STATE OF TEXAS WE, BGM LAND INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH ROGER B. MEDORS, MANAGER AND ______, _______BOTH BEING OFFICERS OF GP LANDVEST, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, OWNERS, HEREINAFTER REFERRED TO AS OWNERS OF THE 2.456 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WEST LITTLE YORK ROAD AT GRAND PARKWAY STREET DEDICATION SEC 1, 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 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 (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 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 IN TESTIMONY WHEREOF, THE BGM LAND INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROGER B. MEDORS, ITS MANAGER, THEREUNTO AUTHORIZED, ATTESTED BY ITS _______, BOTH BEING OFFICERS OF GP LANDVEST, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER ON THIS ______ DAY OF _______, 2024. BGM LAND INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP BY: GP LANDVEST, LLC, A TEXAS LIMITED LIABILITY COMPANY ROGER B. MEDORS, MANAGER ATTEST: STATE OF TEXAS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROGER B. MEDORS, MANAGER AND THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ______ DAY OF _____, 2024. NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:___ CAROLYN J. QUINN, 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 EIGHTS (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. CAROLYN J. QUINN REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6033 CAROLYN J. QUINN 6033 THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WEST LITTLE YORK ROAD AT GRAND PARKWAY STREET DEDICATION SEC 1 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_______, 2024. MARTHA L. STEIN (OR) M. SONNY GARZA JENNIFER OSTLIND, AICP

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

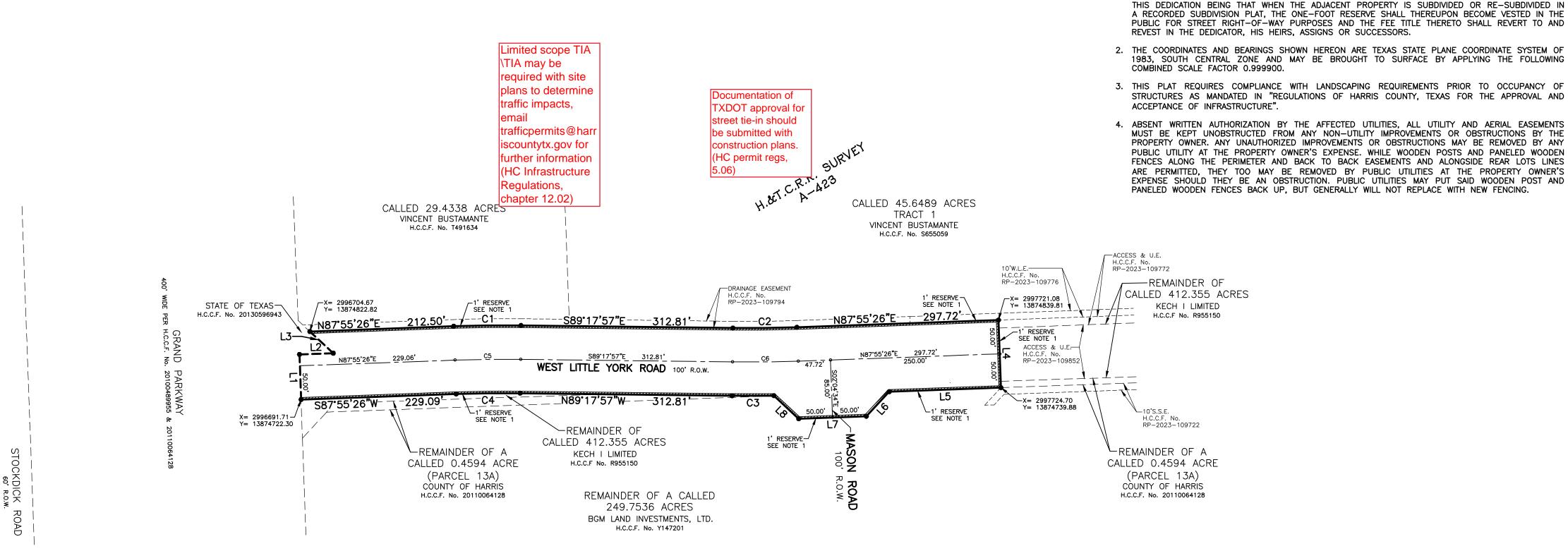
AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENTS.

MILTON RAHMAN, P.E. COUNTY ENGINEER

TENECULA LUDODETU					
TENESHIA HUDSPETH COUNTY CLERK OF HARRIS COUNTY, TEXAS					
BY: DEPUTY					
I, TENESHIA HUDSPETH, COUNTY CLERK OF HARR CERTIFICATE OF AUTHENTICATION WAS FILED FOR O'CLOCKM., AND DULY RECOM., AND AT FILM CODE NUMBER	IS COUNTY, DO F REGISTRATION IN PRDED ON	HEREBY CERTIFY MY OFFICE ON	THAT THE WITHIN	N INSTRUMENT	WITH 2024 O'CL FOR
WITNESS MY HAND AND SEAL OF OFFICE, AT HO					
TENESHIA HUDSPETH COUNTY CLERK OF HARRIS COUNTY, TEXAS					
BY: DEPUTY					

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 ______, 2024 BY AN ORDER



PLAT NOTES

Description

Drainage Note for Reserves

without Civil plans. (to Public

without Civil plans. (to

PAE/PUE/Access Esmt)

acres or more

notes in Red).

HC Landscape Note

ROW Widening Dedication

(Existing/Proposed)Public well

easements must be shown o

the plat; per HC approved civ

<mark>plans.</mark> Public water well

easement overlapping onto

adjacent properties must be

recorded. Provide docs.

R.O.W.)

- Rev 9/1/16

he Harris County Engineering Department

by the lot width adjacent to the public road.

dential lot at time of permitting

Drainage note for **Lots** without Detention is not required if the developed area is limited to the

Civil plans. (to Public R.O.W.) | first 150 feet or the total impervious developed area does not

Drainage note for Plats Detention will be reviewed/provided for each individua

SWQ Note for Plats with 5 Any new development within the subdivision plat shall obtain

Private Water wells (provide | A private pressure cemented Water well cannot be constructed

within 50ft of the property line.

constructed within 100ft of the property line.

R.O.W purposes.

Add the following Notes when Required

Site drainage plans for the future development of this reserve

ust be submitted to the Harris County Flood Control District and

exceed the area calculated by multiplying the 150-foot lot depth

Storm Water Quality Permit before the issuance of any

his plat requires compliance with landscaping requireme

prior to occupancy of structures as mandated in Regulations of

Harris County, Texas for the Approval and Acceptance of

This (__) Acres / (__) Sq Ft is hereby dedicated to the public for

A private Non-pressure cemented Water well cannot be

SCALE IN FEET

1'' = 100'

LEGEND

H.C.C.F. = HARRIS COUNTY CLERK'S FILE

S.S.E = SANITARY SEWER EASEMENT

= EASTING COORDINATE

= NORTHING COORDINATE

= FOUND 3/4" IRON ROD

= SET 5/8" IRON ROD

WITH MILLER SURVEY CAP

WITH MILLER SURVEY CAP

STM.S.E. = STORM SEWER EASEMENT

W.L.E. = WATER LINE EASEMENT

= BLOCK NUMBER

U.E. = UTILITY EASEMENT

H.C.D.R. = HARRIS COUNTY DEED RECORDS H.C.M.R. = HARRIS COUNTY MAP RECORDS

U.V.E. = UNOBSTRUCTED VISIBILITY EASEMENT

A.E. = AERIAL EASEMENT

B.L. = BUILDING LINE

R.O.W. = RIGHT-OF-WAY

NO. = NUMBER

R = RADIUS

LINE TABLE				
LINE	BEARING	LENGTH		
L1	N02°02'33"W	66.69'		
L2	N87*50'17"E	49.94'		
L3	N47°12'02"W	47.11		
L4	S02°04'34"E	100.00'		
L5	S87°55'26"W	165.00'		
L6	S42°55'26"W	49.50'		
L7	S87°55'26"W	100.00'		
L8	N47°04'34"W	49.99'		

BECKENDORFF ROAD

60' R.O.W. _____

CALLED 8.9391 ACRES

MELVIN B. CHAPIN AND

SPOUSE MARGO CHAPIN

H.C.C.F. No. RP-2016-36097

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	2050.00'	002°46'37"	99.36'	N89°18'45"E	99.35'	
C2	1950.00'	002°46'37"	94.51'	N89*18'45"E	94.50'	
С3	2050.00'	001°43′31″	61.73'	S89°50'18"W	61.73 '	
C4	1950.00'	002°46'37"	94.51'	S89*18'45"W	94.50'	
C5	2000.00'	002°46'37"	96.94'	N89°18'45"E	96.93'	
C6	2000.00'	002°46'37"	96.94'	N89*18'45"E	96.93'	

PRE-RECORDATION COMMENTS

1. It is the Consultant's responsibility to obtain **ALL** required reviews, approvals and permits from Local, County and State agencies before submittal to Harris County for recordation to

avoid unnecessary delays.

- 2. ALL 3 Harris County dedicatory language and Plat Certificates **MUST** be shown when required. These **MUST** match the copy in HC Subdivision Regulations Appendix "A"
- 3. ALL information shown on the plat MUST match ALL Public Records of Harris County Clerk and the Title Report submitted at the future recordation appointment with Harris County. Otherwise, revision of the PLAT or Title Report is required.
- 4. ALL required documentation and forms to be submitted, per HC Subdivision Regulations Sec 4.06, **MUST** match the plat and Title Report.
- 5. Any errors / omissions on the plat mylar may constitute a Resubmittal, a Replat, or an Amending Plat when recorded with County

WEST LITTLE YORK ROAD AT GRAND PARKWAY STREET DEDICATION

LOCATION

VICINITY MAP

SCALE: 1" = 1/2 MILE

1. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE

SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF

SADDLEWOOD

■ MAPLEWOOD

STOCKDICK SCHOOL

KEY MAP: 405Z

WILLOWWOOD

SEC 1

A SUBDIVISION OF 2.456 ACRES OF LAND LOCATED IN THE H.&T.C.R.R. SURVEY, A-423 HARRIS COUNTY, TEXAS

> SCALE: 1" = 100' DATE: FEBRUARY, 2024

> > **OWNER:**

BGM LAND INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP



R.G. Miller Engineers | TxEng F - 487 16340 Park Ten Place, Ste 350 Houston, TX 77084

DCCM

Miller Survey | Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043

MILLER SURVEY

713.413.1900 | millersurvey.com

713.461.9600 | rgmiller.com