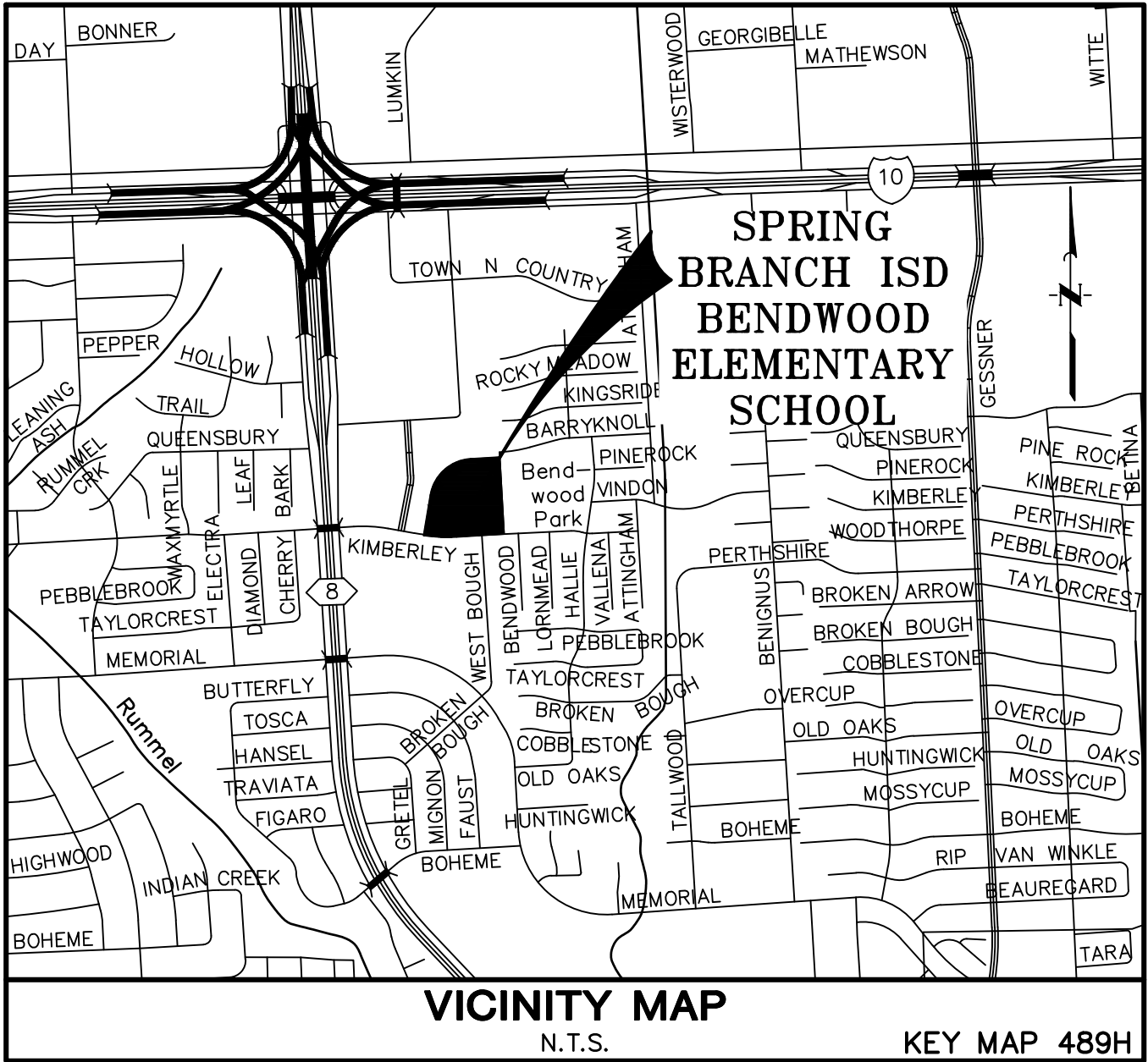
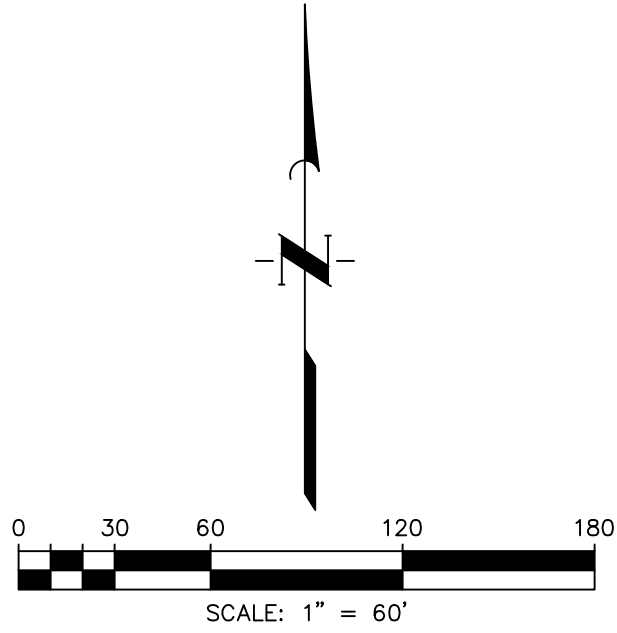
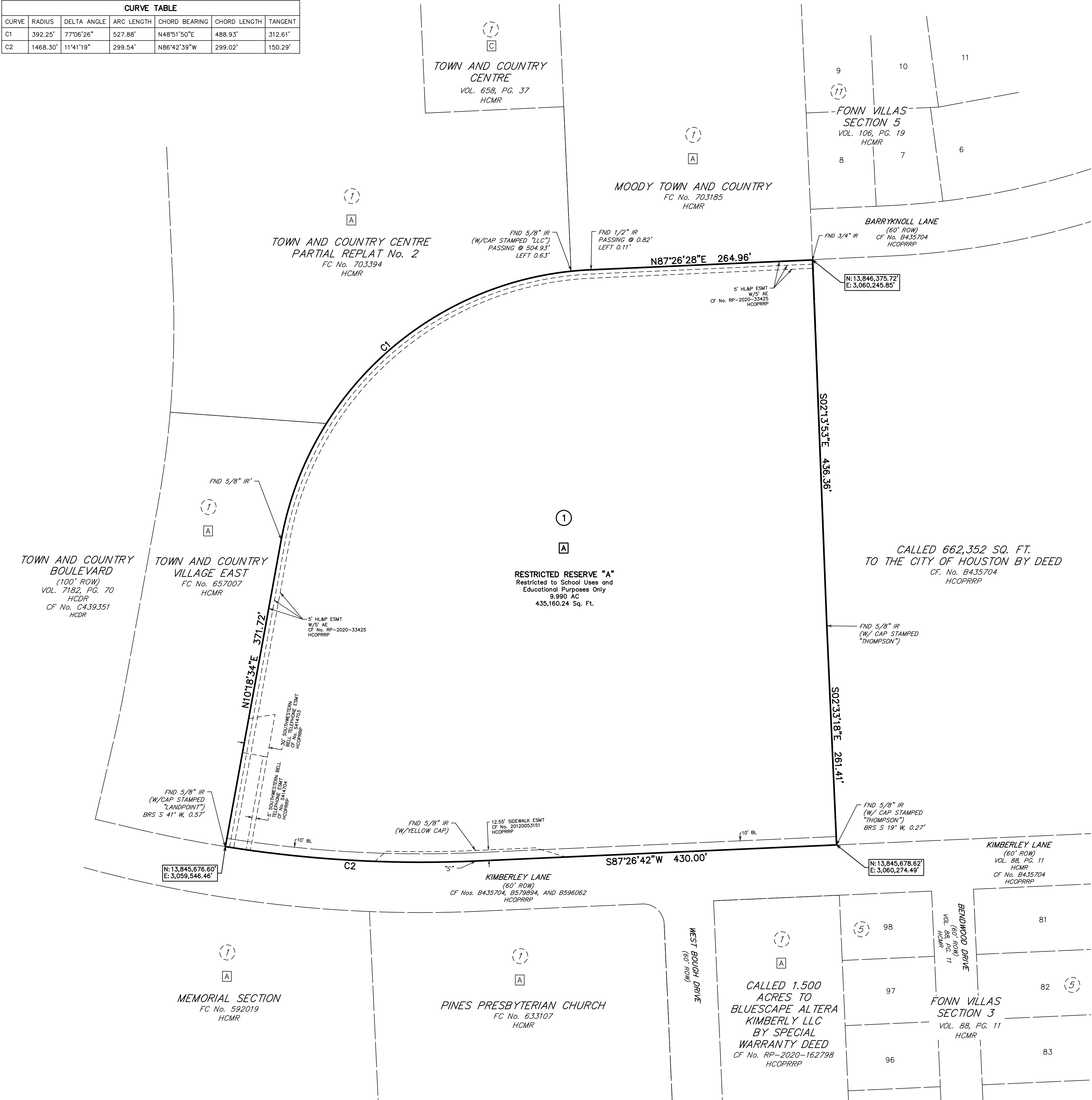


CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	392.25'	77°06'26"	527.88'	N48°51'50"E	488.93'
C2	1468.30'	11°41'19"	299.54'	N86°42'39"W	299.02'



- Legend
- AC "Acreage"
 - AE "Aerial Easement"
 - BL "Building Line"
 - BRS "Bears"
 - CF "Clerk's File"
 - CPE "CenterPoint Energy"
 - ESMT "Easement"
 - F "Found 3/4\"/>

- General Notes
- 1) The bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone.
 - 2) The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.9998923447.
 - 3) Unless otherwise indicated, the building lines (BL), 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.
 - 4) 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 to 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.
 - 5) This property is located in Park Sector Number 9.
 - 6) According to Map No. 48201C0645L of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Harris County, Texas and Incorporated Areas, dated June 18, 2007, the subject tract is situated within: Unshaded Zone X defined as areas determined to be outside the 0.2% annual chance floodplain (500-year flood).
 - 7) Tract is subject to a Short Form Blanket Easement (3-Phase Overhead and Underground) as granted to CenterPoint Energy Houston Electric, LLC, recorded under CF No. RP-2020-188815, HCOPRRP.
 - 8) Tract is Subject to any portion of the property lying within or being affected by the right of way of Kimberley Lane as set out in instruments recorded under CF No(s). B579894, HCOPRRP (Vol. 4893, Page 383 HCDR) and B596062, HCOPRRP (Vol. 4928, Page 74 HCDR).

SPRING BRANCH ISD BENDWOOD ELEMENTARY SCHOOL


A SUBDIVISION OF 9.990 ACRES OF LAND
OUT OF THE
GEORGE BELLOWS SURVEY, ABSTRACT No. 3
HARRIS COUNTY, TEXAS

1 RESERVE

1 BLOCK

JUNE 2025

OWNER
SPRING BRANCH INDEPENDENT SCHOOL DISTRICT
955 CAMPBELL ROAD
HOUSTON, TEXAS 77024
ATTN: KENNETH CAPPS
713-251-1013

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10494100
6330 West Loop South, Suite 150 • Houston, TX 77057 • 713.777.5337

COUNTY OF HARRIS §

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 five feet (5' 0") perimeter ground easements. The aerial easements shall extend vertically an additional six feet, six inches (6' 6") for ten feet (10' 0") perimeter ground easements or four feet, six inches (4' 6") for five feet (5' 0") perimeter ground easements from a plane sixteen feet (16') 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 herein, whereby the aerial easement totals twenty one feet, six inches (21' 6") 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 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 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.

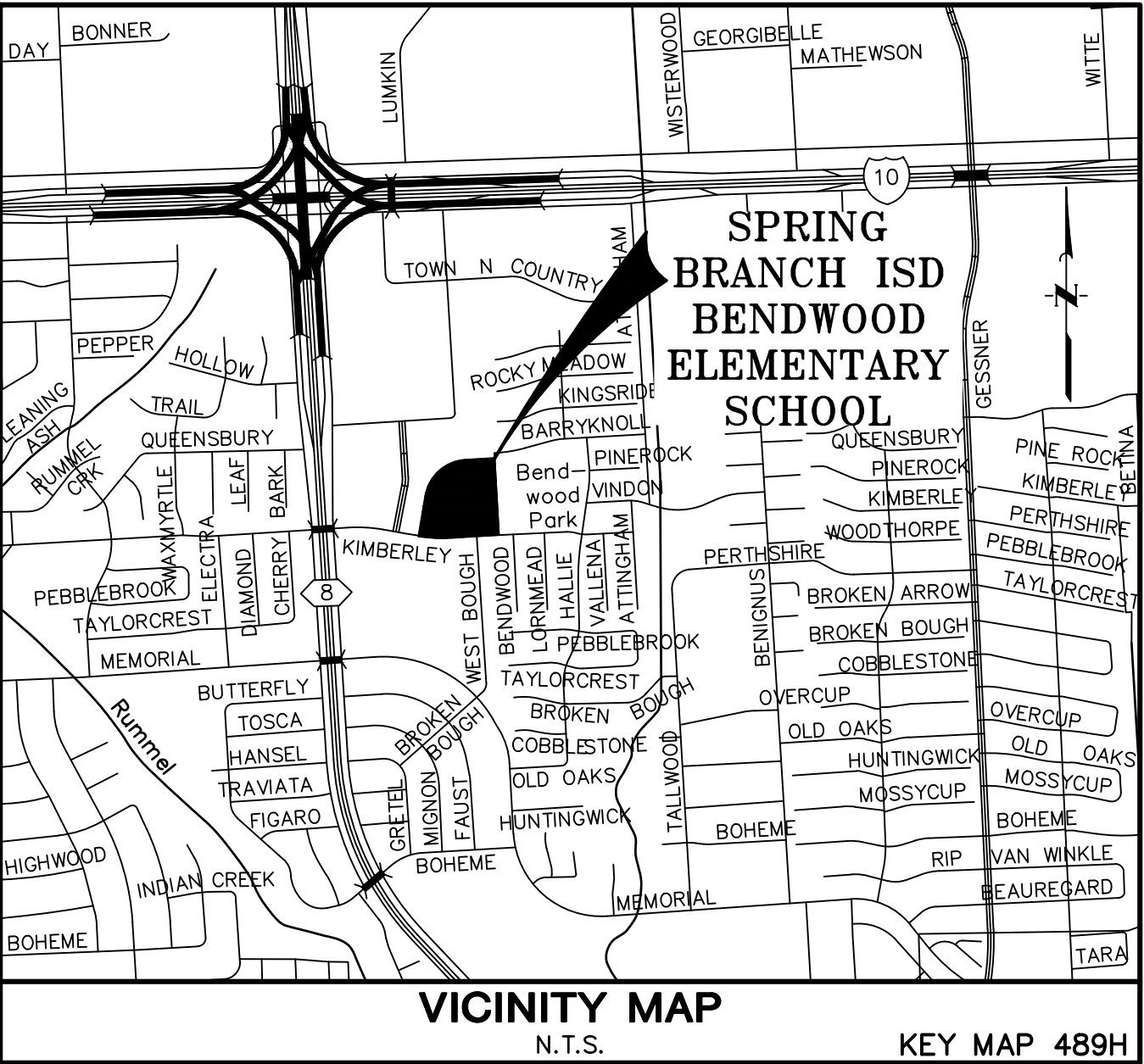
attested by Walker Agnew, Jr., Secretary, this ____ day of _____, 20__.

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Spring Branch ISD Bendwood Elementary School 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 _____, 20__

By: Lisa M. Clark or M. Sonny Garza
Chair Vice Chairman

By: _____
Vonn Tran
Secretary



Spring Branch Independent School District

By: Shannon Mahan
President

Attest: Walker Agnew, Jr.
Secretary

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Shannon Mahan, President, and Walker Agnew, Jr., Secretary, known to me to be the persons whose names are subscribed to 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 _____, 20____

Notary Public in and for the State of Texas

Print Name

My Commission expires: _____

I, Matthew W. Brazzel, 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, 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 $\frac{1}{2}$ inch, or $\frac{3}{8}$ inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the Texas Coordinate System of 1983, central zone.

Matthew W. Brazzel
Registered Professional Land Surveyor
Texas Registration No. 6140

**SPRING BRANCH ISD
BENDWOOD ELEMENTARY
SCHOOL**

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SHEET 2 OF 2