

B.B.B & C. R.R. SURVEY, A-176  
HARRIS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS

WE, SIGNATURE HOMES, LLC., ACTING BY AND THROUGH, \_\_\_\_\_, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 1.056 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SCHURMIER TOWNHOMES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15'0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, SIGNATURE HOMES, LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, THEREUNTO AUTHORIZED, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

SIGNATURE HOMES, LLC.

BY: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SCHURMIER TOWNHOMES IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

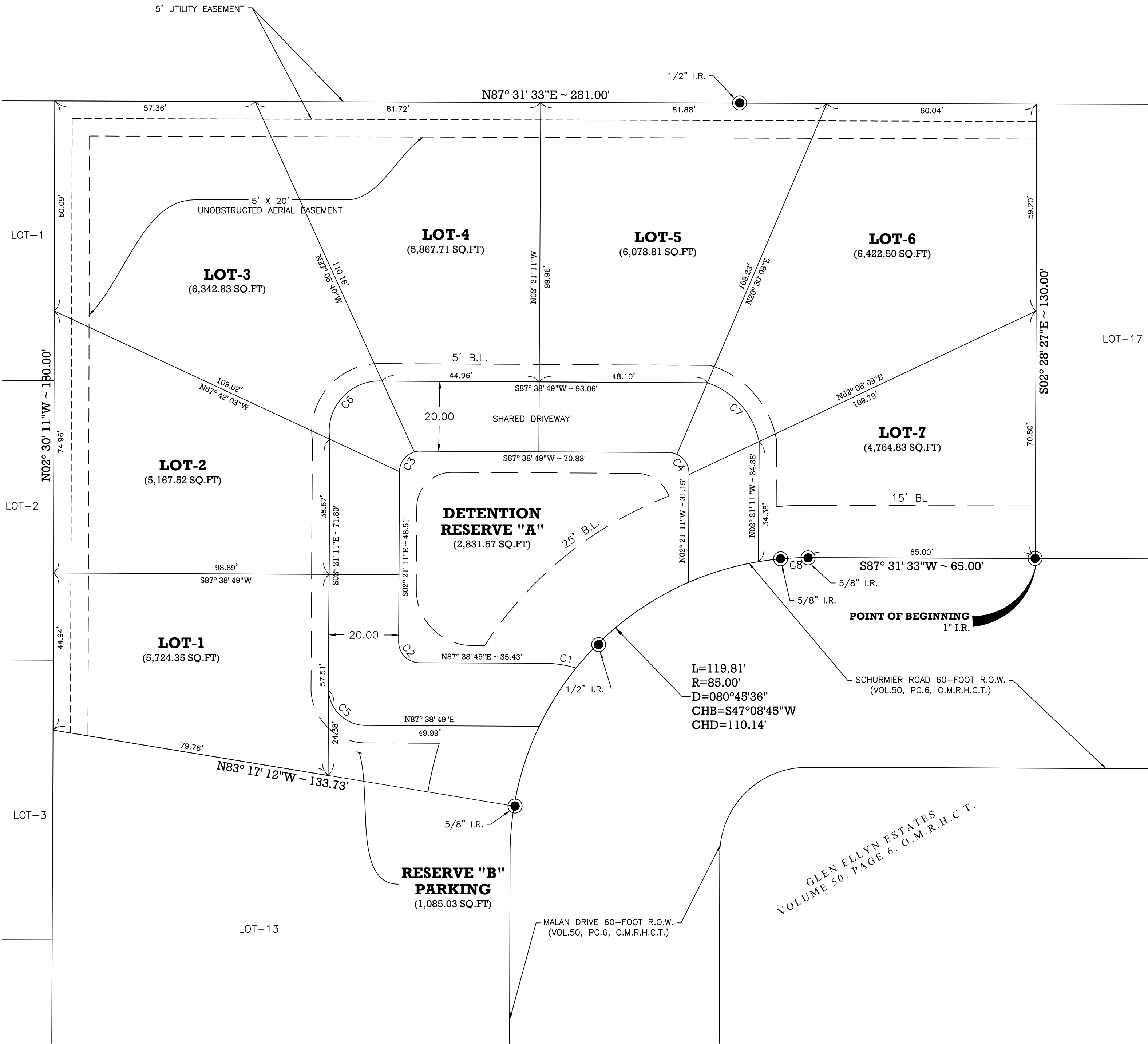
BY: \_\_\_\_\_ MARGARET WALLACE BROWN, AICP, CNU-A  
MARTHA L. STEIN, CHAIR OR SECRETARY  
M. SONNY GARZA, VICE CHAIRMAN

I, DIANE TRAUTMAN, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_, 2022 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND AT FILM CODE NO. \_\_\_\_\_ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

DIANE TRAUTMAN  
COUNTY CLERK OF HARRIS COUNTY, TEXAS


BY: \_\_\_\_\_  
DEPUTY

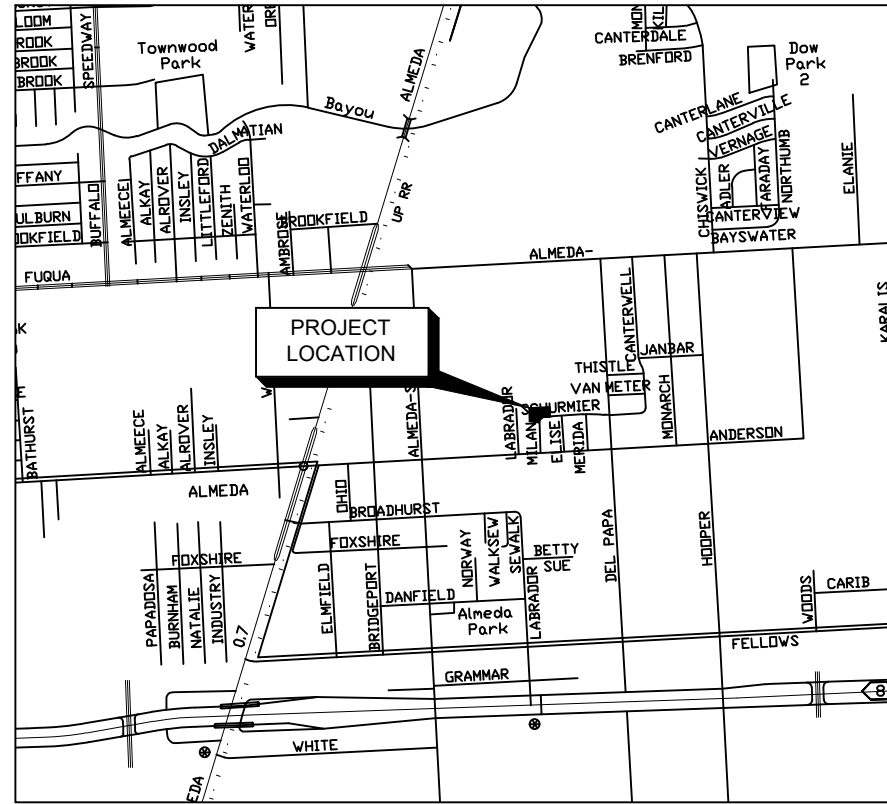


I, JOSHUA MCGINN, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.


SIGNED: \_\_\_\_\_ 07-14-2022  
JOSHUA A. MCGINN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6467



 <b>SOUTH POINT SURVEYING, PLLC</b> 3221 S. MAIN STREET, PEARLAND, TEXAS 77581 OFFICE: (281) 489-5656 ~ WWW.SP-SURVEYING.COM T.B.P.L.S. FIRM No. 10194401			
SCALE: 1" = 20'	REVISION NO.	REVISION DESCRIPTION:	DRAWN BY: JM
DATE: 05-13-2022			CHECKED BY: AH
PROJECT NO: 22-99-024			DRAWING NO: 1 OF 1



VICINITY MAP

LEGEND	
	FOUND MONUMENT (AS NOTED)
I.R.	IRON ROD
B.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
H.C.D.R.	HARRIS COUNTY OFFICIAL DEED RECORDS
H.C.M.R.	HARRIS COUNTY OFFICIAL MAP RECORDS
C.C.F.#	COUNTY CLERKS FILE NUMBER

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C5	15.82	10.70	084°43'31"	S48° 26' 46"E	14.42
C6	25.66	14.38	102°13'08"	S39° 18' 37"W	22.39
C7	23.46	22.29	060°17'04"	N44° 00' 59"W	22.39
C1	9.50	34.00	016°00'18"	S84° 21' 14"E	9.47
C2	9.42	6.00	090°00'00"	S47° 21' 11"E	8.49
C3	9.42	6.00	090°00'00"	S42° 38' 49"W	8.49
C4	9.42	6.00	090°00'00"	N47° 21' 11"W	8.49
C8	14.28	85.00	009°37'25"	S82° 42' 51"W	14.26

BENCHMARK \_\_\_\_\_ ELEV. 53.66'

FLOODPLAIN REFERENCE MARK NUMBER 030095 IS A BRASS DISK, STAMPED RM030095, LOCATED 2000 FEET NORTH ON ALMEDA ROAD AND ALMEDA-GENOA TO SIMS BAYOU. ELEVATION= 53.66' (NAVD 1988, 2001 ADJUSTMENT)

REASON FOR REPLAT: TO COMBINE LOTS 14 & 15 & 16 INTO SEVEN LOTS

**GLEN ELLYN ESTATES  
PARTIAL REPLAT 1**  
  
*BEING 1.056 ACRE TRACT OF LAND  
BEING ALL OF LOTS 14, 15, AND 16, BLOCK-1,  
OUT OF GLEN ELLYN ESTATES SUBDIVISION,  
AND BEING THE SAME TRACTS RECORDED IN  
C.C.F.# RP202194464, H.C.D.R.  
SITUATED IN THE  
B.B.B. & C.R.R. SURVEY, ABSTRACT-176  
HARRIS COUNTY, TEXAS  
CITY OF HOUSTON*