

RP-2020-82903

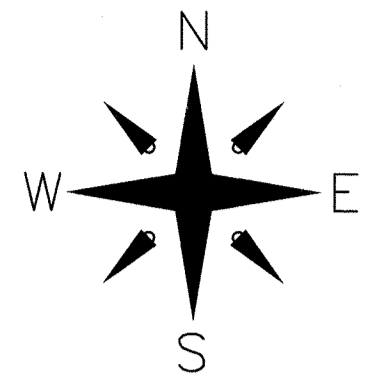
2/24/2020 hccplr2 60.00

FILED

2/24/2020 2:38 PM

Diane Trautman

COUNTY CLERK

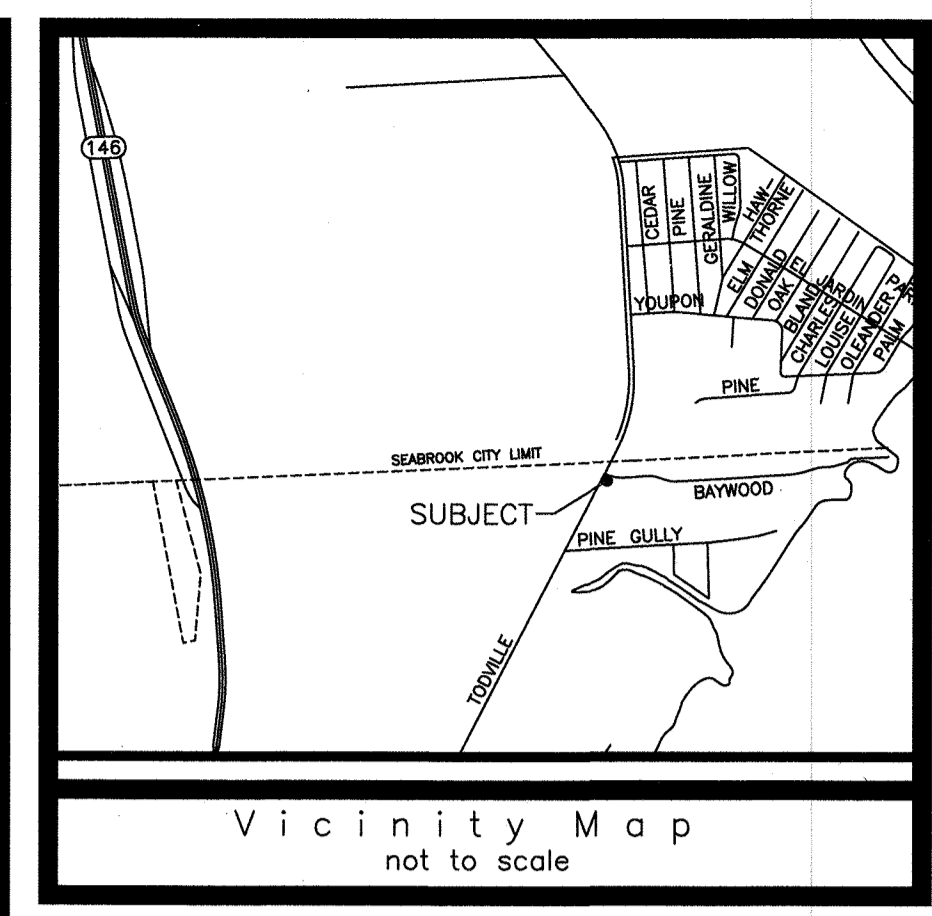
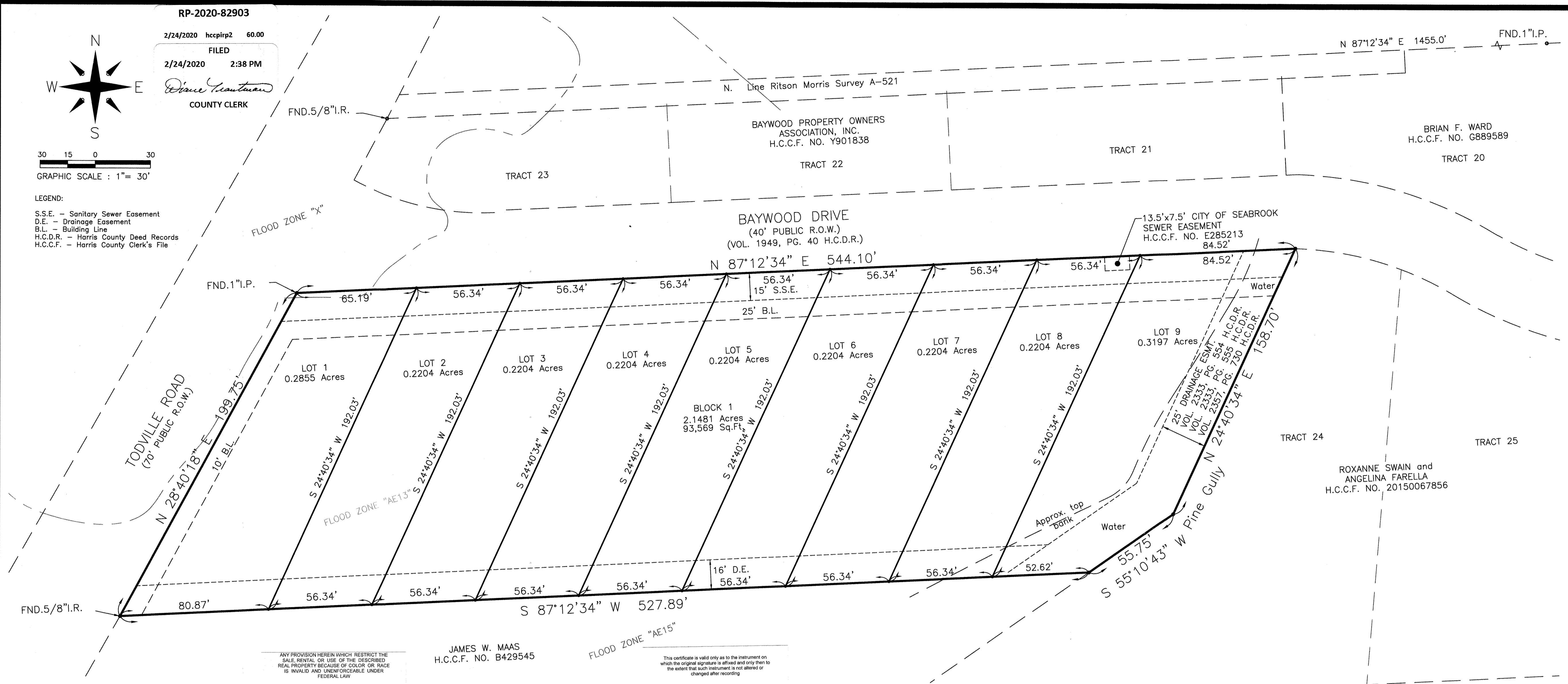


30 15 0 30

GRAPHIC SCALE : 1"= 30'

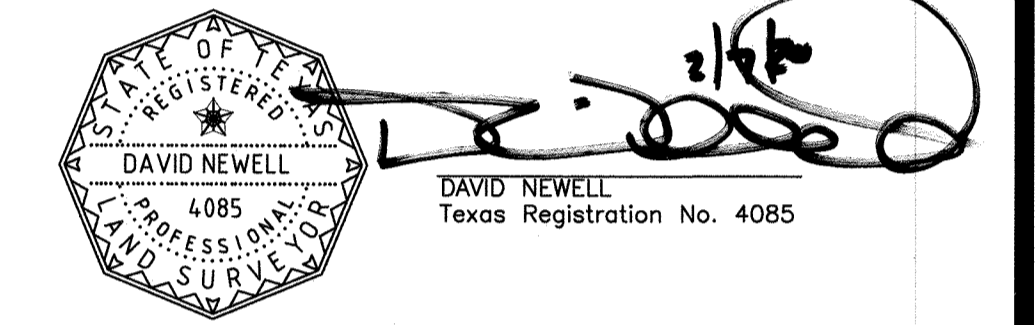
LEGEND:

- S.S.E. - Sanitary Sewer Easement
- D.E. - Drainage Easement
- B.L. - Building Line
- H.C.D.R. - Harris County Deed Records
- H.C.C.F. - Harris County Clerk's File



This is to certify that I, DAVID NEWELL, a Registered Professional Land Surveyor of the state of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, angle points, and points of curve are properly marked with iron rods 5/8" dia. x 24" length, and that this plat correctly represents that survey made by me.

I also certify that the plat of this subdivision complies with the City of Seabrook's subdivision ordinance and comprehensive zoning ordinance at the time of submittal.



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.

JAMES W. MAAS
H.C.C.F. NO. B429545

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.

STATE OF TEXAS
COUNTY OF HARRIS

WE, DELTA VEE REALTY-TWO, LLC, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF BAYWOOD PLACE, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID DELTA VEE REALTY-TWO, LLC ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS HEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION BAYWOOD PLACE AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON EXCEPT WHERE NOTED ON THE MAP FOR PRIVATE STREET; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE OF LAND SO DEDICATED.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO EACH SIDE OF ALL UTILITY EASEMENTS SHOWN HEREON.

I, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND 25 FEET WIDE ON EACH SIDE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES SHOWN LOCATED IN OR ADJACENT TO SAID SUBDIVISION AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF SEABROOK AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, I HEREBY RELEQUISH ALL RIGHTS OF ACCESS TO ALL MAJOR OR LARGER STREETS OR HIGHWAYS SHOWN HEREON EXCEPT BY WAY OF THE PLATTED STREETS SHOWN.

I CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPIES WITH ALL THE CITY OF SEABROOK'S ORDINANCES INCLUDING THE SUBDIVISION ORDINANCE AND COMPREHENSIVE ZONING ORDINANCE.

IN TESTIMONY WHEREOF, THE DELTA VEE REALTY-TWO, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY Michael B. Valentine ITS Manager THIS DAY OF February, 2020.

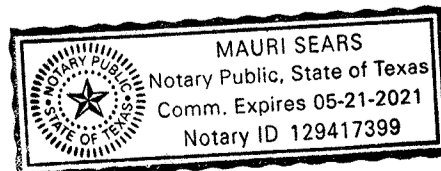
DELTA VEE REALTY-TWO, LLC
BY: Michael B. Valentine

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED, AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael B. Valentine KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) 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
24th DAY OF February, 2020

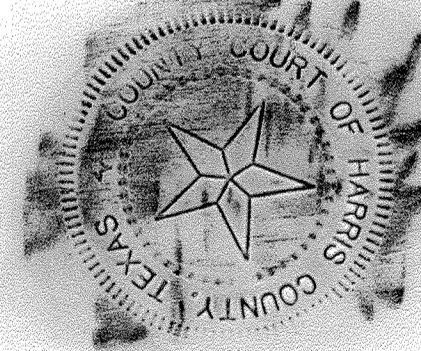
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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 February 24, 2020, AT 2:38 O'CLOCK P.M., AND DULY RECORDED ON February 25, 2020, AT 9:28 O'CLOCK A.M., AND AT FILM CODE NUMBER 690697 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.

DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS



BY: Christian Orona
DEPUTY
CHRISTIAN ORONA

WE, DIRECTOR OF PUBLIC WORKS AND CITY ENGINEER FOR THE CITY OF SEABROOK, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPIES WITH THE CITY OF SEABROOK'S SUBDIVISION ORDINANCE AND COMPREHENSIVE ZONING ORDINANCE.

BY: Kevin Padgett DATE: 2-28-2020
KEVIN PADGETT
DIRECTOR OF PUBLIC WORKS

BY: Brian Craig DATE: 2/18/20
BRIAN CRAIG, P.E.
CITY ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK, TEXAS ON MOTION MADE AND SECONDED AND ADOPTED, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE BAYWOOD PLACE AS SHOWN HEREON, AND ORDERED SAID PLAT FILED ON RECORD IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS THIS 21st DAY OF November, 2019.

BY: Robin Lenio
ROBIN LENIO
City Secretary

BY: Gary T. Remola
GARY T. REMOLA
CHAIRMAN, PLANNING AND ZONING COMMISSION

METES & BOUNDS

A TRACT OR PARCEL OF LAND CONTAINING 2.1481 ACRES OF LAND, MORE OR LESS, LYING IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 INCH IRON PIPE FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYWOOD DRIVE (40.00 FEET WIDE) WITH THE EASTERLY RIGHT-OF-WAY LINE OF TODVILLE ROAD (60.00 FEET WIDE);

THENCE NORTH 87 DEG 12 MIN 34 SEC EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BAYWOOD DRIVE, A DISTANCE OF 544.10 FEET TO THE CENTERLINE OF PINE GULLY;

THENCE SOUTH 24 DEG 40 MIN 34 SEC WEST, ALONG SAID CENTERLINE OF PINE GULLY, A DISTANCE OF 158.70 FEET TO A POINT FOR CORNER;

THENCE SOUTH 55 DEG 10 MIN 43 SEC WEST, A DISTANCE OF 55.75 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEG 52 MIN 00 SEC WEST, A DISTANCE OF 527.89 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID TODVILLE ROAD;

THENCE NORTH 28 DEG 40 MIN 18 SEC EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TODVILLE ROAD, A DISTANCE OF 199.75 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND AND CONTAINING 2.1481 ACRES OF LAND, MORE OR LESS.

NOTES:

1. PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48201C105M, REVISED DATE 1/6/2017, THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", FLOOD ZONE "AE13", AND FLOOD ZONE "AE15"

2. THIS TRACT LIES ENTIRELY WITHIN THE CITY OF SEABROOK, TEXAS AND IS CURRENTLY ZONED "R-1" RESIDENTIAL-SINGLE FAMILY DETACHED.

3. THIS IS SUBJECT TO THE CITY OF SEABROOK'S COMPREHENSIVE ZONING ORDINANCE, IF THE COMPREHENSIVE ZONING ORDINANCE IS SUBSEQUENTLY AMENDED, AND BY AMENDMENT CONFLICTS WITH THE FILED PLAT, THE MORE STRINGENT CONDITIONS SHALL APPLY.

4. THE PROPERTY LIES WITHIN THE LIMITS OF CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.

5. BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).

6. UTILITY EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, POOLS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE UTILITIES.

7. THIS PROPERTY ADJOINS AND SHARES A COMMON BOUNDARY WITH THE TIDALLY INFLUENCED SUBMERGED LANDS OF THE STATE OF TEXAS. THIS COMMON BOUNDARY IS SUBJECT TO CHANGE AND MAY BE DETERMINED ACCURATELY ONLY BY A SURVEY MADE ON THE GROUND AND UNDER THE DIRECTION OF A LICENSED STATE LAND SURVEYOR IN ACCORDANCE WITH THE ORIGINAL GRANT FROM THE SOVEREIGN. THE BOUNDARY AS SHOWN HEREIN IS BASED ON RECORD TITLE ONLY. THE OWNER(S) OF THIS PROPERTY MAY GAIN OR LOSE PORTIONS OF THIS PROPERTY AS A RESULT OF CHANGES IN THE BOUNDARY. STATE LAW PROHIBITS THE USE, ENCUMBRANCE, CONSTRUCTION, OR PLACEMENT OF ANY STRUCTURE IN, ON, OR OVER STATE OWNED SUBMERGED LANDS WITHOUT PROPER PERMIT OR APPROVAL.

FINAL PLAT OF BAYWOOD PLACE

2.1481 ACRES
9 LOTS

RITSON MORRIS SURVEY, ABSTRACT NO. 52
CITY OF SEABROOK, HARRIS COUNTY, TEXAS

FEBRUARY, 2020

THE PURPOSE OF THIS PLAT IS TO CREATE 9 LOTS

SCALE 1"=30'

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

MY COMMISSION EXPIRES: 5-21-2021