

TALL OAKS
30' PRIVATE ROAD EASEMENT
(FC # 378061 HCMR)

LOT 1
GROTH SUBDIVISION
(FC # 547089 HCMR)

S 89° 46' 36" E
217.85'

STREY LANE
60' R.O.W.
(FC # 378061 HCMR)

S 00° 33' 00" W
184.39'

1.19 ACRES
FEREIDOUN ABBASSIAN
CIGDAM ABBASSIAN,
TRUSTEES
(HCCF # RP-2022-139454)

(call North - 184.47)
N 00° 33' 01" E
183.00'

TALL OAKS COURT
(FC # 378061 HCMR)

LOT 2

N 89° 24' 40" W
(call N 89° 46' 36" W)

217.85'

Tree #	Common Name	Trunk Diameter (DBH)	Canopy Spread (Diameter)
T1	Oak Tree	8"	15.0'
T2	Pine Tree	8"	15.0'
T3	Elm Tree	28"	30.0'
T4	Elm Tree	16"	20.0'
T5	Oak Tree	24"	25.0'
T6	Headburr Tree	16"	20.0'
T7	Headburr Tree	12"	15.0'
T8	Oak Tree	18"	20.0'
T9	Oak Tree	28"	25.0'
T10	Cape Myrtle	14"	5.0'
T11	Magnolia Tree	12"	15.0'
T12	Elm Tree	20"	20.0'
T13	Pine Tree	22"	20.0'
T14	Cape Myrtle	10"	2.0'
T15	Cape Myrtle	14"	2.0'
T16	Cape Myrtle	14"	2.0'
T17	Cape Myrtle	12"	2.0'
T18	Cape Myrtle	12"	2.0'
T19	Cape Myrtle	10"	2.0'

APPROXIMATE LOT COVERAGE AREAS	
NON PERMEABLE AREA	
LOT RESIDENCE & COVERED AREAS	40,017 SQ. FT.
BRICK PAVING	3,594 SQ. FT.
CONCRETE PAVING	2,862 SQ. FT.
ASPHALT PAVING	79 SQ. FT.
ASPHALT PAVING IN R.O.W.	2,259 SQ. FT.
CONCRETE PAVING IN R.O.W.	81 SQ. FT.
TOTAL	9,525 SQ. FT.
% COVERAGE	(0.238) or 24%

PLAT OF PROPERTY
FOR: **JAMIE ARREOLA & ANA CECILIA ARREOLA**
AT: **12003 TALL OAKS STREET - BUNKER HILL VILLAGE, TX**
L.G.L.: **LOT 1**
TALL OAKS COURT
FILM CODE NO. 378061 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SCALE: **1" = 20'**
DATE: **3/31/2025** REVISED DATE: _____

This Property DOES NOT lie within the designated 100 year floodplain.
PANEL NO.: **48201C 0645 L** 6/18/2007
ZONE: **X** EFF. DATE: **N/A**
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: **NO TITLE COMMITMENT WAS PROVIDED.**
G.F.#: **ALL ESMTS./BLDG. LINES MAY NOT BE SHOWN.**

- NOTES:**
- SHORTAGE IN AREA: Surveyor finds depth of lot to be less than platted distances as monumented on the ground.
 - Elevations shown are based on Harris County Floodplain RM No. 4, Elevation = 75.06, NAVD88 (2001 Adj.).
 - Fences do not follow property lines as shown above.
 - Surveyor has not abstracted this property. This survey was performed without the benefit of a current title opinion and is subject to any facts a full and accurate title search may disclose. All easements, building lines, zoning setbacks, restrictions and covenants of record may not be shown.
 - Lot subject to any and all zoning ordinances or proposed zoning ordinances including those by the City of Bunker Hill Village, Texas. 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, 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. On an interior lot, if any accessory building or structure is not attached to or made a part of the main building and is located in the rear one-third of the lot, it shall be set back a least ten (10) feet from the rear lot line and at least ten (10) feet from each side lot line. All building lines shall be verified by the City Building Official prior to any planning or construction.
 - All bearings are based on the South right of way line of Tall Oaks Street (N 89° 46' 36" W).

EMAIL COPY
NOT TO BE RECORDED FOR ANY PURPOSE
(See Ordinance for Signature & Seal)

JOB # 3360-001 DRAWN BY: SK DL

PROBSTFIELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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

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