





100 Feet GRAPHIC SCALE: 1" = 50 '

ABBREVIATIONS

- A.E. AERIAL EASEMENT D.E. - DRAINAGE EASEMENT
- ESMT. EASEMENT
- FND FOUND H.C.C.F. - HARRIS COUNTY CLERK FILE H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.M.R. HARRIS COUNTY MAP RECORDS IP - IRON PIPE
- IR IRON ROD NO. - NUMBER
- PG. PAGE R.O.W. - RIGHT-OF-WAY
- AC. ACRES SQ. FT. - SQUARE FEET
- VOL. VOLUME B.L. — BUILDING LINE
- W.L.E. WATER LINE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT UTILITY EASEMENT
- $\langle S \rangle$ SET 5/8" CAPPED IR "WINDROSE"

GENERAL NOTES

- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR — 0.999870000.
- 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, TEXAS, 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 FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZEI 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 LOTS 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
- 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.
- 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.
- ALL CORNERS ARE MARKED WITH A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" UNLESS OTHERWISE INDICATED.
- ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE ISSUANCE OF ANY DEVELOPMENT PERMITS.
- TERMS, CONDITIONS AND PROVISIONS OF LAND DONATION AGREEMENT DATED THE 18TH DAY OF OCTOBER 2002 BY AND BETWEEN WEST HOUSTON LAND DEVELOPMENT COMPANY, LTD., AND GRAND PARKWAY ASSOCIATION, A MEMORANDUM OF WHICH IS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. W538164.

BRIDGELAND PRAIRIELAND VILLAGE SEC 3

A SUBDIVISION OF 14.5321 AC. / 633,017 SQ. FT.

SITUATED IN THE H. & T.C. R.R. CO. SURVEY

SEC. 53, ABSTRACT NO. 467 HARRIS COUNTY, TEXAS

2 BLOCKS 2 RESERVES 50 LOTS SEPTEMBER 2020

Owner

Bridgeland Development, LP, a Maryland limited partnership by Bridgeland GP, LLC, a Delaware limited liability company 16919 North Bridgeland Lake Parkway

Cypress, TX 77433 281-213-9600



WINDROSE

11111 RICHMOND AVE., SUITE 150 I HOUSTON, TX 77082 I 713.458.2281 FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM