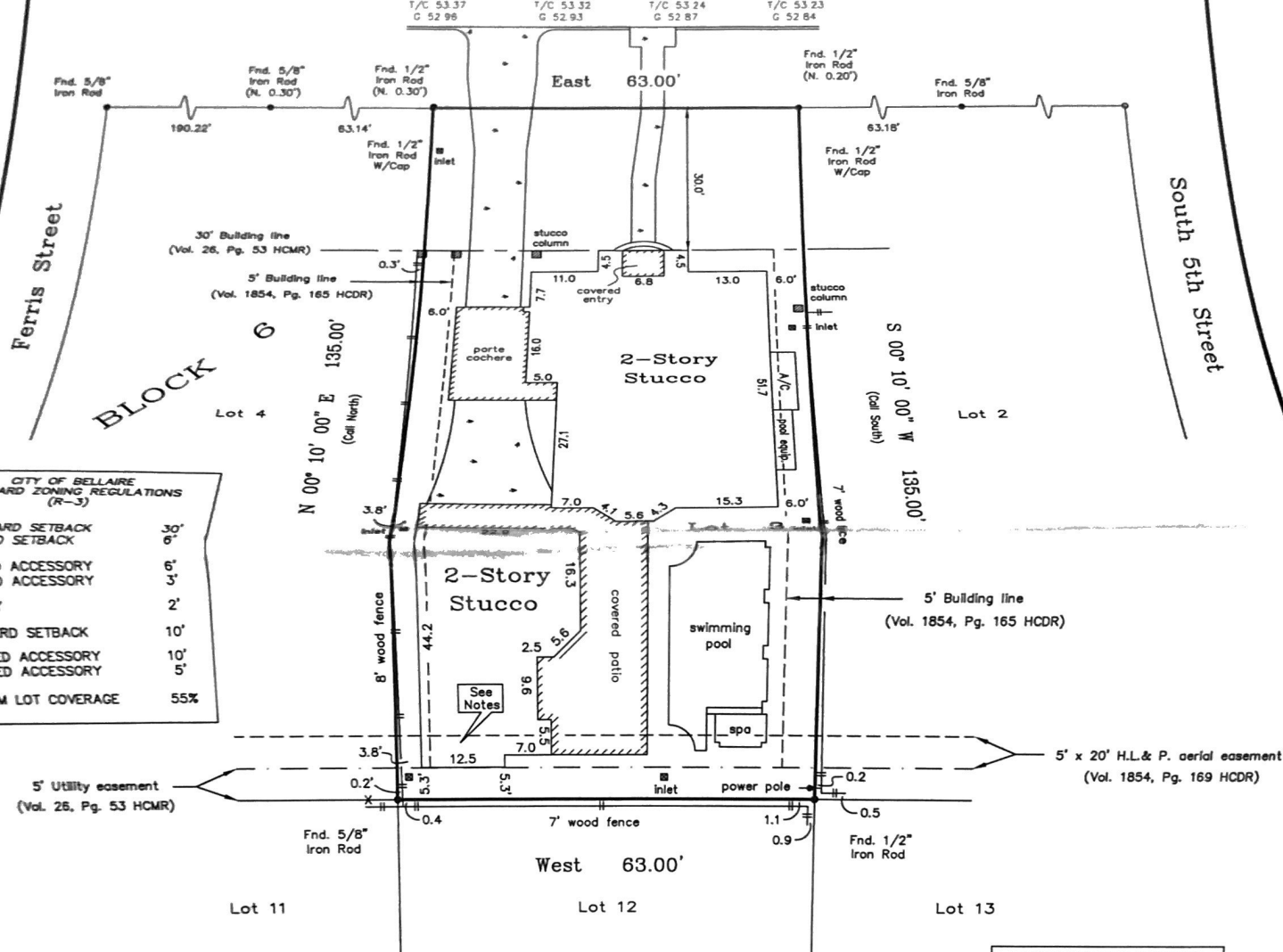
PROFESSIONAL LAND SURVEYORS

515 Park Grove, Suite 102 Katy, Texas 77450 Office (281) 829-0034 Fax (281) 829-0233

Grand Lake Street

60' R. O. W.

C/L 53.16
T/C 53.37 G 52.98
T/C 53.32 G 52.93
T/C 53.24 G 52.87
T/C 53.23 G 52.84
C/L 53.16



**CITY OF BELLAIRE
STANDARD ZONING REGULATIONS
(R-3)**

FRONT YARD SETBACK	30'
SIDE YARD SETBACK	0'
ATTACHED ACCESSORY	6'
DETACHED ACCESSORY	5'
DRIVEWAY	2'
REAR YARD SETBACK	10'
ATTACHED ACCESSORY	10'
DETACHED ACCESSORY	5'
MAXIMUM LOT COVERAGE	55%

APPROXIMATE LOT COVERAGE

LOT	8,505 SQ. FT.
RESIDENCE	3,669 SQ. FT.
PAVING	828 SQ. FT.
% COVERAGE	53%
POOL & SPA	422 SQ. FT.

NOTE: All bearings are referenced to the recorded plat unless otherwise noted.

2-Story Stucco (garage) encroaches into the 5 foot by 20 foot aerial easement as shown above.
Fences do not follow boundary lines as shown above.

Elevations shown based on City of Bellaire Benchmark No. 13 Elevation = 52.50' NAVD88 (2001 adjustment)

TSARP data available for this area. Subject tract lies within the designated 1% floodplains (100-yr) Base Flood Elevation = 55.0'

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 DFIRMs; the information will be Null & Void upon the release of the preliminary DFIRMs.

Surveyor has not abstracted property.

PLAT OF PROPERTY FOR:

Denise M. Simmer

at 5205 Grand Lake St. Bellaire, Tx.

Lot 3 Block 6

Peaceful Valley Addition

Volume 26, Page 53 of the Map Records of Harris County, Texas

Scale: 1" = 20'

Date: 12/27/04 Revised: 4/26/06

This Property does not lie within the designated 100 year flood plain.

Panel No. 480289 0855 K

Zone: X Date: 4/20/00

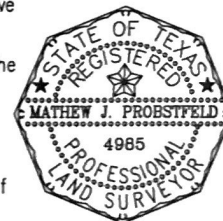
Located by graphic plotting only, not responsible for actual determination.

This survey was performed in accordance with Title Commitment

Provided by: Stewart Title Company

CF# 04100828 (4/2/06)

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

Job # 266-217

EES/DL