

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

**ZONING BOARD OF ADJUSTMENT
AGENDA**

The Zoning Board of Adjustment of the City of Hunters Creek Village, Texas will meet in regular session **Monday, April 22, 2024, at 6:00 p.m.** in City Hall, #1 Hunters Creek Place, Houston, Texas 77024 to consider the following items.

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

A. **PUBLIC COMMENTS:** *Anyone with city-related business may speak to the Board. In compliance with the Texas Open Meetings Act, if a member of the public comments or inquires about a subject that is not specifically identified on the agenda, a member of the board or a staff member may only respond by giving a statement of specific factual information or by reciting existing policy. The Board may not deliberate or vote on the matter.*

B. **REGULAR AGENDA**

1. Discussion and possible action to approve the minutes of the February 26, 2024, meeting.
2. An application from Pierre Yu, for a variance to Section 44-161(2)b and c.2 of the Zoning Chapter, Automobile Shelters, to reduce setback requirements for side facing garage, and reduce setback requirements for front facing garage for a new single-family residence to be located at 10545 Beinhorn Rd, Hunters Creek Village, Texas, 77024 (also known as, Lots 2, Block 1, Camelot Woods Subdivision).
3. An application from John and Anna Reger, for a variance to Section 44-162(5) of the Zoning Chapter, Accessory Structures, to allow an accessory structure(s) to be permitted in the front yard to be located at 826 Voss Road, Hunters Creek Village, Texas, 77024 (also known as, Lots 1, 2 & 3, Block 1, Memorial Estates Subdivision).

Adjourn Open Meeting

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: April 17, 2024 at 3:00 p.m. and remained so posted continuously for at least 72 hours before said meeting was convened.



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. 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
February 26, 2024

The Board of Adjustment of the City of Hunters Creek Village, Texas, convened a regular meeting on February 26, 2024 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 Chairman, Brad Klein. In attendance were regular Board Members, Brad Klein, Kelly Somoza, Steve Pearson, and Chris Knop, and alternate Board Member, Scott Frankel. Also present were: Tom Fullen, City Administrator; and Timothy Kirwin, City Attorney.

- A. PUBLIC COMMENTS At this time, any person with city-related business may speak to the Board. In compliance with the Texas Open Meetings Act, if a member of the public comments or inquires about a subject that is not specifically identified on the agenda, a member of the board or a staff member may only respond by giving a statement of specific factual information or by reciting existing policy. The Board may not deliberate or vote on the matter.

No Comments.

B. REGULAR AGENDA

1. Discussion and possible action to approve the minutes of the September 25, 2023 meeting.

Board Member Knop made a motion to approve the minutes of the September 25, 2023, meeting. Board Member Somoza seconded the motion and the motion carried unanimously.

2. An application from Chris & Michelle Angelides, for a variance to Section 44-159(c)3 of the Zoning Chapter, Height regulations, to reduce the required setback of 15ft for a covered patio addition to be located at 206 Voss Road, Hunters Creek Village, Texas, 77024 (also known as, Lot 6, Bayou Bend Estates R/P Subdivision).

Board Member Frankel made a motion to grant the variance to reduce the required setback of 15ft for a covered patio addition to be located at 206 Voss Road, Hunters Creek Village, Texas, 77024. Board Member Knop seconded the motion. The vote to approve the motion was unanimous.

ADJOURNMENT

At 6:11 p.m., the meeting adjourned.

These minutes were approved on the ____ day of March, 2024.

Brad Klein, Chairman

ATTEST:

Tom Fullen, City Administrator
Acting City Secretary

DRAFT



**CITY OF HUNTERS CREEK VILLAGE
AGENDA DISCUSSION FORM**

AGENDA DATE: April 22, 2024
AGENDA SUBJECT: An application from Pierre Yu, for a variance to Section 44-161(2) c.2 of the Zoning Chapter, Automobile Shelters, to reduce setback requirements for a side facing garage for a new single-family residence to be located at 10545 Beinhorn Rd, Hunters Creek Village, Texas, 77024 (also known as, Lots 2, Block 1, Camelot Woods Subdivision).

EXHIBITS:

On May 22, 2023, the Board of Adjustments approved two of the three variance requests for 10545 Beinhorn Rd. and a corresponding exhibit:

- 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
- 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.

When 10545 Beinhorn Rd. submitted their plans for permit, it was noted that the plan layout and orientation of the garage(s) did not match the approved exhibit. The NEW plan mirrors the approved side-facing garage variance and eliminates the front facing garage. Subsequently, the new configuration will require a new 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 accompanied by a revised/new exhibit.

The reason this Variance request is being submitted to the Board is because it does not match the granted variance request "approved exhibit". Staff does not have the authority or latitude to deviate from or approve any plans that do not match the granted variance from the Board of Adjustments, even though the variation is essentially identical to the approved request from May 22, 2023.

**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: _____

Legal Description: Lot ____ Block: ____ Subdivision: _____

APPLICANT INFORMATION:

Property Owner _____ Telephone Number _____

Street Address _____ City _____ State _____ Zip Code _____

The provision of the zoning chapter from which the applicant seeks: _____

Give a description of the specific variance the applicant seeks: _____

Give a brief explanation why the applicant believes the Board should grant the requested variance: _____

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



Signature of Applicant

Date


**BOARD OF ADJUSTMENT OF
THE CITY OF HUNTERS CREEK VILLAGE, TEXAS**

**Order on Variance Request
for 10545 Beinhorn Rd.**

1. On May 22, 2023, the Board of Adjustment of the City of Hunters Creek Village, Texas, (the "Board") met to consider an application filed by Pierre Yu for the following variances to the requirements of the Zoning Chapter for construction of a new home 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.

2. The Board's actions on the requested variances were as follows:
 - a) The Board, by a vote of 1 in favor and 4 against, denied the application for a variance to Section 44-218 (b) (3) of the Zoning Chapter, based on the majority's conclusion that the applicant did not establish that a hardship existed.
 - b) The Board, by a unanimous vote, granted the application for a variance to Section 44-161 (2) c. 2 of the Zoning Chapter to allow the front edge of the opening of the side-facing garage shown on the plans, attached as Exhibit A to this order, to be forward of the front line of the residence. The vote to grant the variance was based on the Board's conclusion that the applicant established a hardship.
 - c) The Board, by a unanimous vote, granted the applicant's application for a variance to 44-161 (2) b. of the Zoning Chapter 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 shown on the plans, attached as Exhibit A to this order. The vote to grant the variance was based on the Board's conclusion that the applicant established a hardship.

3. This variance shall apply only to the lot located at 10545 Beinhorn Rd.



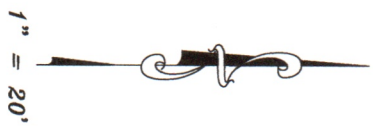
Kelly Somoza
Vice-Chairman,
Board of Adjustment
City of Hunters Creek Village

9/25/2023

Date of Signature and filing in the
Office of the Board of Adjustment
of the City of Hunters Creek
Village

LEGEND

- CP = CONTROL POINT
- R.O.W. = RIGHT-OF-WAY
- = WOOD FENCE
- o— = CHAIN LINK FENCE
- "x" = ELEVATION SHOT
- ⊕ = WATER METER
- ⊕ = "TBM"
- ▨ = COVERED
- ▨ = CONCRETE



CONCRETE FLATWORK SQ.FT.	
DRIVEWAY/INC. CIRCLE:	2530 SQ.FT.
4' WALK:	135 SQ.FT.
REAR PATIO:	475 SQ.FT.
CONC. STOOP:	12 SQ.FT.
NEW 5' SIDEWALK:	454 SQ.FT.
TOTAL FLATWORK:	3606 SQ.FT.

INCLUDES FLATWORK OUTSIDE OF PROPERTY LINES
IMPERVIOUS COVERAGE

H099-A	
HOUSE FOOT PRINT:	4 236 SQ.FT.
LOT:	11 324 SQ.FT.
COVERAGE (EXCLUDES FLATWORK):	37.40%
FLATWORK:	2 433 SQ.FT.
COVERAGE (INCLUDES FLATWORK):	58.89%

EXCLUDES FLATWORK OUTSIDE OF PROPERTY LINES

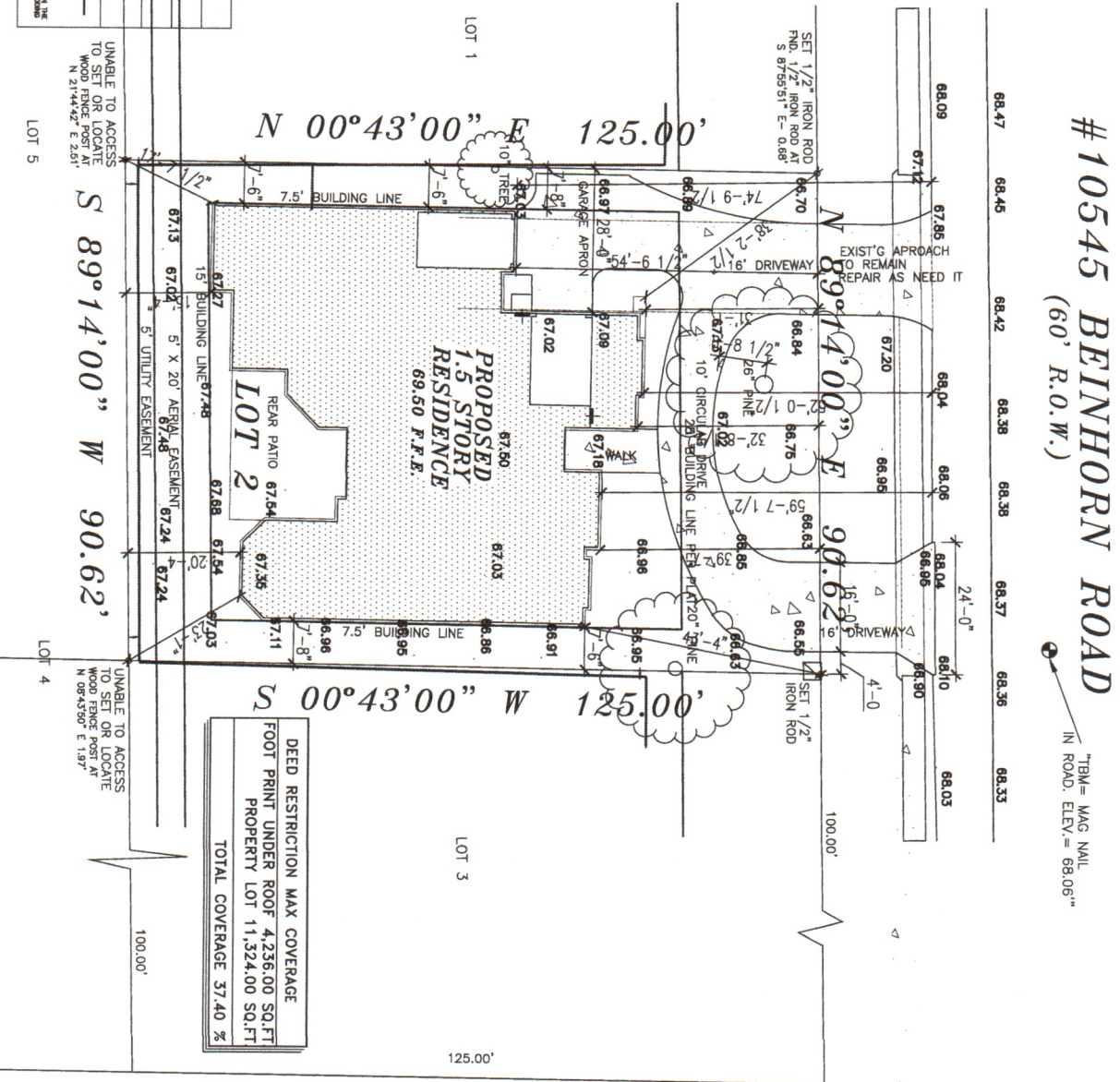
LOT:	2	BLK:		SECTION:		SUBDIVISION:	CAMELOT WOODS
RECORDATION:	VOL. 46, P. 14	COUNTY:	HARRIS	STATE:	TEXAS	SURVEY:	REAR VANCE SURVEY
LENDER:		TITLE CO.:	N/A	OR NO.:	N/A		
PURCHASER:	YU						
ADDRESS:	10545 BEINHORN ROAD, HOUSTON, TEXAS						

FLOOD ZONE INFORMATION: This lot is in the 100 year flood plain and is in "ZONE" "VI" according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 4802890666N dated 08/09/2014.

FLOOD ZONE: BEINHORN ROAD, HOUSTON, TEXAS

UNABLE TO ACCESS TO SET OR LOCATE WOOD FENCE POST AT N 89°14'00" E 2.81'

UNABLE TO ACCESS TO SET OR LOCATE WOOD FENCE POST AT N 00°43'00" E 1.97'



COUNTRY LANE
(60' R.O.W.)

NORTH
H099-A
PLT PLAN
HOUSTON

YU RESIDENCE
10545 BEINHORN RD.
HOUSTON, TX. 77024

Proj. No.: 1241
Lot: 2
Blk: 1
Job No.: 0456
Sec: SECT

David Weekley Homes
g.m. Scale: 1" = 20'
Date: 02.21.2022 Rev: 03.06.2023

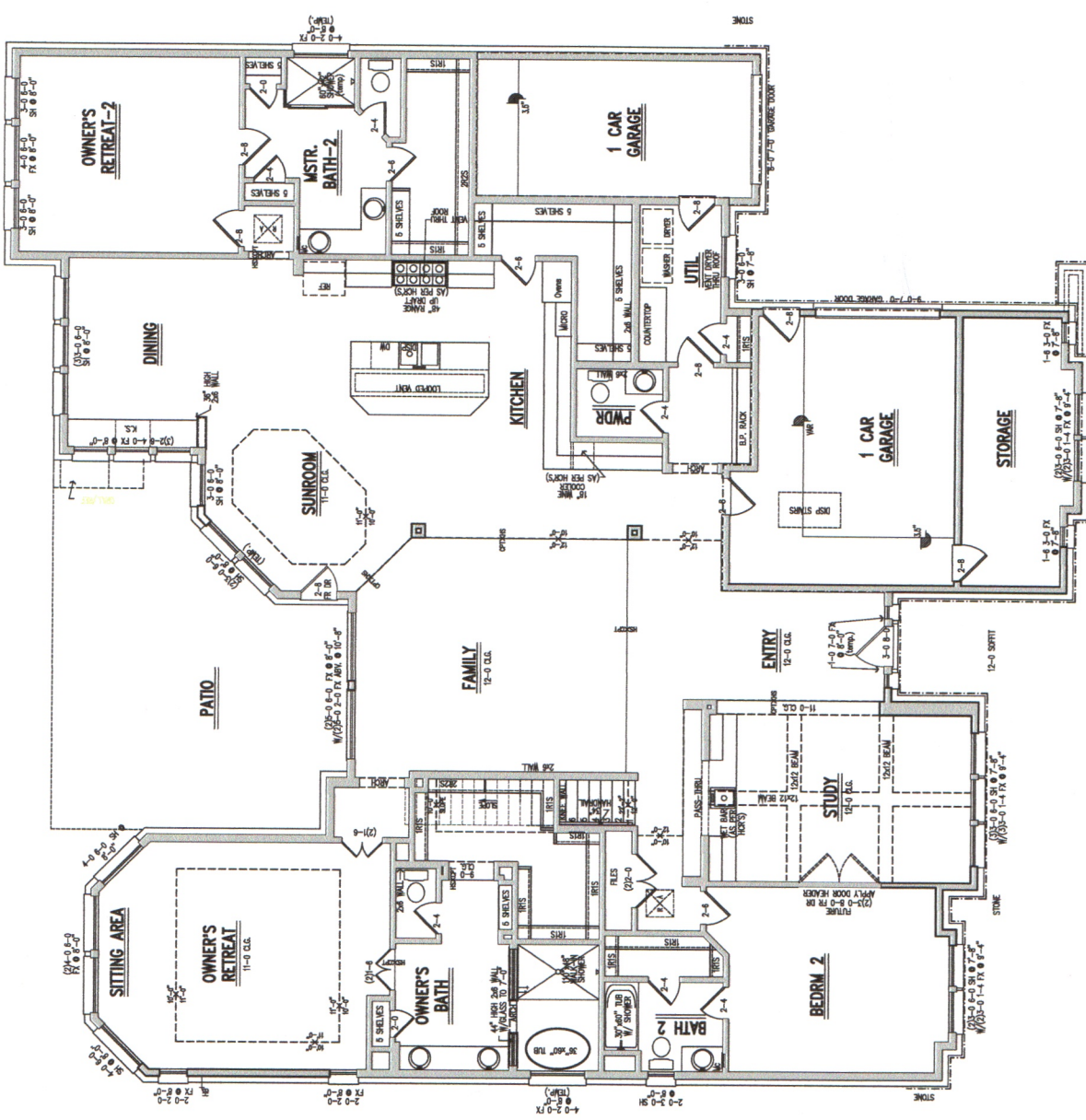
© Weekley Homes L.P. 2010
The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

© Weckley Homes L.P. 2010
 The measurements, dimensions, and other specifications shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

NOTE: ALL 1ST FLR. CEILING HEIGHTS
 10'-0" UNLESS NOTED OTHERWISE

ADVANCED FRAMING: 2X6 WALLS AT EXTERIOR
 PERIMETER WALLS AND ALL INSULATED WALLS
 UNLESS NOTED OTHERWISE

FIRST FLOOR



YU RESIDENCE

TOTAL LIVING	3994 SQT
PLAN SQUARE FOOTAGE	
1st. FLOOR LIVING	3523 SQT
2nd. FLOOR LIVING	471 SQT
HOUSE SLAB	3523 SQT
FRONT FLATWORK	112 SQT
FLAT WORK PATIO	464 SQT
TOTAL FOOT PRINT	4236 SQT
ATTACHED GARAGES/STOR	713 SQT

© Weekly Homes L.P. 2010
 The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

David Weekly Homes
 Scale: 1/8" = 1'-0"
 Date: 02.21.2022
 Rev: 12.20.2023

Prof. No.: 1241
 Job No.: 0456
 Lot: 2
 Blk: 1
 Sect: 1

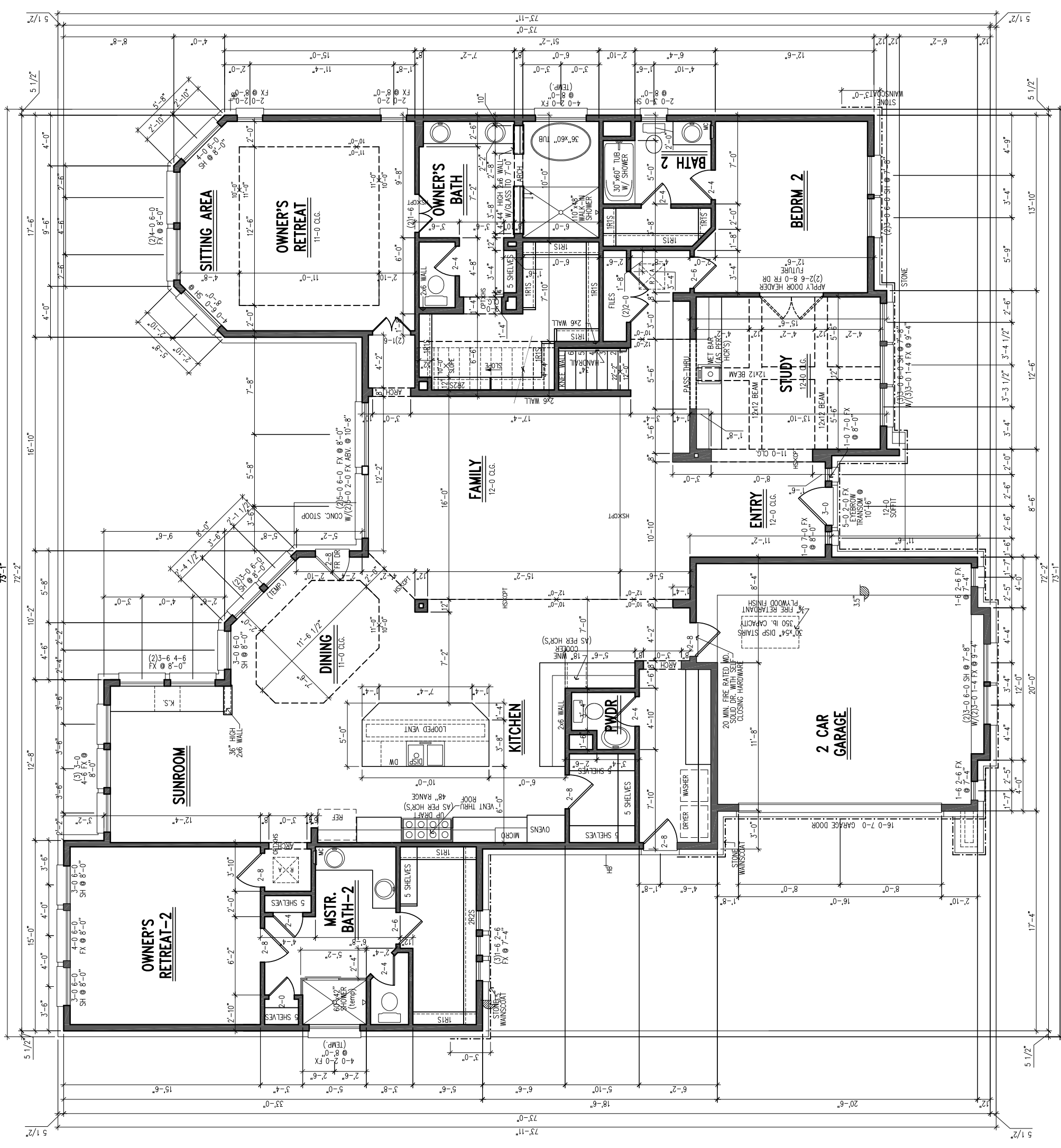
YU RESIDENCE
 10545 BEINHORN RD.
 HOUSTON, TX. 77024

HOUSTON
 NORTH
 H099-A
 PLN-1

NOTE: ALL 1ST FLR. CEILING HEIGHTS 10'-0" UNLESS NOTED OTHERWISE

ADVANCED FRAMING: 2X6 WALLS AT EXTERIOR PERIMETER WALLS AND ALL INSULATED WALLS UNLESS NOTED OTHERWISE

FIRST FLOOR



YU RESIDENCE

TOTAL LIVING	3711 SQFT
PLAN SQUARE FOOTAGE	
1st. FLOOR LIVING	3110 SQFT
2nd. FLOOR LIVING	464 SQFT
TEXAS ATTIC (UN-FINISHED)	448 SQFT
HOUSE SLAB (INC. BRICK LEDGE)	3233 SQFT
FRONT PORCH	36 SQFT
ATTACHED GARAGES/STOR	455 SQFT
FOOT PRINT (INC. BRICK LEDGE)	3724 SQFT



**CITY OF HUNTERS CREEK VILLAGE
AGENDA DISCUSSION FORM**

AGENDA DATE: April 22, 2024

AGENDA SUBJECT: An application from John and Anna Reger, for a variance to Section 44-162(5) of the Zoning Chapter, Accessory Structures, to allow an accessory structure(s) to be permitted in the front yard to be located at 826 Voss Road, Hunters Creek Village, Texas, 77024 (also known as, Lots 1, 2 & 3, Block 1, Memorial Estates Subdivision).

EXHIBITS: Attached

The following are excerpts from the Zoning Ordinance that were used to determine the non-compliance of the carports:

- *Carport* means a sheltered space with three sides screening its contents from view and suitable for parking one or more motor vehicles. **Does NOT meet this definition**
- *Accessory structure* means a structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure. **DOES meet this definition**
- *An accessory structure* is permitted in a required side or rear yard only if the accessory structure is not attached to the dwelling. **NOT permitted in the front yard**
- *Structures in front yard*...No structure, regardless of height, shall be constructed or placed in front of the front line of the residence. **NOT permitted in front of the residence**

**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: 826 Voss Rd

Legal Description: Lot ____ Block: ____ Subdivision: Hunters Creek

APPLICANT INFORMATION:

<u>John and Anna Reger</u>	<u>713-493-1019</u>		
Property Owner	Telephone Number		
<u>826 Voss Rd,</u>	<u>Houston</u>	<u>TX</u>	<u>77024</u>
Street Address	City	State	Zip Code

The provision of the zoning chapter from which the applicant seeks: _____
Variance for custom car port


Give a description of the specific variance the applicant seeks: _____
Custom carports. Let custom carports stay. Out of sight from everyone.

Give a brief explanation why the applicant believes the Board should grant the requested variance: _____
We are on Voss RD and have a 9 foot wall. The front gate is never used.

Give any information the applicant believes to be relevant to the Board's consideration of the matter: We have an 84 year old mom that has to go to the doctor twice a week.
She has to have 2 people help her access.
We have attached a short letter along with this document.

The following items are required to be submitted with application:

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



Signature of Applicant

9/27/23

Date

To whom it may concern,

I am writing to bring to your attention the living conditions of our mother, who has resided with us for the past seven years. She requires full-time nursing care.

Living in Houston, we face the challenge of extreme heat, which makes the process of loading and unloading her particularly time-consuming. Furthermore, ensuring her safety from the elements during these transitions is of utmost importance to us.

Sincerely,

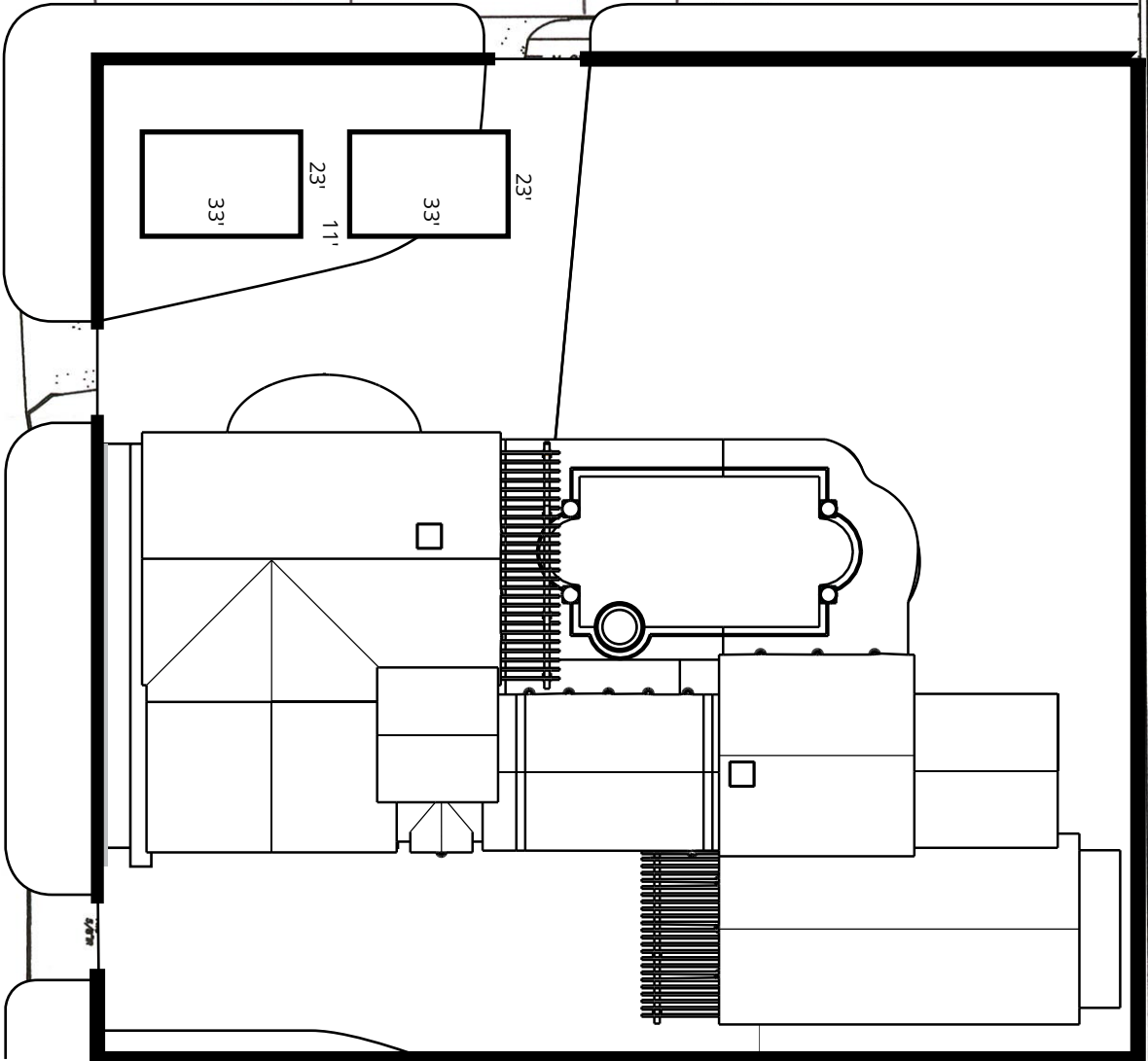
A handwritten signature in black ink, appearing to read 'John Reger', written in a cursive style.

John Reger

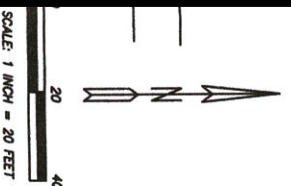
BOUNDARY SURVEY

0.8754 ACRE TRACT OF LAND
BEING ALL OF LOTS 1, 2 AND 3 IN BLOCK 1
OF MEMORIAL ESTATES SUBDIVISION
AS RECORDED IN VOLUME 36, PAGE 9 H.C.M.R.
AND SITUATED IN THE A. H. OSBORNE SURVEY A-610
IN HARRIS COUNTY, TEXAS

VOSS ROAD (80' R.O.W.)
Vol. 36, Page 9 H.C.M.R.



OLD COACH LANE (60' R.O.W.)
Vol. 36, Page 9 H.C.M.R.



MEMORIAL ESTATES
PAGE 9 H.C.M.R.
LOT 5

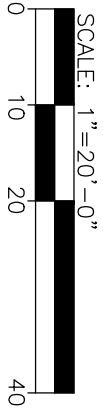
NOTES

This survey was performed without the benefit of a title commitment report, assessments and other restrictions may exist, which a current title search may reveal.
This property does not lie within the 100' year flood plain as per the Flood Insurance Rate MAP 48201C 0845S, dated: June 18, 2001
Bearings are based on the map of Memorial Estates subdivision as recorded in Volume 36 Page 9 H.C.M.R.

CERTIFICATION:

I, Abdul L. Dugg, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat was made from an actual survey on the ground by me or under my supervision and this plat conforms to the current Texas Society of Professional Surveyors Standards and specifications for a category 1B, Condition 2 survey.

Abdul L. Dugg R.P.L.S. # 5087



- LEGEND:**
- CIR - CAPPEED IRON ROD
 - *SIS* - STAMPED SOUTH TEXAS SURVEING IR
 - IR - IRON ROD
 - WOOD FENCE
 - WATER METER

VOSS ROAD
(PUBLIC RIGHT-OF-WAY)

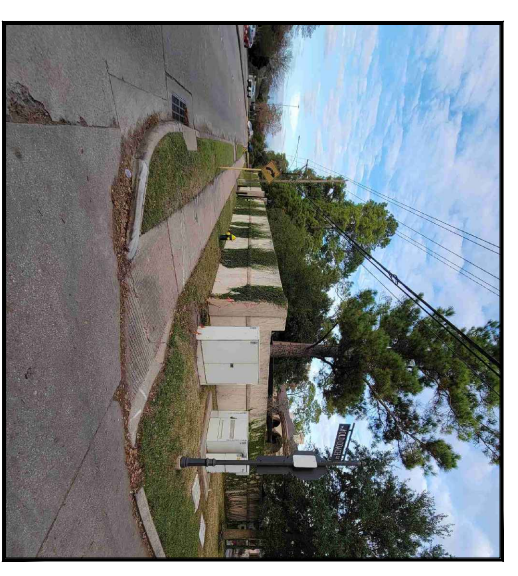


OWNER: WADDELL LOUIS C JR &
CAROLINE C
HCCF NO. E486647

OWNER: HEATH SANDRA
HCCF NO. D067900

OWNER: TORRES HECTOR G
HCCF NO. RP-2019370960

SITE PHOTOGRAPH



- NOTES:**
1. BEARING BASIS IS UPON A G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOD 18, NAD 83 WITH A BEARING OF S 88°18'48\" W, ALONG THE R.O.W. LINE OF OLD COACH LANE.
 2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS RECORDED FILE NO. RP-2018-365927.
 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2024. ALL RIGHTS RESERVED.
 7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

PROPERTY LIES WITHIN FLOOD ZONE X ACCORDING TO F.I.R.M. MAP NO. 48201C0665M. DATE 06-09-2014. BY GRABING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DESIGNING PLANNING DESIGN OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SURVEYORS CERTIFICATION
PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not obstruct property. Easements, building lines, etc. shown are as identified by:
GP _____ N/A _____ of _____ N/A _____

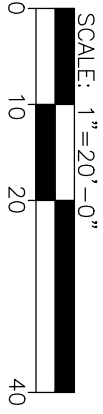


Fred W. Lawton, Registered Professional Land Surveyor No. 2321

SURVEY OF
LOTS ONE (1), TWO (2) AND THREE (3) IN BLOCK ONE (1) OF MEMORIAL ESTATES, AND ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 96, PAGE 9 OF THE MAP RECORDS, HARRIS COUNTY, TEXAS.
ADDRESS: 826 VOSS ROAD HOUSTON, TEXAS 77024
REV: 02-22-24
JOB NO.: 1918-23 SCALE: 1" = 20' DATE: 01-08-2023

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave., Bldg J, Suite 101, Houston, Texas 77082
TEL. 281-556-6918 FAX 281-556-9331
Firm Number: 10045400
K:\COMPS 2024\1918-23\DWG (TN)

JOB NO: 1918-23



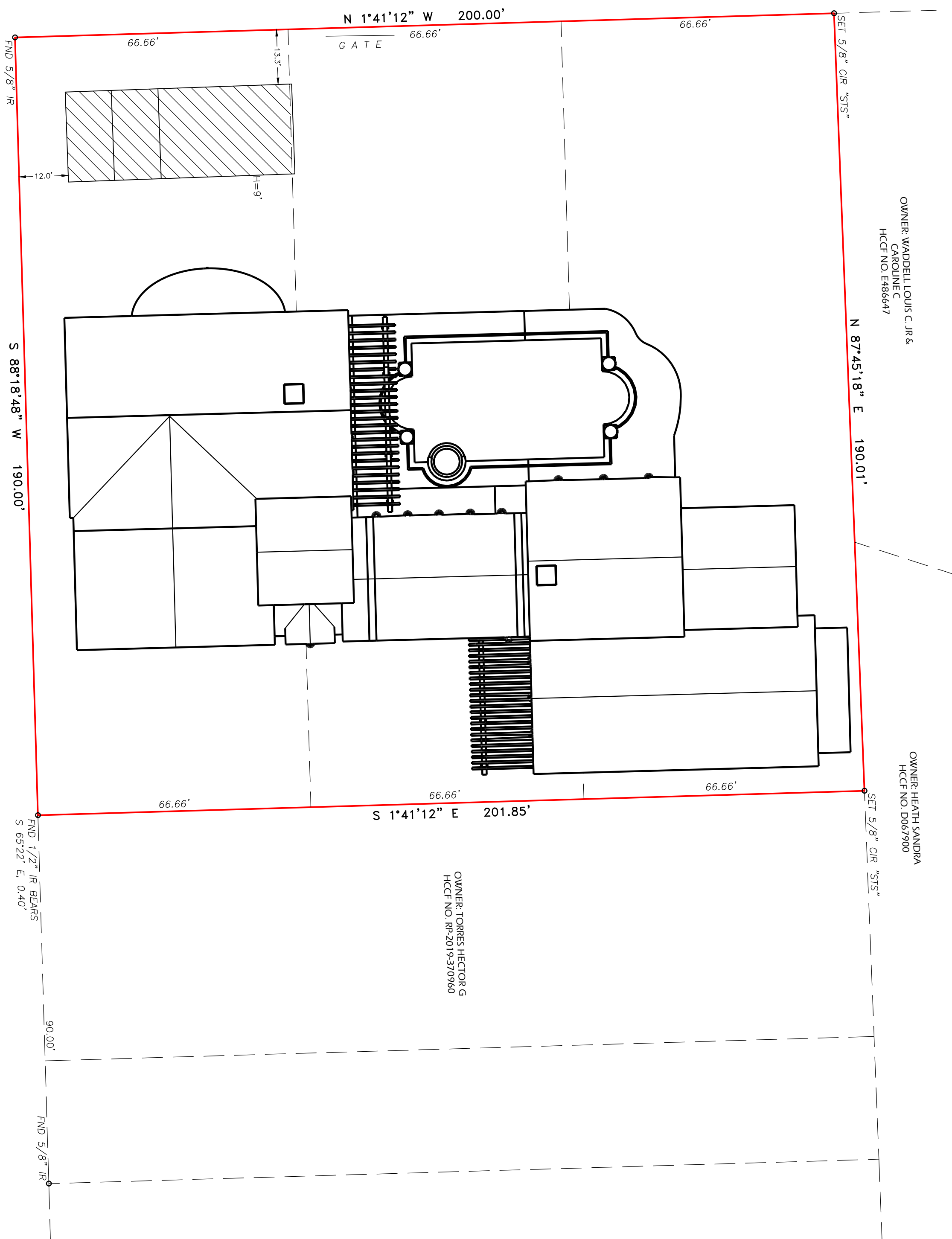
LEGEND:
 CIR - CAPPED IRON ROD
 "SIS" - STAMPED SOUTH TEXAS SURVEYING
 IR - IRON ROD
 --- WOOD FENCE
 [Symbol] - WATER METER

- NOTES
1. BEARING BASIS IS UPON A G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOD 18, NAD 83 WITH A BEARING OF S 88°18'48" W, ALONG THE R.O.W. LINE OF OLD COACH LANE.
 2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS RECORDED FILE NO. RP-2018-369927.
 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2024. ALL RIGHTS RESERVED.
 7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 4820C0865M, DATE 06-09-2014, BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING DESIGN OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

VOSS ROAD
 (PUBLIC RIGHT-OF-WAY)

OLD COACH LANE
 (PUBLIC RIGHT-OF-WAY)

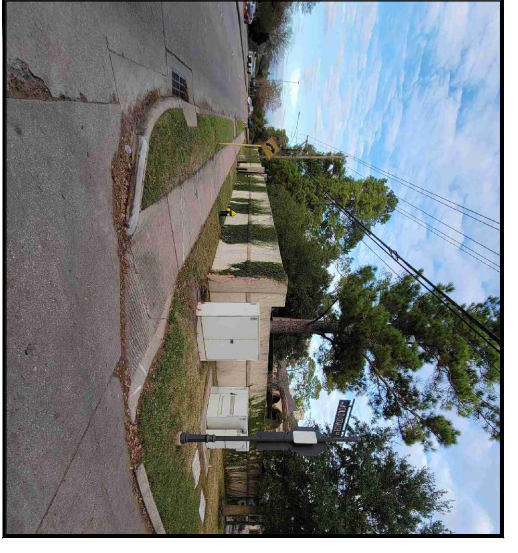


OWNER: WADDELL LOUIS C JR &
 CAROLINE C
 HCCF NO. E486647

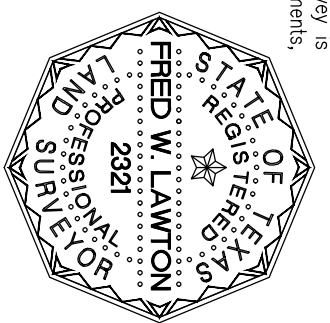
OWNER: HEATH SANDRA
 HCCF NO. D067900

OWNER: TORRES HECTOR G
 HCCF NO. RP-2019370960

SITE PHOTOGRAPH



SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT OBSTRUCT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN OR AS IDENTIFIED BY:
 GP _____ N/A _____ of _____ N/A _____



Fred W. Lawton, Registered Professional Land Surveyor No. 2321

SURVEY OF
 LOTS ONE (1), TWO (2) AND THREE (3) IN BLOCK ONE (1) OF MEMORIAL ESTATES, AND ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 36, PAGE 9 OF THE MAP RECORDS, HARRIS COUNTY, TEXAS.
 ADDRESS: 826 VOSS ROAD HOUSTON, TEXAS 77024
 JOB NO.: 1918-23 SCALE: 1" = 20' DATE: 01-08-2023
 REV: 02-22-24

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
 11281 Richmond Ave., Bldg J, Suite 101, Houston, Texas 77082
 TEL. 281-556-6918 FAX 281-556-9331
 Firm Number: 10045400
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