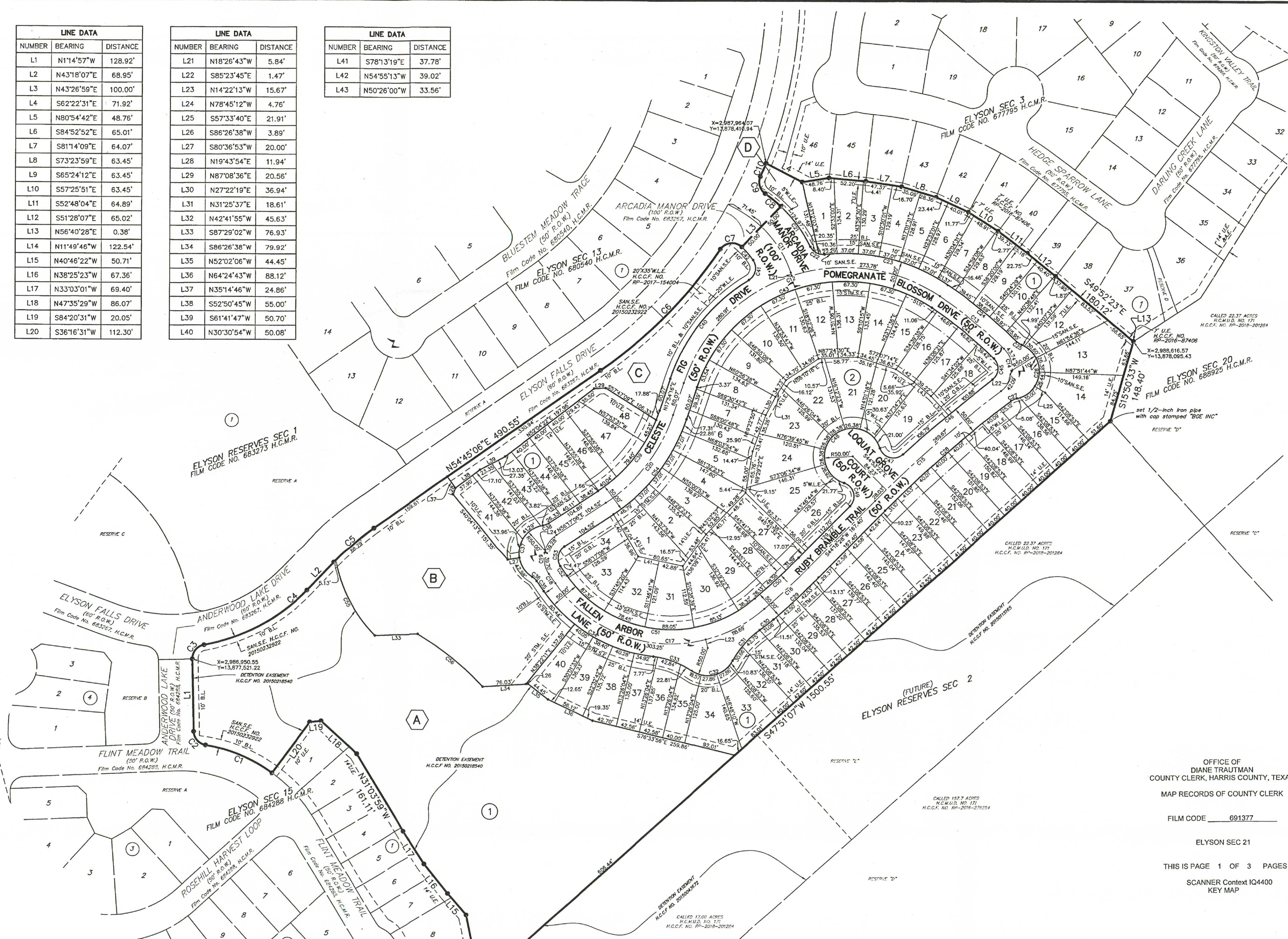


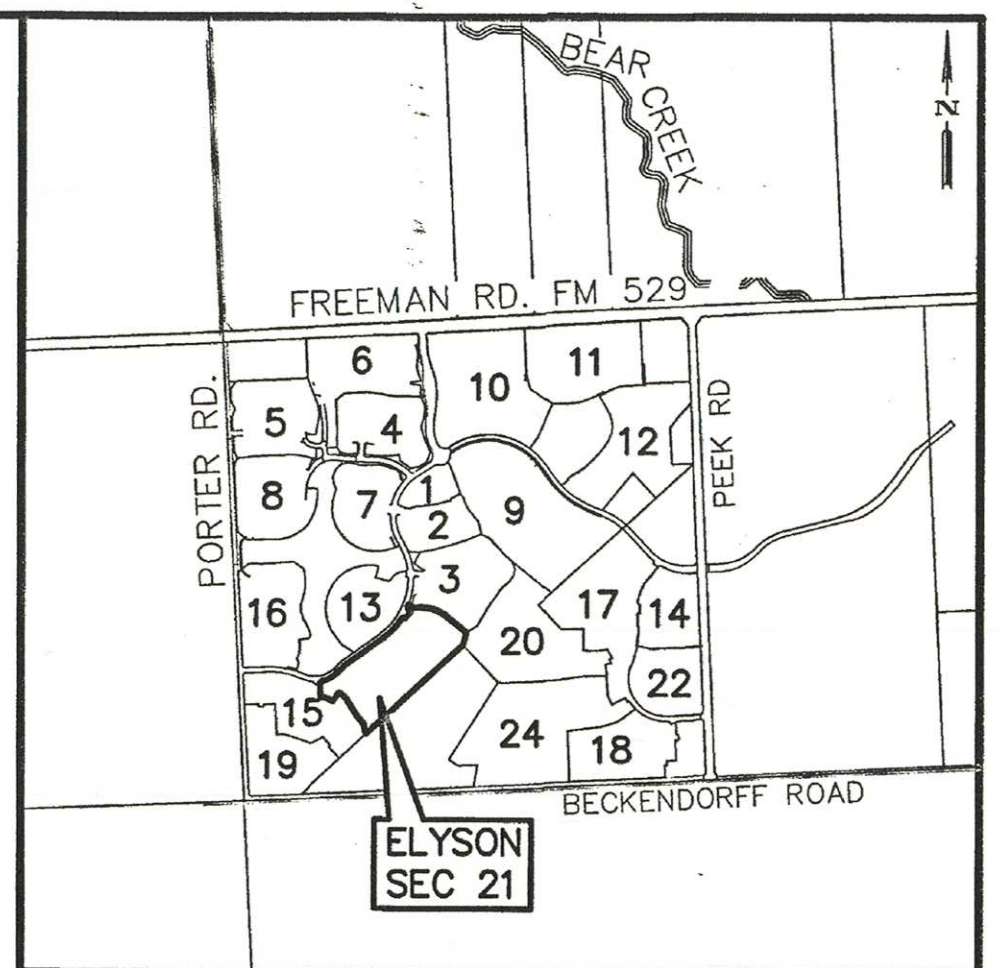
NUMBER	BEARING	DISTANCE
L1	N11°4'57"W	128.92'
L2	N43°18'07"E	68.95'
L3	N43°26'59"E	100.00'
L4	S62°22'31"E	71.92'
L5	N80°54'42"E	48.76'
L6	S84°52'52"E	65.01'
L7	S81°14'09"E	64.07'
L8	S73°23'59"E	63.45'
L9	S65°24'12"E	63.45'
L10	S57°25'51"E	63.45'
L11	S52°48'04"E	64.89'
L12	S51°28'07"E	65.02'
L13	N56°40'28"E	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 HCCP/RP1 11:00  
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	373.61'
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	213.66'
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

