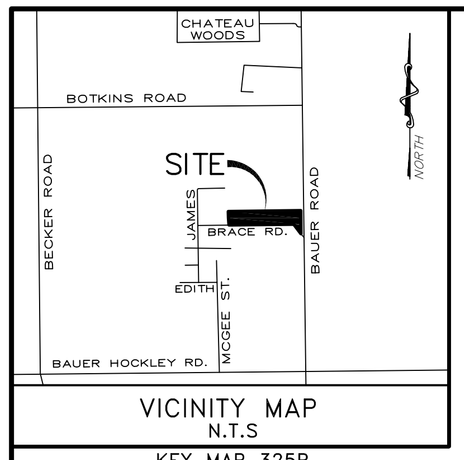


VICINITY MAP
N.T.S

KEY MAP 325B

GENERAL NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE NO. 4204. DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999934907.

2. UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

3. SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE SUBMITTED TO THE HARRIS COUNTY FLOOD CONTROL DISTRICT AND HARRIS COUNTY ENGINEERING DEPARTMENT.

4. THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.

5. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

6. ANY NEW DEVELOPMENT WITHIN THIS SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.

7. A FLOODPLAIN EASEMENT IS HEREBY ESTABLISHED OVER THAT PORTION OF THE EFFECTIVE 100-YEAR FLOODPLAIN AREA AS DELINEATED FROM FIRM PANEL NO. 48201C0195N, DATED NOVEMBER 15, 2019, WITHIN THE BOUNDARY OF THIS FINAL PLAT, THE LIMITS OF WHICH IMPACT THE BUILDABLE AREAS OF RESIDENTIAL LOTS, WHOLLY OR PARTIALLY, AND WITHIN SUCH AREA IS PRONE TO FLOODING. CONSTRUCTION OF ANY TYPE OF RESIDENTIAL HOUSING WITHIN A FLOODPLAIN EASEMENT IS SUBJECT TO ADDITIONAL FLOOD HAZARD AREA REGULATIONS. A FLOODPLAIN EASEMENT MAY BE ABANDONED BY HARRIS COUNTY COMMISSIONERS COURT IF THE BUILDABLE AREA OF A RESIDENTIAL LOT IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN BY SUBMITTING COUNTY ENGINEER'S FORM 1226, WITH THE APPLICABLE DOCUMENTATION AND FEE, TO THE OFFICE OF THE COUNTY ENGINEER.

I, Daniel N. Pinnell, a Registered Professional Licensed Surveyor in the State of Texas, do hereby certify that the buildable areas for all or some of the residential lots are located within the 100-year floodplain as plotted from the Federal Insurance Rate Map Panel No. 48201C0195N dated November 15, 2019 and are subject to flooding. The 100-year floodplain is a flood hazard area prone to flooding, and subject to additional floodplain management regulations.

Daniel N. Pinnell
Registered Professional Land Surveyor
Texas Registration No. 5349

STATE OF TEXAS REGISTERED DANIEL N. PINNELL 5349 PROFESSIONAL LAND SURVEYOR

I, Daniel N. Pinnell, am authorized 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.

Daniel N. Pinnell
Registered Professional Land Surveyor
Texas Registration No. 5349

STATE OF TEXAS REGISTERED DANIEL N. PINNELL 5349 PROFESSIONAL LAND SURVEYOR

I, Milton Rahman, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office, as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Milton Rahman, P.E.
County Engineer

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of BAUER BUSINESS PARK 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: _____
Martha L. Stein or M. Sonny Garza
Chair Vice Chairman

By: _____
Margaret Wallace Brown, AICP, CNU-A
Secretary

STATE OF TEXAS

COUNTY OF HARRIS

I, MARIA C. DELEON, owner hereinafter referred to as Owners (whether one or more) of the 10.100 acre tract described in the above and foregoing map of BAUER BUSINESS PARK, 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 purposes 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 the 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 feet (15' 0") 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.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

FURTHER, Owners certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

WITNESS my hand this _____ day of _____, 2022.

By: _____
Maria C. Deleon, Owner

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Maria C. Deleon, 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

My Commission Expires: _____

I, Teneshia Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held

on _____ 2023 by an order entered into the minutes of the court.

Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

I, Teneshia Hudspeth, 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 _____ 2023, at_____o'clock ___M., and duly recorded on

_____ 2023, at_____o'clock ___M., and at Film Code

Number _____ 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.

Teneshia Hudspeth
County Clerk
of Harris County, Texas

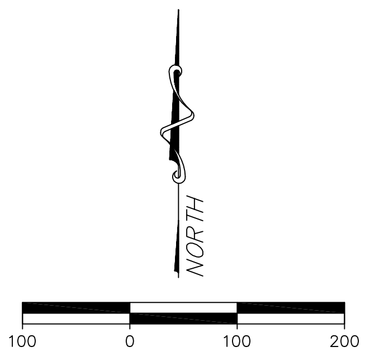
By: _____
Deputy

LEGEND:

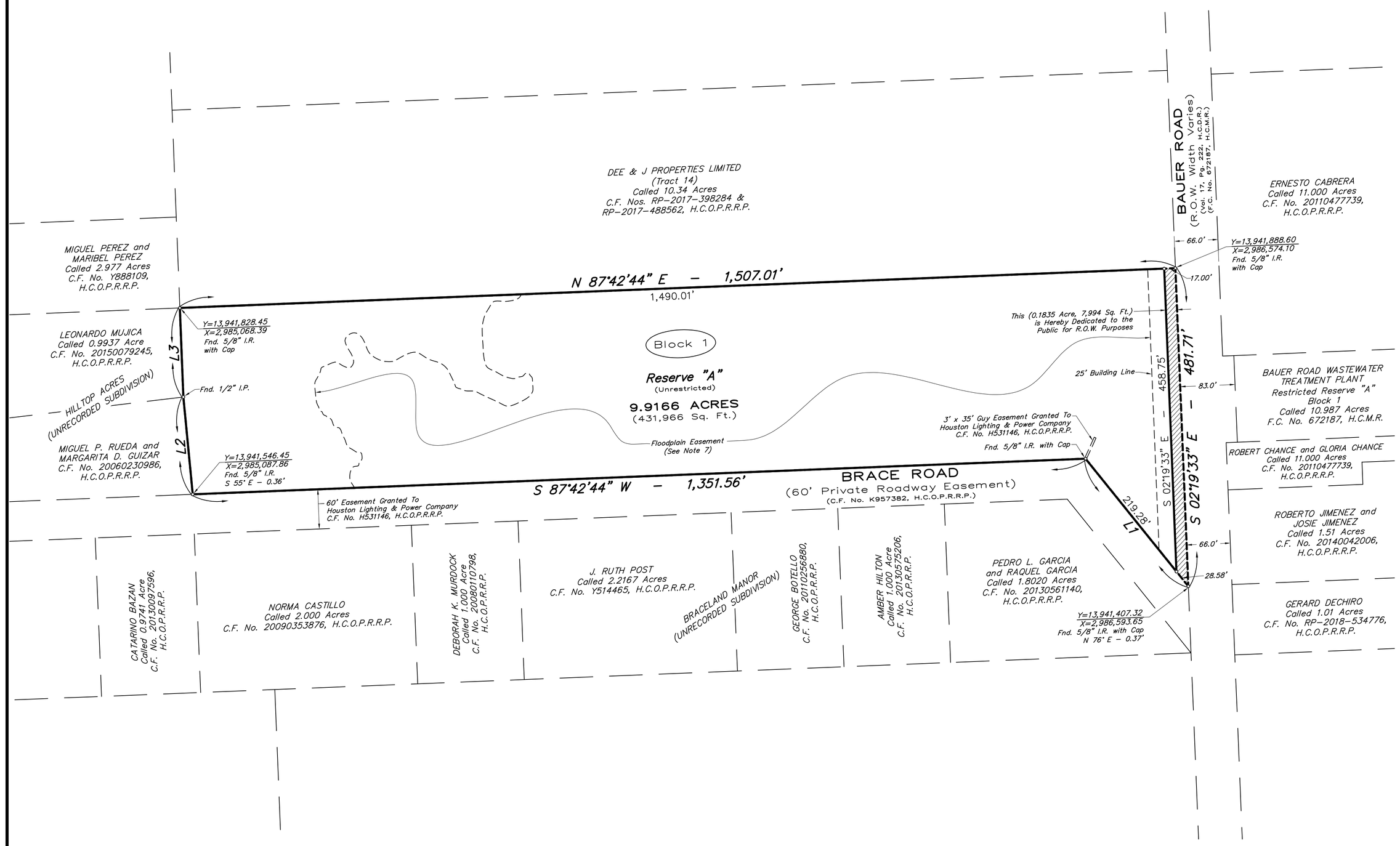
I.R.	–	IRON ROD
I.P.	–	IRON PIPE
VOL.	–	VOLUME
PG.	–	PAGE
C.F.	–	CLERK'S FILE
F.C.	–	FILM CODE
B.L.	–	BUILDING LINE
NO.	–	NUMBER
SQ. FT.	–	SQUARE FEET
FND.	–	FOUND
R.O.W.	–	RIGHT-OF-WAY
H.C.M.R.	–	HARRIS COUNTY MAP RECORDS
H.C.D.R.	–	HARRIS COUNTY DEED RECORDS
H.C.O.P.R.R.P.	–	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

LINE TABLE

NO.	BEARING	DIST.
L1	N 38°49'42" W	247.85'
L2	N 05°29'28" W	147.99'
L3	N 02°15'21" W	134.81'



SCALE: 1" = 100'



BAUER BUSINESS PARK

A SUBDIVISION OF 10.100 ACRES (439,960 SQUARE FEET) OF LAND, SITUATED IN THE HARRIS COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 333, HARRIS COUNTY, TEXAS.

BEING A PARTIAL REPLAT OF LOT 8, SECTION 27, HARRIS COUNTY SCHOOL LAND FOUR LEAGUES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 222 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE AN UNRESTRICTED RESERVE.

1 BLOCK 1 RESERVE

OWNER:
MARIA C. DELEON
11106 PIZZITO LANE
HOUSTON, TEXAS 77065
832-860-8067

SURVEYOR:
THE PINNELL GROUP, LLC
25207 OAKHURST DRIVE
SPRING, TEXAS 77386
281-363-8700
FIRM REG. #10039600

DATE: NOVEMBER, 2022 *SCALE: 1" = 100'* *PROJECT NO. 20-232*