

- General Notes
- BL "Building Line"
 - BRS "Bears' File"
 - CF "Clerk's File"
 - F "Found 3/4" Iron Rod (w/ Cap Stamped "Quiddity Eng. Property Corner")"
 - FC "Film Code"
 - Fnd "Found"
 - HCMR "Harris County Deed Records"
 - HCMR "Harris County Map Records"
 - HCOPRRP "Harris County Official Public Records of Real Property"
 - IR "Iron Rod"
 - No. "Number"
 - POB "Point of Beginning"
 - ROW "Right-of-Way"
 - Sq. Ft. "Square Feet"
 - VOL. - PG. "Volume and Page"
 - ⊙ "Block Number"
 - "Set 5/8-inch iron rod (with Cap Stamped "Quiddity Eng. Property Corner") as Per Certification"

- 1) The bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone.
 - 2) The GRID coordinates shown hereon are Texas Coordinate System NAD 83, South Central Zone and may be brought to the surface by applying the following scale factor of 0.999999544.
 - 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) The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.
 - 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 to may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - 6) This property is located in Park Sector Number 10.
 - 7) According to Map No. 48201C0635M of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Harris County, Texas and Incorporated Areas, dated June 9, 2014, 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).
- The FEMA website (www.msc.fema.gov) was checked on November 1, 2024. At this date two (2) LOMR(s) were reported, one (1) of which are located on the subject tract.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SPRING BRANCH ISD TERRACE ELEMENTARY SCHOOL

A SUBDIVISION OF 119968 ACRES OF LAND
 OUT OF THE R. ARMSTRONG SURVEY, A-1321 &
 JOHN M SWISHER SURVEY, A-1220
 HARRIS COUNTY, TEXAS
 1 RESERVE 1 BLOCKS
 DECEMBER 2024

LINE TABLE			CURVE TABLE						
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
L1	S72°52'55"W	50.00'	C1	660.00'	91°4'50"	106.52'	S77°30'20"W	106.40'	53.38'
L2	S86°52'55"W	80.00'	C2	600.00'	14°00'01"	146.61'	S79°52'55"W	146.25'	73.67'
L3	S57°18'22"W	50.00'	C3	505.39'	29°34'33"	260.88'	S72°05'39"W	257.99'	133.42'
			C4	445.39'	29°38'20"	230.40'	S72°07'32"W	227.84'	117.84'

OWNER
 SPRING BRANCH INDEPENDENT SCHOOL DISTRICT
 955 CAMPBELL ROAD
 HOUSTON, TEXAS 77024
 ATTN: NOEL MORENO
 713-251-1010

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
 Quiddity Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration Nos. F-23290 & L2048100
 6330 West Loop South, Suite 550, Bellaire, TX 77401 • 713.777.5337

STATE OF TEXAS §
COUNTY OF HARRIS §

We, Spring Branch Independent School District acting by and through Lisa Andrews Alpe, President, and Shannon Mahan, Secretary, being officers of Spring Branch Independent School District, hereinafter referred to as Owners (whether one or more) of the 11.9968 acre tract described in the above and foregoing map of Spring Branch ISD Terrace Elementary School, 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 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.

IN TESTIMONY WHEREOF, the Spring Branch Independent School District has caused these presents to be signed by Lisa Andrews Alpe, President, thereunto authorized, and attested by Shannon Mahan, Secretary, this ___ day of _____, 20___.

Spring Branch Independent School District

By: _____ Attest: _____
Lisa Andrews Alpe, Shannon Mahan,
President Secretary

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Lisa Andrews Alpe, President, and Shannon Mahan, 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, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plot boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and other points of reference were marked on the ground before I signed and sealed this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum 5/8-inch diameter iron rod with surveyor's cap.

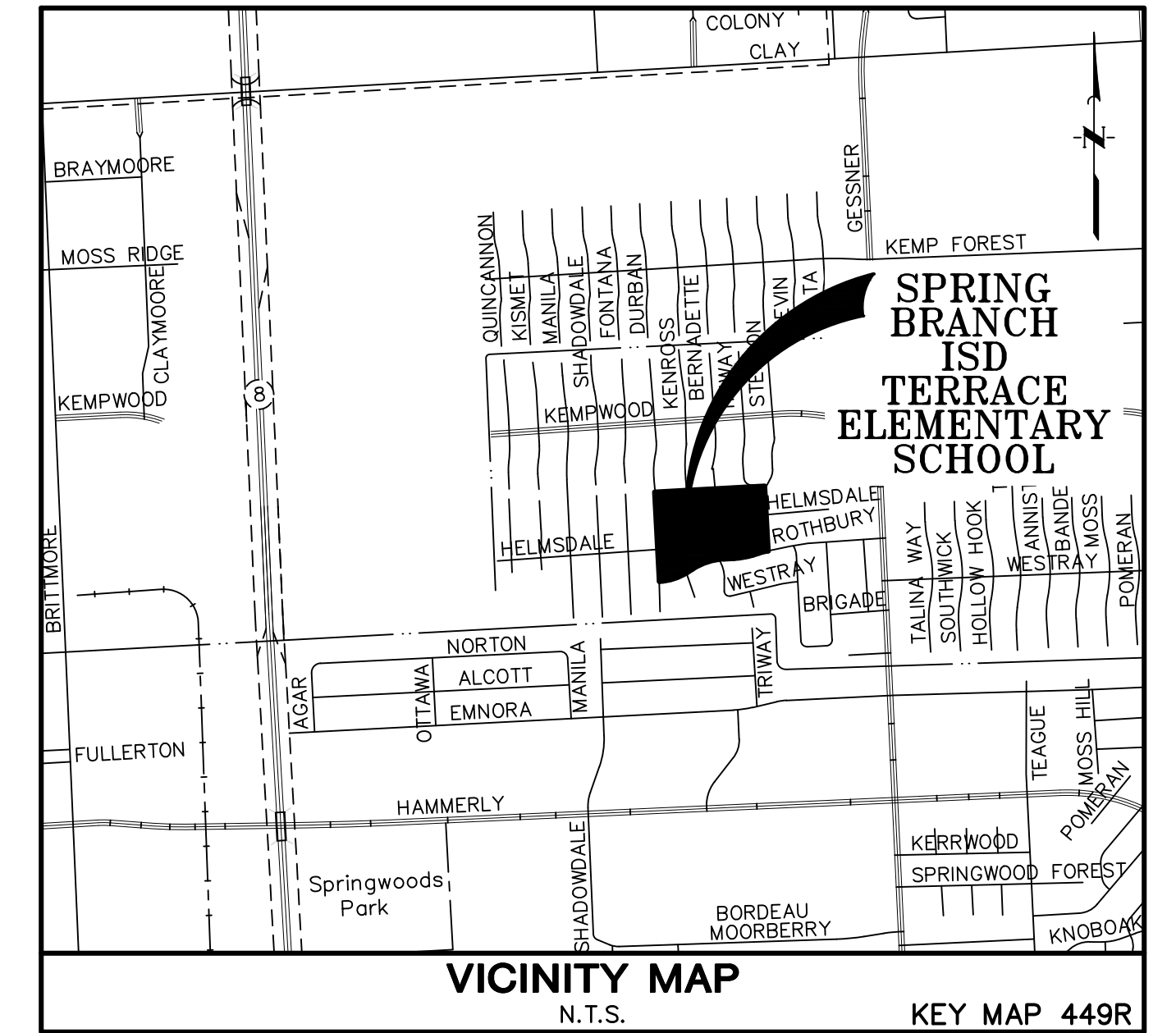
Matthew W. Brazzel
Registered Professional Land Surveyor
Texas Registration No. 6140

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Spring Branch ISD Terrace 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: _____ or _____
Lisa M. Clark M. Sonny Garza
Chair Vice Chairman

By: _____
Vonn Tran
Secretary



I, Teshia 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 _____, 2024, at _____ o'clock __M., and duly recorded on _____, 2024, 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.

Teshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

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