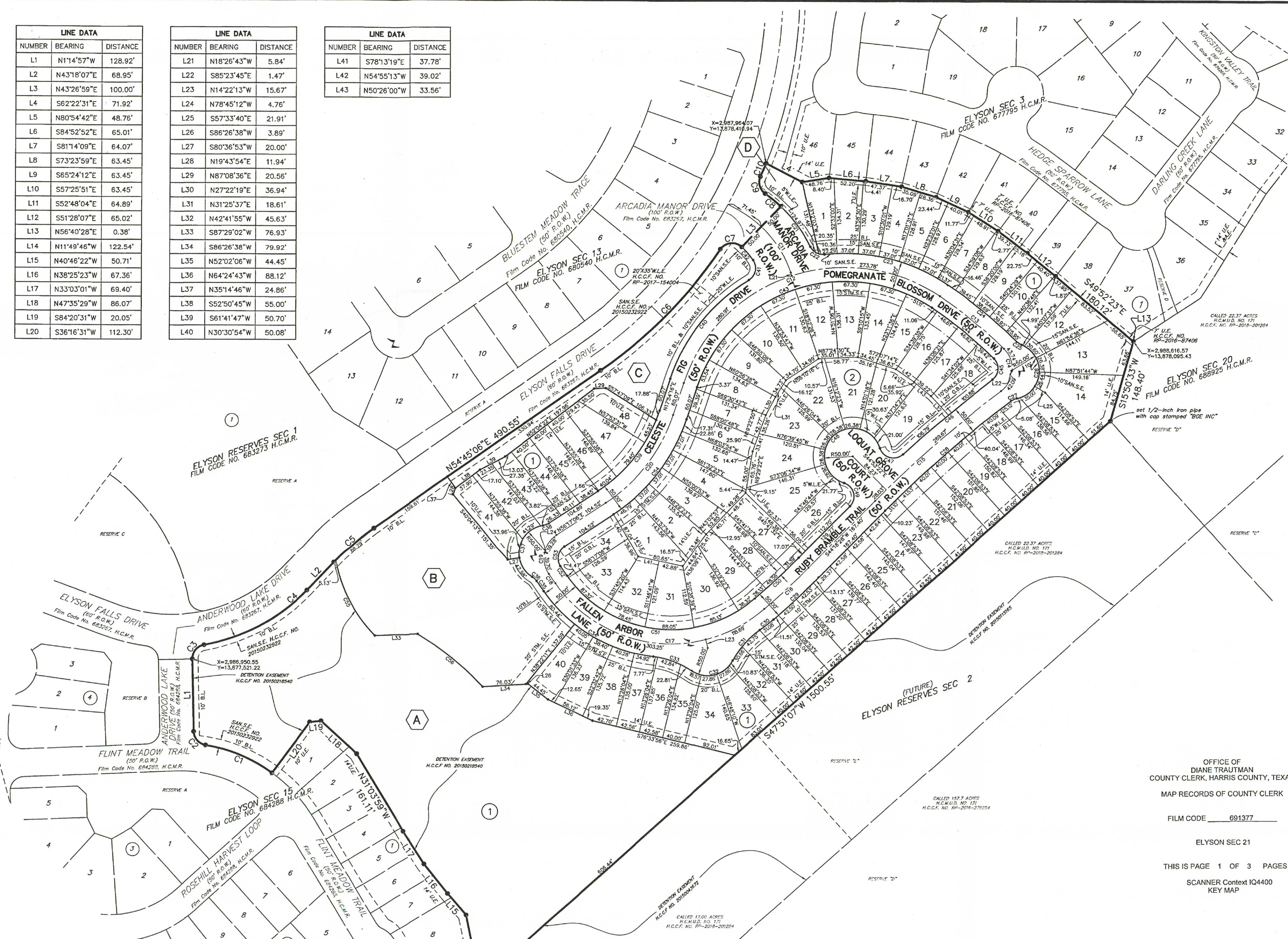


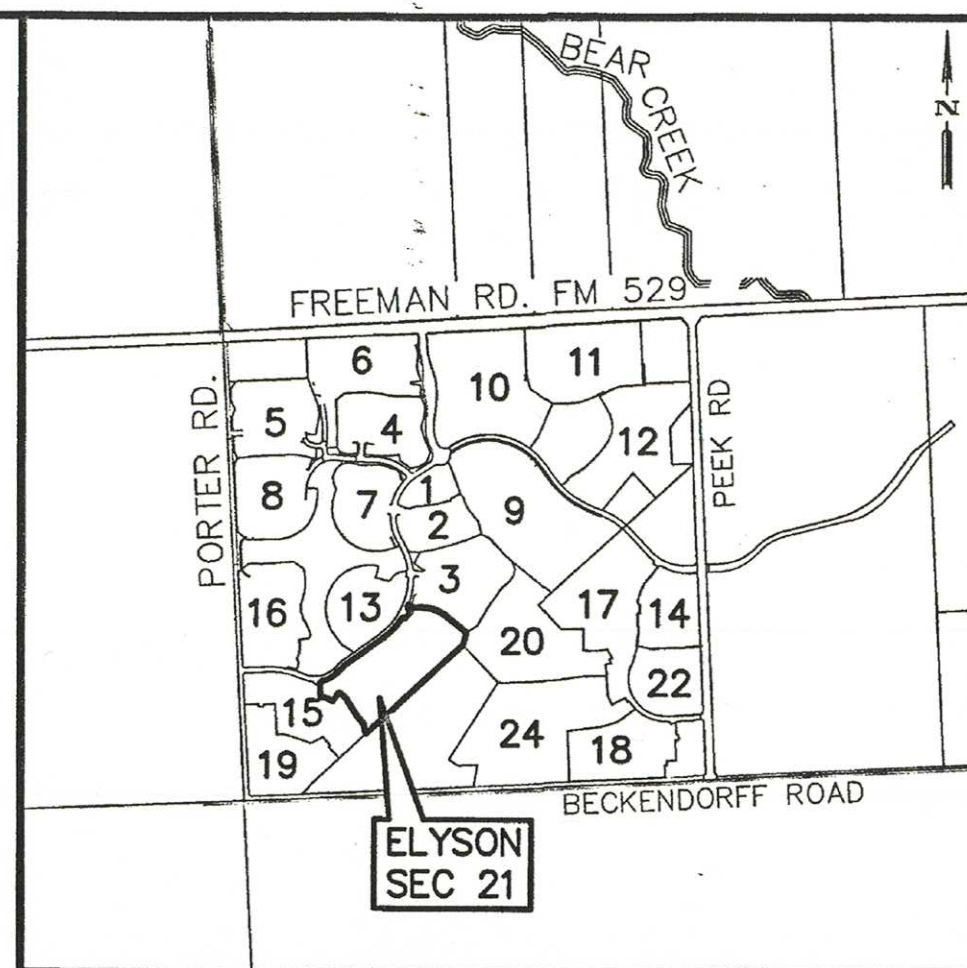
NUMBER	BEARING	DISTANCE
L1	N11°4'57"W	128.92'
L2	N43°18'07"E	68.95'
L3	N43°26'59"E	100.00'
L4	S62°22'31"E	71.92'
L5	N80°54'42"E	48.76'
L6	S84°52'52"E	65.01'
L7	S81°14'09"E	64.07'
L8	S73°23'59"E	63.45'
L9	S65°24'12"E	63.45'
L10	S57°25'51"E	63.45'
L11	S52°48'04"E	64.89'
L12	S51°28'07"E	65.02'
L13	N56°40'28"E	0.38'
L14	N11°49'46"W	122.54'
L15	N40°46'22"W	50.71'
L16	N38°25'23"W	67.36'
L17	N33°03'01"W	69.40'
L18	N47°35'29"W	86.07'
L19	S84°20'31"W	20.05'
L20	S36°16'31"W	112.30'

NUMBER	BEARING	DISTANCE
L21	N18°26'43"W	5.84'
L22	S85°23'45"E	1.47'
L23	N14°22'13"W	15.67'
L24	N78°45'12"W	4.76'
L25	S57°33'40"E	21.91'
L26	S86°26'38"W	3.89'
L27	S80°36'53"W	20.00'
L28	N19°43'54"E	11.94'
L29	N87°08'36"E	20.56'
L30	N27°22'19"E	36.94'
L31	N31°25'37"E	18.61'
L32	N42°41'55"W	45.63'
L33	S87°29'02"W	76.93'
L34	S86°26'38"W	79.92'
L35	N52°02'06"W	44.45'
L36	N64°24'43"W	88.12'
L37	N35°14'46"W	24.86'
L38	S52°50'45"W	55.00'
L39	S61°41'47"W	50.70'
L40	N30°30'54"W	50.08'

NUMBER	BEARING	DISTANCE
L41	S78°13'19"E	37.78'
L42	N54°55'13"W	39.02'
L43	N50°26'00"W	33.56'



- GENERAL NOTES
- "1" indicates Block Number.
 - "B.L." indicates Building Line.
 - "G.B.L." indicates Garage Building Line.
 - "D.E." indicates Drainage Easement.
 - "U.E." indicates Utility Easement.
 - "W.L.E." indicates Water Line Easement.
 - "SAN. S.E." indicates Sanitary Sewer Easement.
 - "STM. S.E." indicates Storm Sewer Easement.
 - "H.C.C.F." indicates Harris County Clerk's File Number.
 - "H.C.M.R." indicates Harris County Map Records.
 - "O.D." indicates outside diameter.
 - Bearing orientation is based on the Texas Coordinate System of 1983, South Central Zone 4204.
 - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by dividing the following combined scale 1/1000.
 - The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.
 - Unless otherwise indicated, the building lines [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, in effect at the time this plat was approved, which may be amended from time to time.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed for 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.
 - Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
 - Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one more additional space shall be provided.
 - All 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
 - Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
 - 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."
 - All lots shall have adequate wastewater collection services.
 - All corners are found 1/2-inch iron pipe (3/4" O.D.) with cap stamped "BGE INC" unless otherwise noted.
 - Notwithstanding the other provisions of Chapter 42, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street.



VICINITY MAP
N.T.S.
KEY MAP PAGE NO. 405T

RP-2020-183393
4/30/2020 HCCPRP1 110.00
FILED
4/30/2020 3:39 PM
Diane Trautman
COUNTY CLERK

OFFICE OF
DIANE TRAUTMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 691377
ELYSON SEC 21
THIS IS PAGE 1 OF 3 PAGES
SCANNER Context IQ4000
KEY MAP

RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	6.208 AC. / 270,408 S.F.	DRAINAGE
B	1.943 AC. / 84,652 S.F.	DRAINAGE
C	0.7673 AC. / 33,423 S.F.	LANDSCAPE / OPEN SPACE
D	0.1420 AC. / 6,187 S.F.	LANDSCAPE / OPEN SPACE

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	275.00'	26°57'37"	129.40'	N 67°12'18" W	128.21'
C2	25.00'	79°26'09"	34.66'	N 40°58'02" W	31.95'
C3	25.00'	81°05'15"	35.38'	N 39°17'40" E	32.50'
C4	330.00'	36°32'11"	210.43'	N 61°34'12" E	206.89'
C5	470.00'	11°26'59"	93.92'	N 49°01'36" E	93.77'
C6	830.00'	21°04'10"	305.21'	N 44°13'01" E	303.50'
C7	25.00'	99°46'03"	43.53'	N 83°33'58" E	38.24'
C8	250.00'	81°03'32"	35.67'	N 50°38'17" W	35.64'
C9	25.00'	78°11'16"	34.12'	N 15°37'55" W	31.53'
C10	830.00'	1°47'21"	25.92'	N 22°34'03" E	25.92'
C11	200.00'	28°06'18"	98.11'	N 32°29'52" W	97.12'
C12	300.00'	105°56'17"	554.69'	S 70°52'24" W	478.99'
C13	800.00'	10°38'20"	148.55'	N 50°50'17" W	148.34'
C14	50.00'	98°21'17"	85.83'	N 3°39'32" E	75.67'
C15	2000.00'	8°31'42"	297.70'	S 48°34'19" W	297.42'
C16	1500.00'	4°07'14"	107.88'	N 46°22'05" E	107.85'
C17	250.00'	96°42'05"	42.94'	S 83°13'15" E	37.31'
C18	1800.00'	0°39'21"	20.61'	S 34°32'32" E	20.60'
C19	50.00'	80°29'58"	78.98'	S 11°02'07" W	71.02'
C20	300.00'	38°22'50"	200.96'	N 37°05'41" E	197.22'

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C21	250.00'	20°28'00"	89.30'	S 36°19'00" E	88.83'
C22	25.00'	70°23'48"	30.72'	S 61°16'54" E	28.82'
C23	325.00'	40°19'21"	228.72'	S 76°19'08" E	224.03'
C24	825.00'	11°08'42"	160.48'	S 50°35'06" E	160.22'
C25	25.00'	23°51'46"	10.41'	S 56°56'38" E	10.34'
C26	50.00'	147°14'15"	128.49'	S 4°44'36" W	95.94'
C27	25.00'	25°24'44"	11.09'	S 65°39'22" W	11.00'
C28	1975.00'	8°38'32"	297.90'	S 48°37'44" W	297.62'
C29	1525.00'	4°07'14"	109.68'	S 46°22'05" W	109.65'
C30	275.00'	6°28'29"	31.08'	S 51°39'57" W	31.06'
C31	150.00'	28°02'33"	73.41'	S 40°52'55" W	72.68'
C32	50.00'	97°32'17"	85.12'	S 75°37'47" W	75.21'
C33	150.00'	28°02'33"	73.41'	N 69°37'21" W	72.68'
C34	275.00'	48°46'24"	234.10'	N 59°15'25" W	227.09'
C35	1825.00'	0°41'42"	22.13'	N 34°31'22" W	22.13'
C36	25.00'	24°27'24"	10.67'	N 46°24'13" W	10.59'
C37	50.00'	139°50'58"	122.04'	N 11°17'34" E	93.92'
C38	25.00'	24°55'56"	10.88'	N 68°45'04" E	10.79'
C39	275.00'	38°22'50"	184.21'	N 37°05'41" E	180.79'
C40	325.00'	40°26'33"	229.40'	N 38°07'32" E	224.67'

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C41	25.00'	93°00'12"	40.58'	N 11°50'43" E	36.27'
C42	150.00'	11°53'37"	31.14'	N 40°36'12" W	31.08'
C43	275.00'	105°56'17"	508.47'	N 70°52'24" E	439.07'
C44	775.00'	10°38'20"	143.91'	S 50°50'17" E	143.70'
C45	25.00'	98°21'17"	42.92'	S 3°39'32" W	37.84'
C46	2025.00'	5°52'33"	207.67'	S 49°53'54" W	207.58'
C47	25.00'	116°13'50"	50.72'	N 74°55'28" W	42.46'
C48	50.00'	235°52'01"	205.83'	S 45°15'27" W	88.35'
C49	25.00'	116°59'01"	51.04'	S 14°11'03" E	42.63'
C50	1475.00'	4°07'14"	106.08'	S 46°22'05" W	106.06'
C51	225.00'	96°42'05"	379.75'	N 83°13'15" W	336.25'
C52	1775.00'	0°39'21"	20.32'	N 34°32'32" W	20.32'
C53	25.00'	90°29'58"	39.49'	N 11°02'07" E	35.51'
C54	325.00'	38°22'50"	217.71'	N 37°05'41" E	213.86'
C55	262.73'	33°39'24"	154.33'	S 27°12'33" E	152.12'
C56	653.88'	13°03'47"	149.08'	N 51°07'31" W	148.78'

ELYSON SEC 21

A SUBDIVISION OF 24.45 ACRES OF LAND
LOCATED IN THE
A.R. CONNELL SURVEY, ABSTRACT NO. 1387,
HARRIS COUNTY, TEXAS

LOTS: 82 RESERVES: 4 BLOCKS: 2
SCALE: 1"=100' DATE: MARCH, 2020

OWNER:
NASH FM 529, LLC,
a Delaware limited liability company
10720 W. SAM HOUSTON PKWY. NORTH
SUITE 150, HOUSTON, TEXAS 77064
713-575-9000

LAND PLANNER:
BGE, INC.
10777 WESTMEIER, SUITE 400
HOUSTON, TEXAS 77042
281-558-8700



BGE, Inc.
10777 Westmeier, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

STATE OF TEXAS
COUNTY OF HARRIS

We, NASH FM 529, LLC, a Delaware limited liability company acting by and through Dan Whitton, Authorized Signatory of NASH FM 529, LLC, a Delaware limited liability company, owner hereinafter referred to as Owners of the 24.45 acres tract described in the above and foregoing map of ELYSON SEC 21, 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 of 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.) and indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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 the said plat, as easements for the 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 in this easement except by means of approved drainage structure.

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.

IN TESTIMONY WHEREOF, the NASH FM 529, LLC, a Delaware limited liability company has caused these presents to be signed by Dan Whitton, its Authorized Signatory, thereunto authorized, this 17 day of March, 2020.

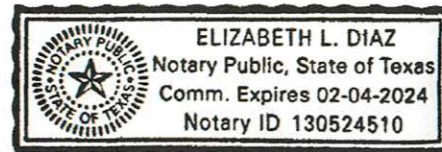
NASH FM 529, LLC, a Delaware limited liability company

By: Dan Whitton
Dan Whitton
Authorized Signatory

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Dan Whitton, Authorized Signatory of NASH FM 529, LLC, a Delaware limited liability company, 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 and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17 day of March, 2020.



Printed Name: Elizabeth Diaz
Notary Public in and for the State of Texas
Commission Expires: 2/04/2024

I, Alan C. Bentley, 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.



Alan C. Bentley 03/10/2020
Alan C. Bentley, R.P.L.S.
Texas Registration No. 2055

I, Alan C. Bentley, a Registered Professional Licensed Surveyor in the State of Texas, do hereby certify that the buildable areas for all residential lots are proposed to be outside, based on engineering plans and specifications submitted to the County Engineers Office, the 100-Year Floodplain as shown on Federal Insurance Rate Map Panel No. 48127000435 dated November 11, 2019. This certification is based solely on plotting boundaries from the FIRM Map, and no technical analysis was conducted.



Alan C. Bentley 03/10/2020
Alan C. Bentley, R.P.L.S.
Texas Registration No. 2055

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of ELYSON SEC 21 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 31 day of March, 2020.

By: Martha L. Stein
Martha L. Stein OR M. Sonny Garza
Chair Vice Chair

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



I, John R. Blount, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office and 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.

John R. Blount
John R. Blount, P.E., LEED AP
County Engineer

I, Diane Trautman, 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 April 28, 2020 by an order entered into the minutes of the court.



Diane Trautman
County Clerk
of Harris County, Texas

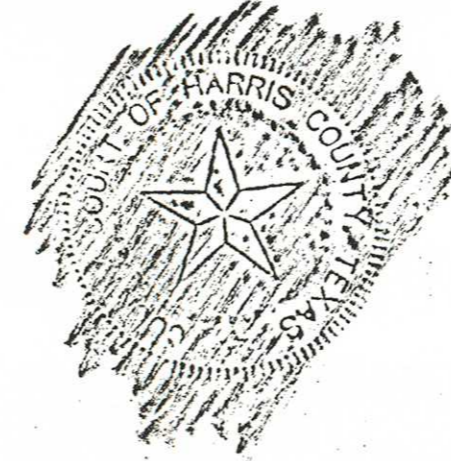
By: Madia Lopez
Deputy

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 April 30, 2020, at 3:39 o'clock P.M., and duly recorded on MAY 5, 2020, at 12:28 o'clock P.M., and at Film Code No. 691377 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.

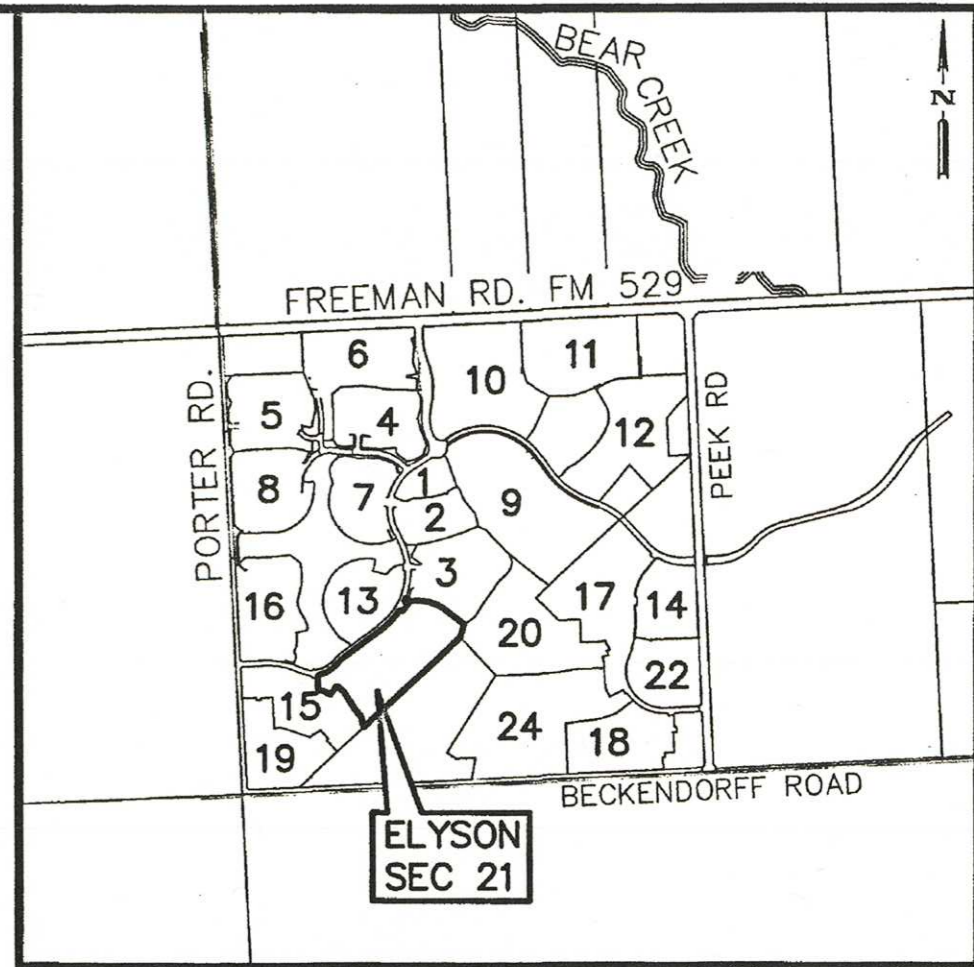
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording.



Diane Trautman
County Clerk
of Harris County, Texas

By: Angelina Hernandez
Deputy ANGELINA HERNANDEZ



VICINITY MAP
N.T.S.
KEY MAP PAGE NO. 405T

OFFICE OF
DIANE TRAUTMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

FILM CODE 691378

ELYSON SEC 21

THIS IS PAGE 2 OF 3 PAGES

SCANNER Context IQ4400
KEY MAP

ELYSON SEC 21

A SUBDIVISION OF 24.45 ACRES OF LAND
LOCATED IN THE
A.R. CONNELL SURVEY, ABSTRACT NO. 1387,
HARRIS COUNTY, TEXAS

LOTS: 82 RESERVES: 4 BLOCKS: 2
SCALE: 1"=100' DATE: MARCH, 2020

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10720 W. SAM HOUSTON PKWY. NORTH
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713-575-9000

LAND PLANNER:
BGE, INC.
10777 WESTHEIMER, SUITE 400
HOUSTON, TEXAS 77042
281-558-8700



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

RECORDER'S MEMORANDUM
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, caution or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.