

**MAYOR**  
Jim Pappas

# CITY OF HUNTERS CREEK VILLAGE

**CITY COUNCIL**  
Stuart Marks  
Fidel Sapien  
Linda Knox  
Chip Cowell  
Jay Carlton



**CITY ADMINISTRATOR**  
Tom Fullen, MPA, CPM

## **BOARD OF ADJUSTMENT AGENDA**

The Board of Adjustment of the City of Hunters Creek Village, Texas will meet in regular session **Monday, September 25, 2023 at 6:00 p.m.** in City Hall, #1 Hunters Creek Place, to consider the following items.

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*Call the meeting to order and the roll of appointed officers will be taken.*

1. Discussion and possible action to approve the minutes of the May 22, 2023 meeting.
2. An application from Insuk Koo, for a variance to Section 44-161(2)c. of the Zoning Chapter to reduce the minimum setback distance for a side-facing garage to be constructed at 307 Hunters Trail St, Hunters Creek Village, Texas, 77024 (also known as, Lot 28, Block 3, Hunterwood Subdivision).
3. An application from Insuk Koo, for a variance to Section 44-161(2)c. of the Zoning Chapter to reduce the minimum setback distance and to allow the front edge of the garage opening to be forward of the front line of the residence for a side-facing garage to be constructed at 311 Hunters Trail St, Hunters Creek Village, Texas, 77024 (also known as, Lot 27, Block 3, Hunterwood Subdivision).

*Adjourn Open Meeting*

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### **CERTIFICATION**

I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, #1 Hunters Creek Place, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: September 22, 2023 at 3:00 p.m. and remained so posted continuously for at least 72 hours before said meeting was convened.

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Tom Fullen, City Administrator  
Acting City Secretary

The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Administrator's Office at 713.465.2150, by fax at 713.465.8357, or by email at [tfullen@cityofhunterscreek.com](mailto:tfullen@cityofhunterscreek.com). Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's web site at <http://cityofhunterscreek.com>

**CITY OF HUNTERS CREEK VILLAGE, TEXAS  
MINUTES OF THE  
BOARD OF ADJUSTMENT  
May 22, 2023**

The Board of Adjustment of the City of Hunters Creek Village, Texas, convened a regular meeting on May 22, 2023 at 6:00 p.m. in the City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas. Members of the public were invited to attend the meeting in person.

Call to order and the roll of elected and appointed officers.

**The meeting was called to order at 6:00 p.m. by Vice Chairman, Kelley Somoza. In attendance were regular Board Members, Kelley Somoza, Chris Knop, and John Braddock and alternate Board Members, Scott Frankel and Brady Dodson. Also present were Tom Fullen, City Administrator, and John Hightower, City Attorney.**

1. Discussion and possible action to approve the minutes of the April 24, 2023 meeting.

**Board Member Knop made a motion to approve the minutes of the April 24, 2023, meeting. Board Member Braddock seconded the motion and the motion carried unanimously.**

2. An application from Pierre Yu, for the following variances to the requirements of the Zoning Chapter for a new single-family residence to be constructed at 10545 Beinhorn Rd, Hunters Creek Village, Texas, 77024 (also known as, Lot 2, Block 1, Camelot Woods Subdivision):
  - a) a variance to Section 44-218 (b) (3) to increase the maximum lot coverage for the lot from 33% to 37.5%;
  - b) a variance to Section 44-161 (2) c. 2. to allow the front edge of the opening of a side-facing garage to be forward of the front line of the residence; and
  - c) a variance to Section 44-161 (2) b. to allow a front-facing garage with an opening that is not at least 50 feet to the rear of the front line of the dwelling.

**City Administrator, Tom Fullen, made a presentation to the Board explaining the background of the variance applications and the requirements of the applicable zoning regulations. The applicant explained the reasons for his request and described the house he would like to build on the lot. The members of the Board discussed the merits of the request and then proceeded to vote on the matters before them.**

Board Member Knop made a motion to vote on each variance separately. Board Member Braddock seconded the motion. The vote to approve the motion was unanimous.

Board Member Somoza made a motion to grant a variance to Section 44-218 (b) (3) to increase the maximum lot coverage for the lot from 33% to 37.5%. Board Member Knop seconded the motion. The vote to approve the motion was:

Aye (1) – Knop

Nay (4) –

Somoza  
Braddock  
Frankel  
Brady

The vote, being one for and four against granting the requested variance, the variance was denied.

Board Member Braddock made a motion to grant the requested variance to Section 44-161 (2) c. 2. to allow the front edge of the opening of the side-facing garage shown on the plans to be forward of the front line of the residence. Board Member Knop seconded the motion. The vote to approve the motion was unanimous and the variance was granted.

Board Member Somoza made a motion to grant the requested variance to Section 44-161 (2) b. to allow the opening of the front-facing garage shown on the plans to be less than 50 feet to the rear of the front line of the dwelling. Board Member Braddock seconded the motion. The vote to approve the motion was unanimous and the variance was granted.

ADJOURNMENT

At 6:42 p.m., the meeting was adjourned.

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These minutes were approved on the \_\_\_\_\_ day of September, 2023.

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Kelly Somoza, Vice-Chairman

ATTEST:

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Tom Fullen, City Administrator  
Acting City Secretary

CITY OF HUNTERS CREEK VILLAGE, TEXAS  
BOARD OF ADJUSTMENT  
APPLICATION FOR REQUEST FOR VARIANCE

A \$300.00 non-refundable fee is due upon submission of the application.

**PROPERTY INFORMATION FOR WHICH VARIANCE BEING REQUESTED:**

Address: 307 HUNTERS TRAIL  
Legal Description: Lot 28 Block: 3 Subdivision: HUNTERWOOD

**APPLICANT INFORMATION:**

INSUK KOO (832) 656-4168  
Property Owner Telephone Number  
102 WILLOWEND HOUSTON TX 77024  
Street Address City State Zip Code

The provision of the zoning chapter from which the applicant seeks: SEC. 44-161(2) C. 3

Give a description of the specific variance the applicant seeks: SIDE -  
FACING GARAGES WILL BE AT LEAST 28  
FEET FROM SIDE LOT LINE. OUR HOUSE IS  
DRAWN 15 FEET FROM SIDE LOT LINE.

Give a brief explanation why the applicant believes the Board should grant the requested variance: THE SHAPE OF THE LOT IS NARROW UP FRONT +  
REAR IS IN THE FLOOD PLAIN. THERE IS ALSO A 27 FOOT  
DROP IN ELEVATION FROM MIDDLE OF LOT TO REAR BUILD  
LINE, FORCING US TO PUSH HOUSE AS FORWARD AS POSSIBLE.

Give any information the applicant believes to be relevant to the Board's consideration of the matter: \_\_\_\_\_

**The following items are required to be submitted with application:**

- Letter of denial from the building official
- Site Plan
- Survey

Cynthia Koo  
Signature of Applicant

9/5/23  
Date

MAYOR  
*Jim Pappas*

# CITY OF HUNTERS CREEK VILLAGE

CITY COUNCIL  
*Stuart Marks*  
*Fidel Sapien*  
*Linda Knox*  
*Chip Cowell*  
*Jay Carlton*



CITY ADMINISTRATOR  
*Tom Fullen, MPA, CPM*

Date: 8/30/2023

## NOTICE OF PLAN REVIEW STATUS

**The following plans are not approved for construction**

Address: 307 Hunters Trail St.

1. The side facing garage shall meet the requirements of Sec.44-161 (2) C.3  
(3) **Such opening will be at least 28 feet from the side lot line.**
2. The plan review for this project cannot be completed until the garage issue is resolved.

Thank you,  
Henry Rivas C.B.O.  
City of Hunters Creek

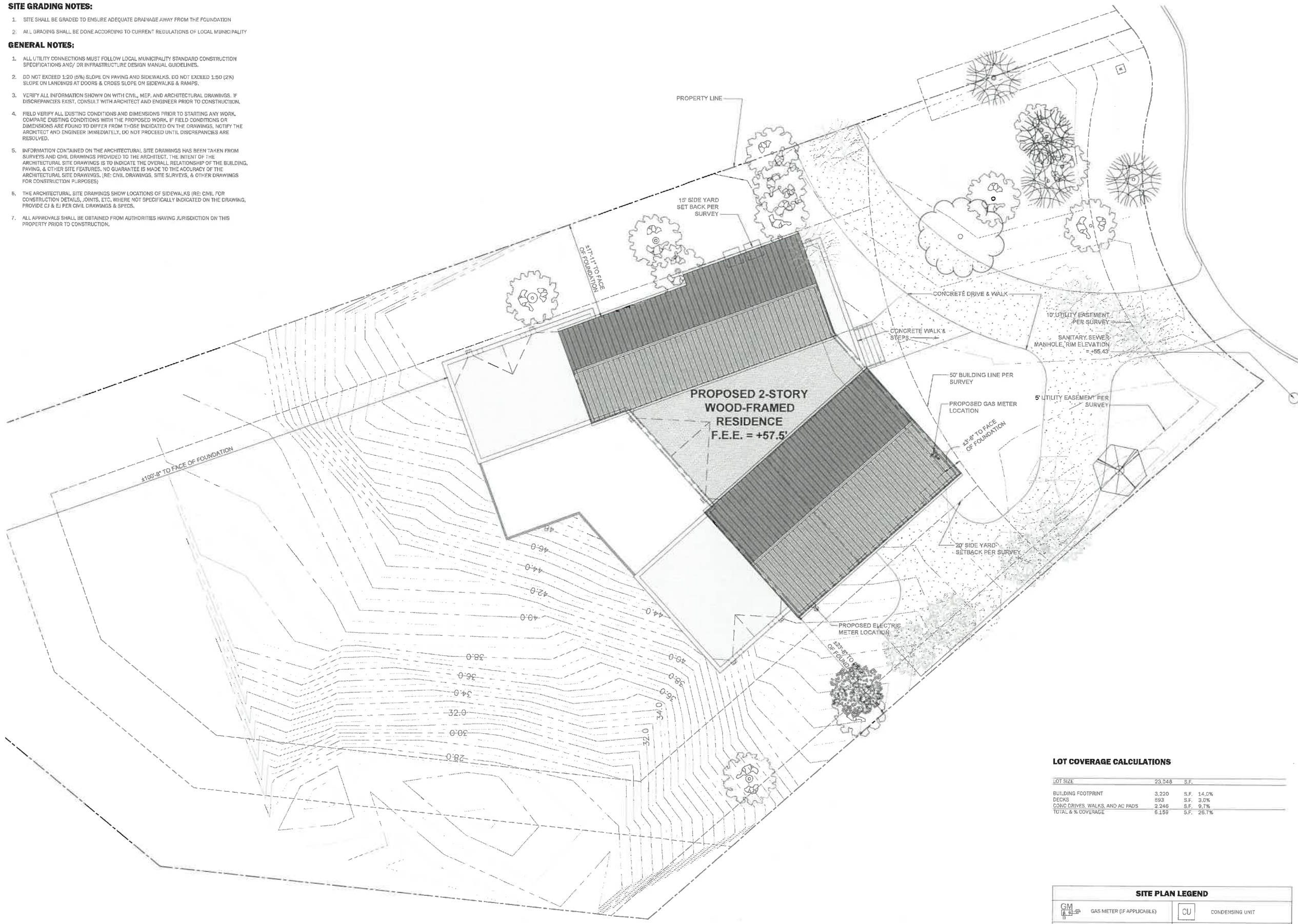
WORK RMllc, hereby expressly reserves its common law copyright and other property rights in these plans. These plans and drawings are not to be reproduced, changed or copied in any form or manner whatsoever without first obtaining the express written permission of WORK RMllc, nor are they to be assigned to any third party without first obtaining written permission and consent.

**SITE GRADING NOTES:**

1. SITE SHALL BE GRADED TO ENSURE ADEQUATE DRAINAGE AWAY FROM THE FOUNDATION
2. ALL GRADING SHALL BE DONE ACCORDING TO CURRENT REGULATIONS OF LOCAL MUNICIPALITY

**GENERAL NOTES:**

1. ALL UTILITY CONNECTIONS MUST FOLLOW LOCAL MUNICIPALITY STANDARD CONSTRUCTION SPECIFICATIONS AND/ OR INFRASTRUCTURE DESIGN MANUAL GUIDELINES.
2. DO NOT EXCEED 1:20 (5%) SLOPE ON PAVING AND SIDEWALKS. DO NOT EXCEED 1:50 (2%) SLOPE ON LANDINGS AT DOORS & CROSS SLOPE ON SIDEWALKS & RAMPS.
3. VERIFY ALL INFORMATION SHOWN ON WITH CIVIL, MEP, AND ARCHITECTURAL DRAWINGS. IF DISCREPANCIES EXIST, CONSULT WITH ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK. COMPARE EXISTING CONDITIONS WITH THE PROPOSED WORK. IF FIELD CONDITIONS OR DIMENSIONS ARE FOUND TO DIFFER FROM THOSE INDICATED ON THE DRAWINGS, NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY. DO NOT PROCEED UNTIL DISCREPANCIES ARE RESOLVED.
5. INFORMATION CONTAINED ON THE ARCHITECTURAL SITE DRAWINGS HAS BEEN TAKEN FROM SURVEYS AND CIVIL DRAWINGS PROVIDED TO THE ARCHITECT. THE INTENT OF THE ARCHITECTURAL SITE DRAWINGS IS TO INDICATE THE OVERALL RELATIONSHIP OF THE BUILDING, PAVING, & OTHER SITE FEATURES. NO GUARANTEE IS MADE TO THE ACCURACY OF THE ARCHITECTURAL SITE DRAWINGS. (RE: CIVIL DRAWINGS, SITE SURVEYS, & OTHER DRAWINGS FOR CONSTRUCTION PURPOSES)
6. THE ARCHITECTURAL SITE DRAWINGS SHOW LOCATIONS OF SIDEWALKS (RE: CIVIL FOR CONSTRUCTION DETAILS, JOINTS, ETC. WHERE NOT SPECIFICALLY INDICATED ON THE DRAWING, PROVIDE C) & E) PER CIVIL DRAWINGS & SPECS.
7. ALL APPROVALS SHALL BE OBTAINED FROM AUTHORITIES HAVING JURISDICTION ON THIS PROPERTY PRIOR TO CONSTRUCTION.



**LOT COVERAGE CALCULATIONS**

LOT SIZE	23,548	S.F.
BUILDING FOOTPRINT	3,220	S.F. 14.0%
DECKS	893	S.F. 3.0%
CONC DRIVES, WALKS, AND AC PADS	2,245	S.F. 9.1%
TOTAL % COVERAGE	6,158	S.F. 26.7%

SITE PLAN LEGEND	
	GAS METER (IF APPLICABLE)
	ELECTRICAL METER
	CLEANOUT
	WATER METER
	CONDENSING UNIT

05 SITE PLAN  
SCALE : 1/8"=1'-0"  
AREA : 23,548 S.F. (SITE)



**WORK RM llc**  
workrm.com  
(512) 712-8089

IN COLLABORATION WITH



**CONSULTANTS**

**INSIGHT STRUCTURES INC**  
5331 INKER ST. SUITE B  
HOUSTON, TX 77007  
(713) 525-0775

**ANDREW LONNIE SIKES, INC**  
1002 EAST AVE  
KATY, TX 77483  
(281) 561-8118

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SEAL AND SIGNATURE

**HUNTERS TRAIL RESIDENCE**

307 HUNTERS TRAIL ST.  
HUNTERS CREEK VILLAGE, TX 77024

PROJECT NAME | ADDRESS

ISSUE DATE | ISSUE DESCRIPTION

5/16/2023 | HDA REVIEW

8/16/2023 | PERMIT

**SITE PLAN**

JOB NUMBER 22201

DATE 5.15.2022

DRAWN BY JR

SCALE AS SHOWN

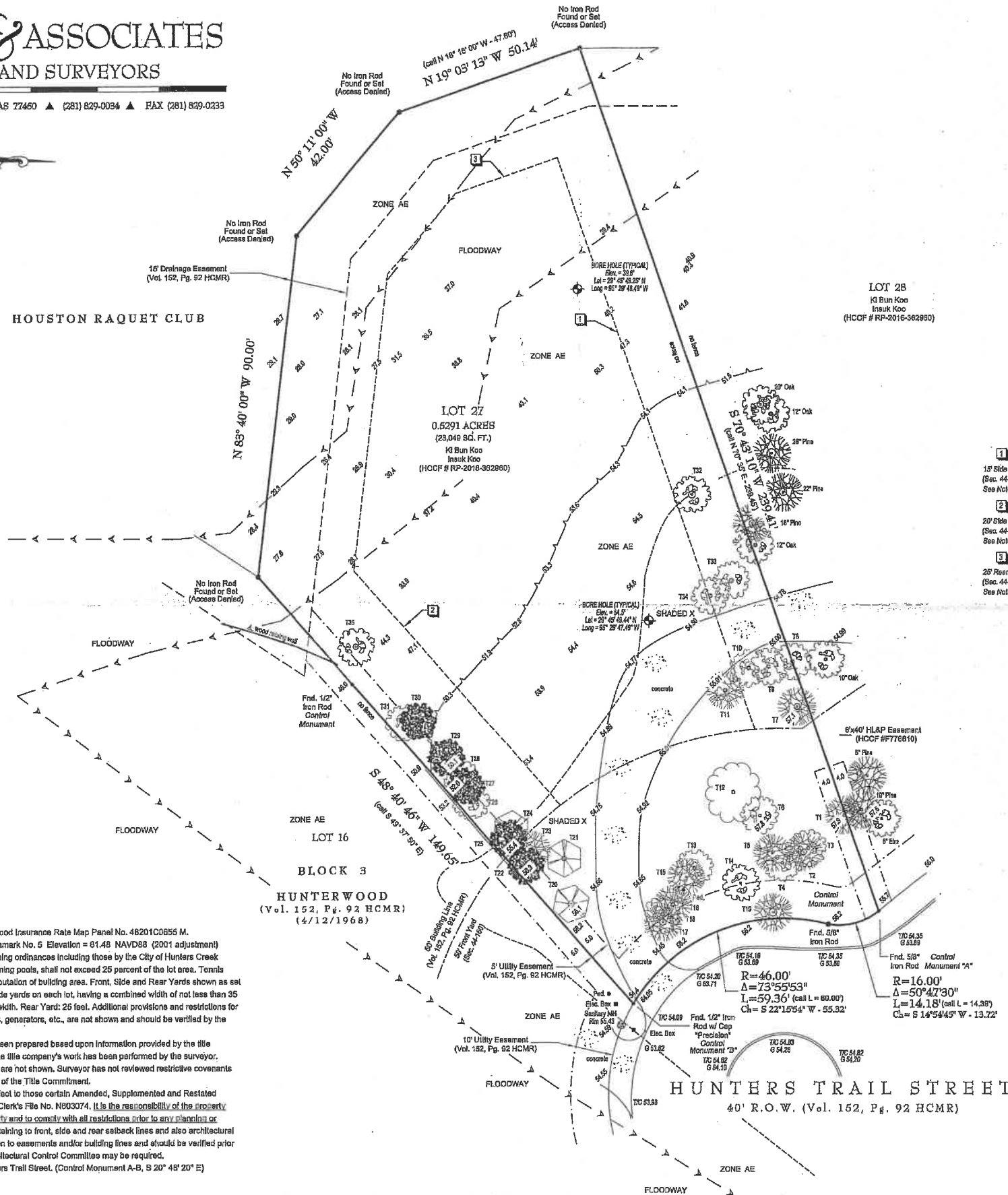
SHEET NUMBER **A1.00**  
DATE PRINTED: 08.16.2023

# PROBSTFELD & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

516 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77460 ▲ (281) 829-0034 ▲ FAX (281) 829-0233

Tree #	Trunk Diameter Common Name	Canopy Radius
T1	10" Pine Tree	15'
T2	18" Pine Tree	20'
T3	10" Elm Tree	25'
T4	8" Elm Tree	15'
T5	6" Pine Tree	15'
T6	8" Elm Tree	20'
T7	12" Pine Tree	20'
T8	10" Oak Tree	20'
T9	12" Oak Tree	20'
T10	12" Elm Tree	15'
T11	10" Pine Tree	20'
T12	10" Hackberry Tree	25'
T13	12" Oak Tree	25'
T14	8" Elm Tree	15'
T15	8" Pine Tree	15'
T16	12" Pine Tree	15'
T17	20" Pine Tree	25'
T18	10" Elm Tree	20'
T19	24" Pine Tree	30'
T20	20" Holly Tree	20'
T21	14" Holly Tree	15'
T22	12" Sweetgum Tree	15'
T23	14" Pine Tree	20'
T24	18" Holly Tree	15'
T25	18" Sweetgum Tree	20'
T26	8" Elm Tree	15'
T27	8" Sweetgum Tree	20'
T28	12" Elm Tree	25'
T29	14" Sweetgum Tree	25'
T30	12" Sweetgum Tree	25'
T31	14" Oak Tree	25'
T32	22" Oak Tree	30'
T33	14" Oak Tree	25'
T34	12" Oak Tree	25'
T35	18" Oak Tree	20'



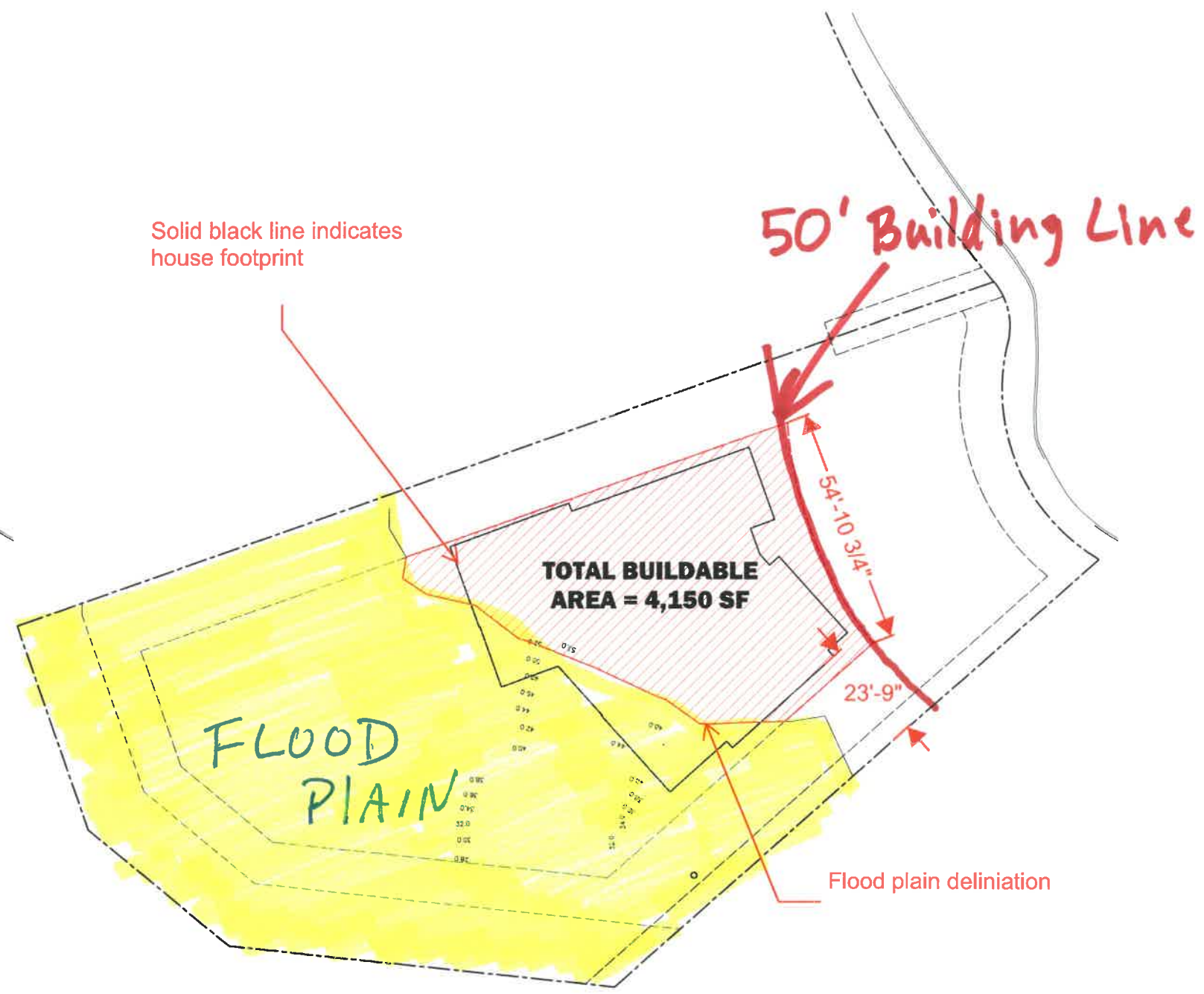
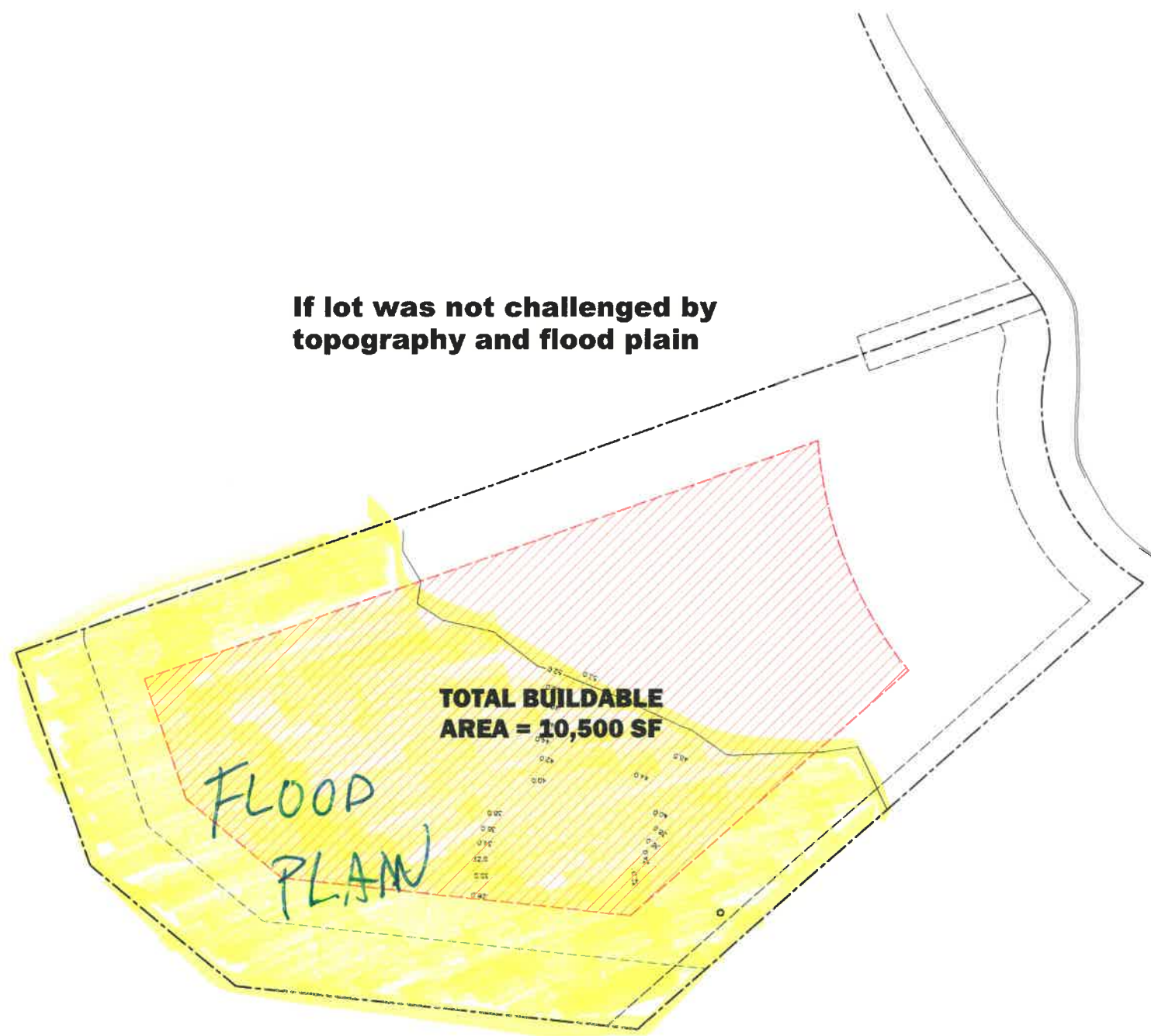
**PLAT OF PROPERTY**  
 FOR: **KI BUN KOO AND INSUK KOO**  
 AT: **307 HUNTERS TRAIL ST • HUNTERS CREEK VILLAGE, TX**  
 LGL: **LOT 27, BLOCK 3**  
**HUNTERWOOD**  
 VOLUME 152, PAGE 82 OF THE MAP RECORDS OF  
 HARRIS COUNTY, TEXAS  
 SCALE: **1" = 20'**  
 DATE: **2/2/2022** REVISED DATE: **5/17/2022**  
 This Property DOES Lie within the designated 100 year Floodplain.  
 PANEL NO: **48201C 0685 M**  
 ZONE: **SHADED X, AE & FLOODWAY** EFF. DATE: **6/9/2014**  
 BASE FLOOD ELEVATION: **52.6 (100 YR) | 56.5 (500 YR)**  
 LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.  
 THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT  
 PROVIDED BY: **FIDELITY NATIONAL TITLE COMPANY**  
 GF#: **1015006416 (8/16/2016)**

- NOTES:**
- Flood zones shown by graphic plotting only per the FEMA Flood Insurance Rate Map Panel No. 48201C0685 M.
  - Elevations shown based on City of Piney Point Village Benchmark No. 5 Elevation = 81.48 NAVD88 (2001 adjustment)
  - Lot subject to any and all zoning ordinances or proposed zoning ordinances including those by the City of Hunters Creek Village, Texas. The building area exclusive of outdoor swimming pools, shall not exceed 25 percent of the lot area. Tennis courts, paddle ball and game courts are included in the computation of building area. Front, Side and Rear Yards shown as set forth under Section 44-160. Side Yard: There shall be two side yards on each lot, having a combined width of not less than 35 feet; neither of such side yards shall be less than 15 feet in width. Rear Yard: 26 feet. Additional provisions and restrictions for swimming pools, sports courts, fences, architectural features, generators, etc., are not shown and should be verified by the City Building Official 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.
  - Hunterwood is a dead restricted community and may be subject to those certain Amended, Supplemented and Restated Restrictions as set forth and described under Harris County Clerk's File No. N803074. It is the responsibility of the property owner to determine the dead restriction status of their property and to comply with all restrictions prior to any planning or construction. 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. Written approval by the Architectural Control Committee may be required.
  - All bearings are based on the West right of way line of Hunters Trail Street. (Control Monument A-B, S 20° 48' 20" E)

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 # **795-111** DRAWN BY: **AAS**





CITY OF HUNTERS CREEK VILLAGE, TEXAS  
BOARD OF ADJUSTMENT  
APPLICATION FOR REQUEST FOR VARIANCE

A \$300.00 non-refundable fee is due upon submission of the application.

**PROPERTY INFORMATION FOR WHICH VARIANCE BEING REQUESTED:**

Address: 311 HUNTERS TRAIL  
Legal Description: Lot 27 Block: 3 Subdivision: HUNTERWOOD

**APPLICANT INFORMATION:**

INSUK KOO (832) 656-4168  
Property Owner Telephone Number  
102 WILLOWEND HOUSTON TX 77024  
Street Address City State Zip Code

The provision of the zoning chapter from which the applicant seeks: SEC. 44-161(2) C2+3

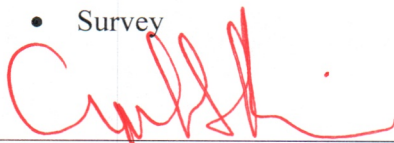
Give a description of the specific variance the applicant seeks: SIDE FACING GARAGES WILL BE AT LEAST 28 FEET FROM SIDE LOT LINE. AND FRONT EDGE OF OPENING WILL NOT BE FORWARD OF FRONT LINE OF RESIDENCE.

Give a brief explanation why the applicant believes the Board should grant the requested variance: THE SHAPE OF THE LOT IS NARROW UP FRONT & THE REAR IS IN THE FLOOD PLAIN... SO HOUSE IS MOVED FORWARD. THIS INCLUDES PUTTING GARAGE AT FRONT OF PROPERTY DUE TO LIMITED LOT USE SPACE.

Give any information the applicant believes to be relevant to the Board's consideration of the matter: THERE IS A 13-FOOT ELEVATION DROP FROM MIDDLE OF LOT TO REAR BUILDING LINE, FORCING MAJORITY OF HOUSE IN FRONT OF PROPERTY.

**The following items are required to be submitted with application:**

- Letter of denial from the building official
- Site Plan
- Survey



Signature of Applicant

9/5/23

Date

MAYOR  
*Jim Pappas*

# CITY OF HUNTERS CREEK VILLAGE

CITY COUNCIL  
*Stuart Marks*  
*Fidel Sapien*  
*Linda Knox*  
*Chip Cowell*  
*Jay Carlton*



CITY ADMINISTRATOR  
*Tom Fullen, MPA, CPM*

Date: 8/30/2023

## NOTICE OF PLAN REVIEW STATUS

The following plans are not approved for construction

Address: 311 Hunters Trail

1. The side facing garage shall meet the requirements of Sec.44-161 (2) C.2 & 3
  - (2) The front edge of such opening will not be forward of the front line of the residence;
  - (3). Such opening will be at least 28 feet from the side lot line.
2. The plan review for this project cannot be completed until the garage issue is resolved.

Thank you,  
Henry Rivas C.B.O.  
City of Hunters Creek

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# WORK RMllc

workrm.com  
(512) 712-8088

IN COLLABORATION WITH



CONSULTANTS

**INSIGHT STRUCTURES INC**  
5331 INKER ST, SUITE B  
HOUSTON, TX 77007  
(713) 523-0775

**ANDREW LONNIE SIKES, INC**  
1002 EAST AVE  
KATY, TX 77493  
(281) 561-8118

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SEAL AND SIGNATURE

## HUNTERS TRAIL RESIDENCE

311 HUNTERS TRAIL ST,  
HUNTERS CREEK VILLAGE, TX 77024

PROJECT NAME | ADDRESS

ISSUE DATE | ISSUE DESCRIPTION

5/16/2023 | HOA REVIEW

8/21/2023 | PERMIT

### SITE PLAN

JOB NUMBER 22201

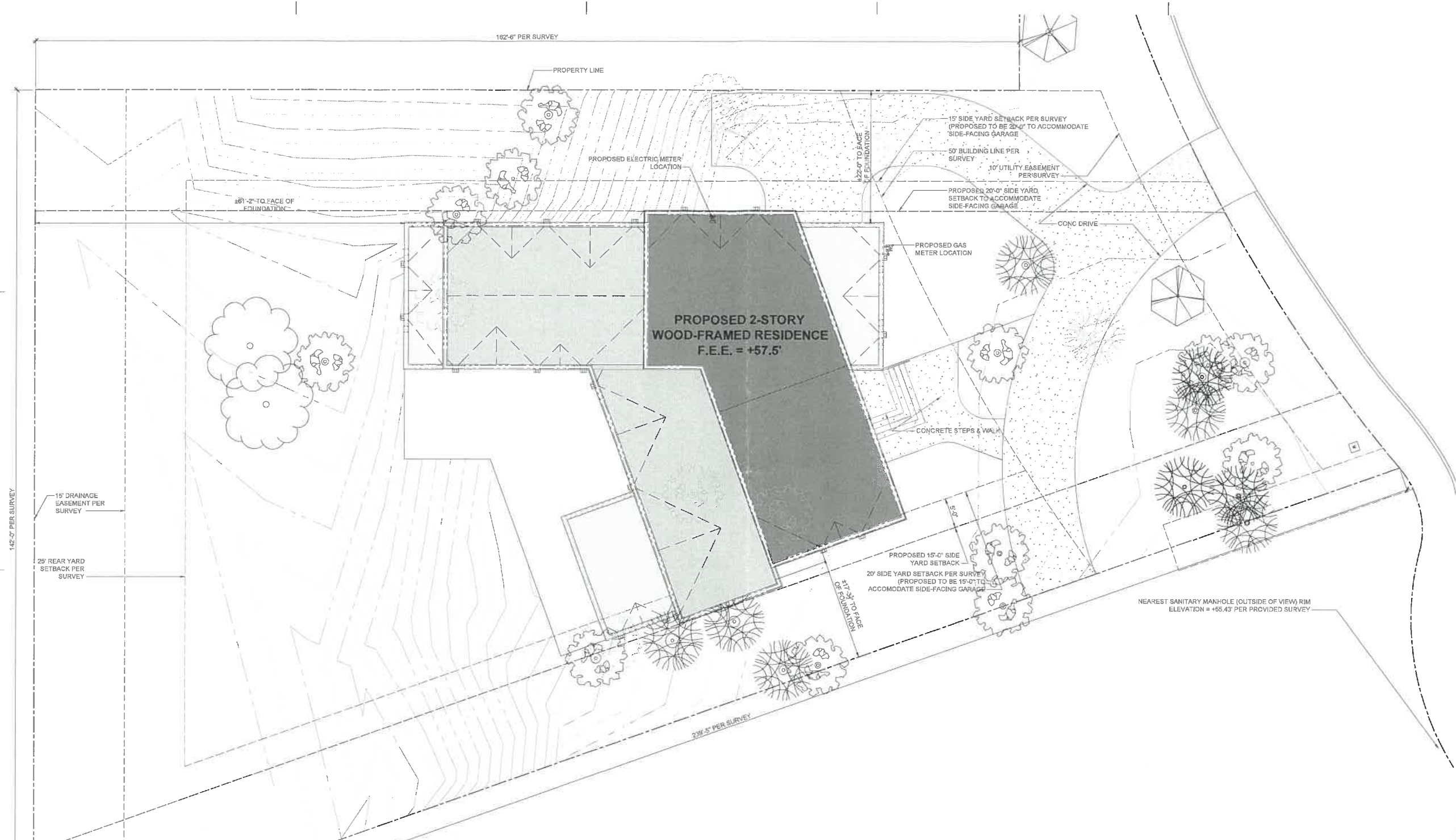
DATE 5.15.2022

DRAWN BY JR

SCALE AS SHOWN

SHEET NUMBER **A1.00**

DATE PRINTED: 08.21.2023



05 SITE PLAN  
SCALE : 1/8"=1'-0"  
AREA : 25,274 S.F. (SITE)



LOT COVERAGE CALCULATIONS

ITEM	AREA (S.F.)	% COVERAGE
LOT SIZE	25,274.0	S.F.
BUILDING FOOTPRINT	3,479	S.F. 13.8%
DECKS	950	S.F. 3.8%
CONC DRIVES, WALKS, AND AC PADS	2,252	S.F. 8.9%
TOTAL % COVERAGE	6,681	S.F. 26.5%

**SITE PLAN LEGEND**

	GAS METER (IF APPLICABLE)		CONDENSING UNIT
	ELECTRICAL METER		
	CLEANOUT		
	WATER METER		

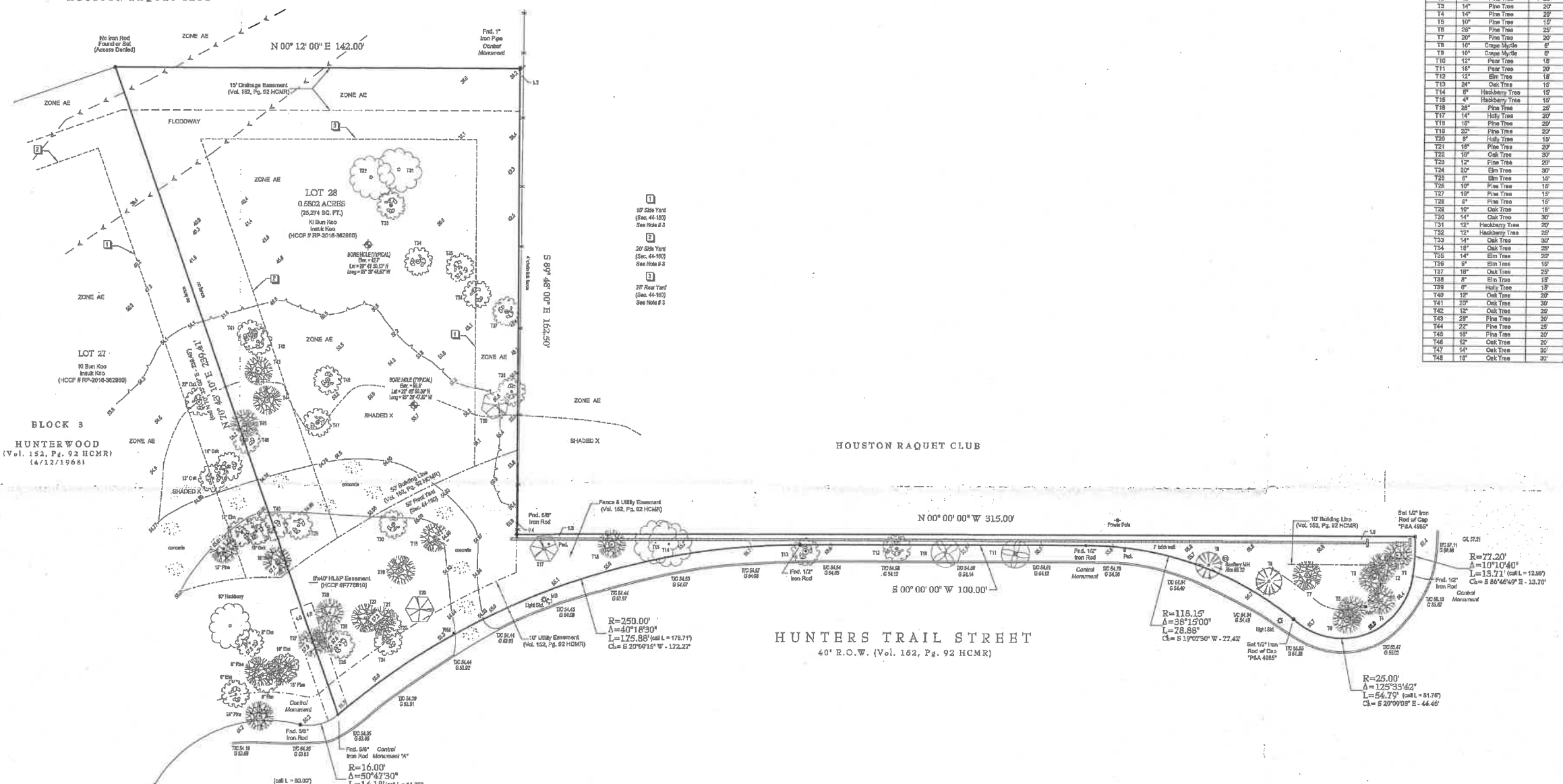
SITE GRADING NOTES:

- SITE SHALL BE GRADED TO ENSURE ADEQUATE DRAINAGE AWAY FROM THE FOUNDATION
- ALL GRADING SHALL BE DONE ACCORDING TO CURRENT REGULATIONS OF LOCAL MUNICIPALITY

GENERAL NOTES:

- ALL UTILITY CONNECTIONS MUST FOLLOW LOCAL MUNICIPALITY STANDARD CONSTRUCTION SPECIFICATIONS AND/OR INFRASTRUCTURE DESIGN MANUAL GUIDELINES.
- DO NOT EXCEED 1:20 (5%) SLOPE ON PAVING AND SIDEWALKS. DO NOT EXCEED 1:50 (2%) SLOPE ON LANDINGS AT DOORS & CROSS SLOPE ON SIDEWALKS & RAMPS.
- VERIFY ALL INFORMATION SHOWN ON WITH CIVIL, MEP, AND ARCHITECTURAL DRAWINGS. IF DISCREPANCIES EXIST, CONSULT WITH ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK. COMPARE EXISTING CONDITIONS WITH THE PROPOSED WORK. IF FIELD CONDITIONS OR DIMENSIONS ARE FOUND TO DIFFER FROM THOSE INDICATED ON THE DRAWINGS, NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY. DO NOT PROCEED UNTIL DISCREPANCIES ARE RESOLVED.
- INFORMATION CONTAINED ON THE ARCHITECTURAL SITE DRAWINGS HAS BEEN TAKEN FROM SURVEYS AND CIVIL DRAWINGS PROVIDED TO THE ARCHITECT. THE INTENT OF THE ARCHITECTURAL SITE DRAWINGS IS TO INDICATE THE OVERALL RELATIONSHIP OF THE BUILDING, PAVING, & OTHER SITE FEATURES. NO GUARANTEE IS MADE TO THE ACCURACY OF THE ARCHITECTURAL SITE DRAWINGS. (RE: CIVIL DRAWINGS, SITE SURVEYS, & OTHER DRAWINGS FOR CONSTRUCTION PURPOSES)
- THE ARCHITECTURAL SITE DRAWINGS SHOW LOCATIONS OF SIDEWALKS (RE: CIVIL FOR CONSTRUCTION DETAILS, JOINTS, ETC. WHERE NOT SPECIFICALLY INDICATED ON THE DRAWING, PROVIDE C1 & E1 PER CIVIL DRAWINGS & SPECS.
- ALL APPROVALS SHALL BE OBTAINED FROM AUTHORITIES HAVING JURISDICTION ON THIS PROPERTY PRIOR TO CONSTRUCTION.

HOUSTON RAQUET CLUB



Tree #	Trunk Diameter Diameter Name	Canopy Radius
T1	28" Pine Tree	28'
T2	12" Pine Tree	20'
T3	14" Pine Tree	20'
T4	14" Pine Tree	20'
T5	10" Pine Tree	18'
T6	20" Pine Tree	25'
T7	20" Pine Tree	20'
T8	18" Orange Maple	8'
T9	10" Crape Myrtle	8'
T10	12" Pear Tree	18'
T11	18" Pear Tree	20'
T12	12" Elm Tree	18'
T13	24" Oak Tree	18'
T14	8" Hackberry Tree	18'
T15	8" Hackberry Tree	18'
T16	28" Pine Tree	28'
T17	14" Holly Tree	20'
T18	18" Pine Tree	20'
T19	20" Pine Tree	20'
T20	8" Holly Tree	18'
T21	18" Pine Tree	20'
T22	18" Oak Tree	20'
T23	12" Pine Tree	20'
T24	20" Elm Tree	20'
T25	8" Elm Tree	18'
T26	10" Pine Tree	18'
T27	10" Pine Tree	18'
T28	8" Pine Tree	18'
T29	14" Oak Tree	30'
T30	12" Hackberry Tree	20'
T31	12" Hackberry Tree	20'
T32	12" Hackberry Tree	20'
T33	14" Oak Tree	30'
T34	18" Oak Tree	28'
T35	14" Elm Tree	20'
T36	8" Elm Tree	18'
T37	18" Oak Tree	28'
T38	8" Elm Tree	18'
T39	8" Holly Tree	18'
T40	18" Oak Tree	28'
T41	20" Oak Tree	30'
T42	18" Oak Tree	28'
T43	28" Pine Tree	28'
T44	22" Pine Tree	28'
T45	18" Pine Tree	20'
T46	18" Oak Tree	28'
T47	14" Oak Tree	20'
T48	18" Oak Tree	28'

- NOTES:**
1. Flood zones shown by graphic plotting only per the FEMA Flood Insurance Rate Map Panel No. 49201C055 M.
  2. Elevations shown based on City of Pflug Point Village Benchmark No. 5 Elevation = 61.48 NAVD83 (2001 adjustment)
  3. Lot subject to any and all zoning ordinances or proposed zoning ordinances including those by the City of Hunters Creek Village, Texas. The building area exclusive of outdoor swimming pools, shall not exceed 25 percent of the lot area. Tennis courts, paddle ball and game courts are included in the computation of building area. Front, Side and Rear Yards shown as set forth under Section 44-163, Skin Yard: There shall be two side yards on each lot, having a combined width of not less than 35 feet; neither of such side yards shall be less than 15 feet in width. Rear Yard: 25 feet. Additional provisions and restrictions for swimming pools, sports courts, fences, architectural features, generators, etc., are not shown and should be verified by the City Building Official prior to any planning or construction.
  4. Surveyor has not abridged 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.
  5. Hunterwood is a deed restricted community and may be subject to those certain Amended, Supplemental and Restated Restrictions as set forth and described under Harris County Clerk's File No. N603074. It is the responsibility of the property owner to determine the deed restriction status of their interests and to comply with all restrictions prior to any planning or construction. Lot may be subject to certain requirements pertaining to front, side and rear setback lines and also architectural prohibitions such as awnings, overhangs, ledges, etc., in relation to easements and/or building lines and should be verified prior to any planning or construction. Written approval by the Architectural Control Committee may be required.
  6. All bearings are based on the West right of way line of Hunters Trail Street. (Control Monument A-B, S 20° 46' 20" E)

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.



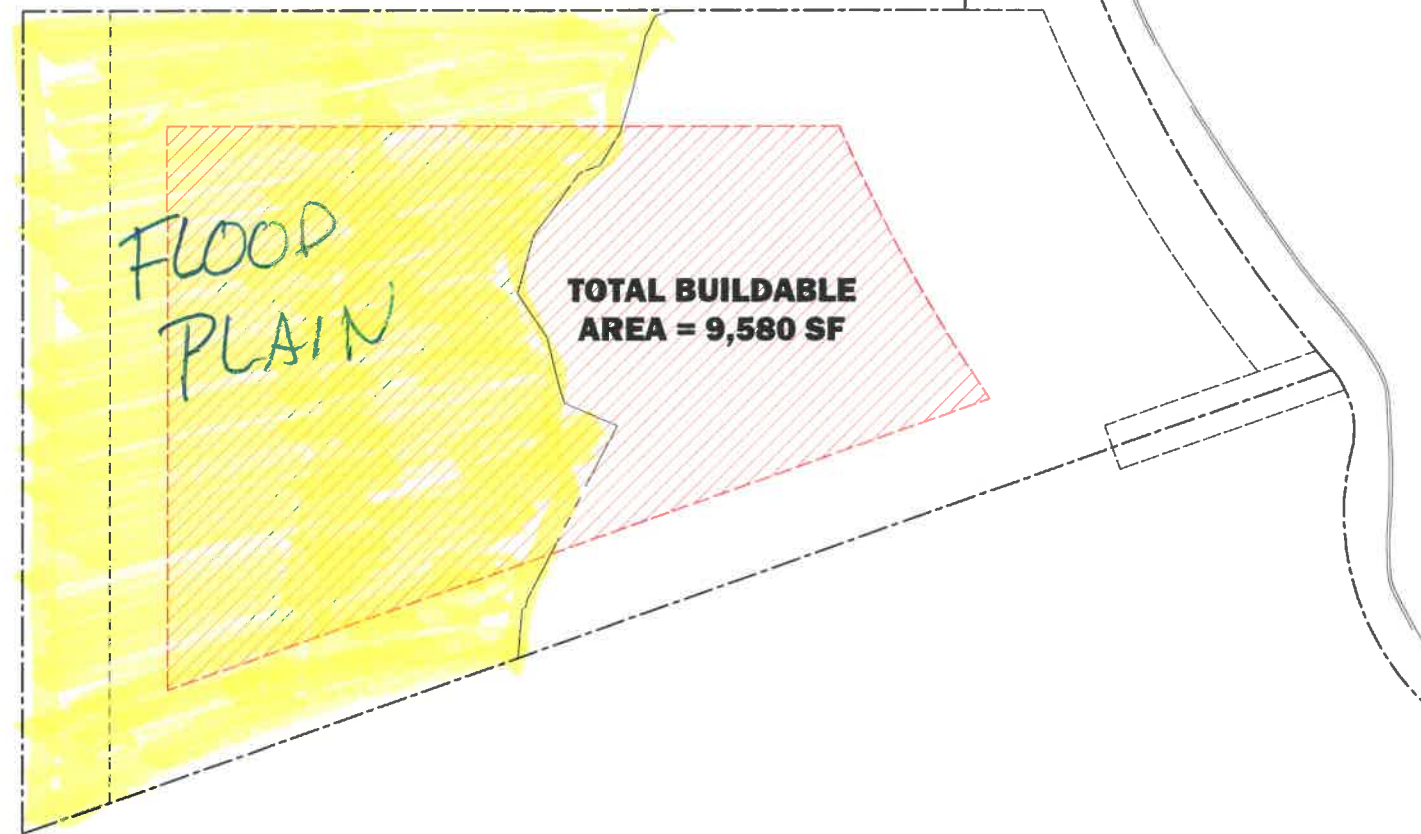
**MATHEW J. PROBSTFELD**  
 Registered Professional Land Surveyor  
 State of Texas No. 4985  
 PROBSTFELD & ASSOCIATES, INC. • PFM 01006100

JOB # 795-112 DRAWN BY: AAS

**PLAT OF PROPERTY**  
 FOR: KI BUN KOO AND INSUK KOO  
 AT: 311 HUNTERS TRAIL ST • HUNTERS CREEK VILLAGE, TX  
 LGL: LOT 28, BLOCK 3  
 HUNTERWOOD  
 VOLUME 192, PAGE 92 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS  
 SCALE: 1"=20'  
 DATE: 2/2/2022 REVISED DATE: 5/17/2022  
 This Property DOES Lie within the designated 100 year Floodplains.  
 PANEL NO. 49201C 0555 M  
 ZONE: X, SHARED X, AE A FLOODWAY EFF. DATE: 6/12/2014  
 BASE FLOOD ELEVATION: 82.0 (100 YR) | 88.8 (500 YR)  
 LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.  
 THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY: FIDELITY NATIONAL TITLE COMPANY  
 OFR: 1015096416 (A1/6/2019)

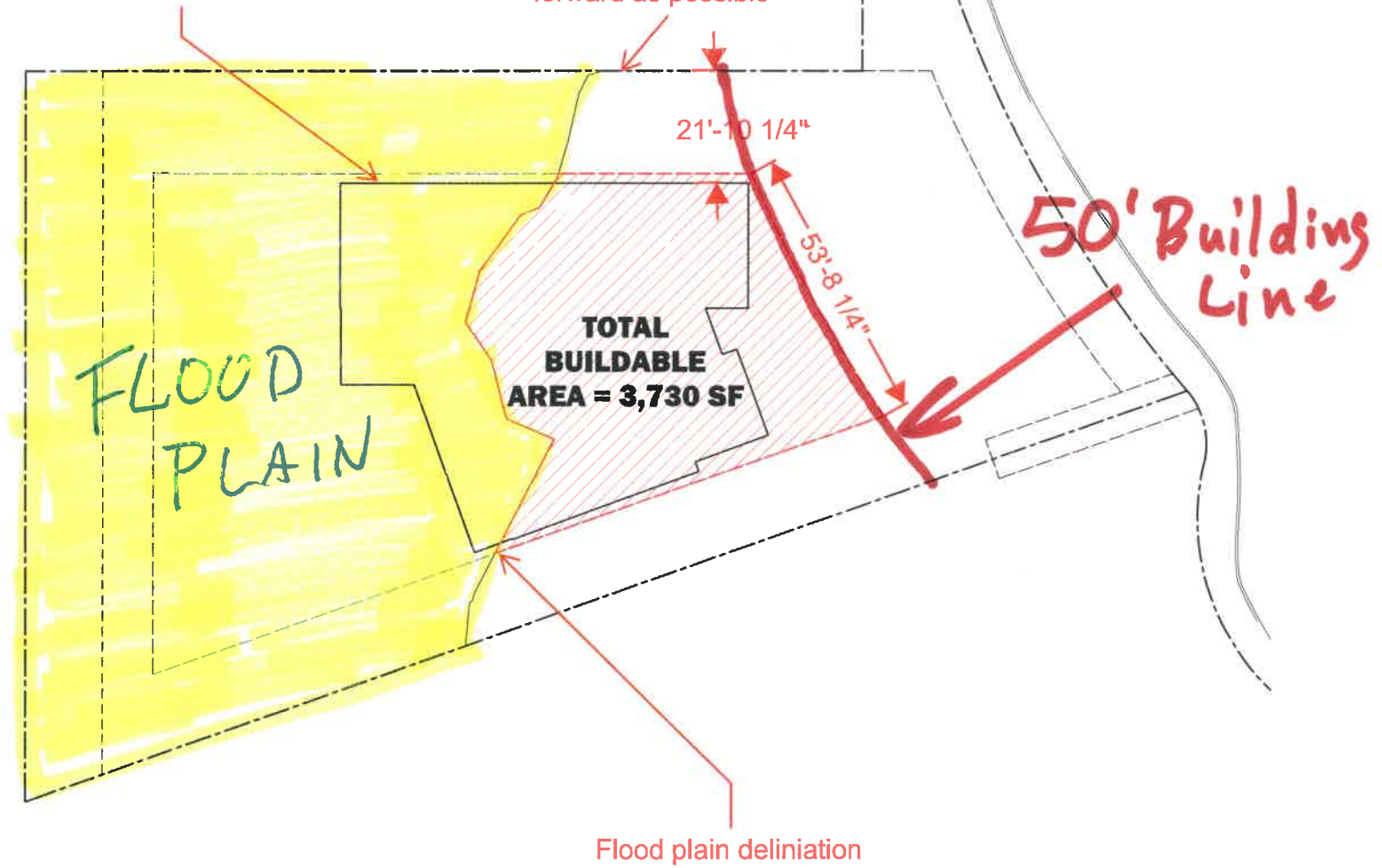
THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC., IS CERTIFIED FOR THIS TRANSACTION ONLY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.

If lot was not challenged by topography and flood plain



Solid black line indicates house footprint

close lines indicate steep Topographic drop requiring garage to be pushed as far forward as possible



SITE AREA PLANS

$\frac{1}{32}'' = 1'-0''$  SCALE

311 HUNTERS TRAIL  
HOUSTON, TX 77024