

STATE OF TEXAS
COUNTY OF HARRIS

WE, SCHWAB DESIGN BUILDERS LLC, ACTING BY AND THROUGH DAVID SCHWAB, ITS PRESIDENT & MARK REED, ITS VICE PRESIDENT, BEING OFFICERS OF SCHWAB DESIGN BUILDERS LLC, AND SCOTT HUNSACKER, PAM HUNSACKER, DAVID GORDON AND MARK REED OWNERS HERINAFTER REFERRED TO AS "OWNERS" OF THE 2.368 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HILSHIRE VILLAS AMENDING PLAT # 1, 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 UNRESTRICTED 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 UNRESTRICTED 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 OR FIVE FEET (5' 0") FOR SIXTEEN FEET (16' 0") ABOVE THE 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 DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLINGS THEREON AND SUCH 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 OF RANGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15' 0") FEET 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, WHICH SAID ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

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 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 HEREBY CERTIFY THAT THIS REPEAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY WHEREOF, SCHWAB DESIGN BUILDERS LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID SCHWAB, ITS PRESIDENT THEREUNTO AUTHORIZED, ATTESTED BY MARK REED, ITS VICE PRESIDENT THIS 23rd DAY OF October, 2020.

SCHWAB DESIGN BUILDERS, LLC
BY: David Schwab, ATTEST: Mark Reed, VICE PRESIDENT
DAVID SCHWAB, PRESIDENT

BY: Scott Hunsacker, BY: Pam Hunsacker
SCOTT HUNSACKER, PAM HUNSACKER

BY: David Gordon, BY: Mark Reed
DAVID GORDON, MARK REED

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID SCHWAB, MARK REED, SCOTT HUNSACKER, PAM HUNSACKER, AND DAVID GORDON, 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23rd DAY OF October, 2020.

PATRICIA A. LEE
Notary Public in and for Harris County, Texas
My Commission Expires October 13, 2024

GILBERT PRIDA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5662

CITY OF HILSHIRE VILLAGE
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF HILSHIRE VILLAGE, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF HILSHIRE VILLAS AMENDING PLAT # 1 AS SHOWN HEREON, IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE MAYOR AND SECRETARY OF THE CITY COUNCIL OF THE CITY OF HILSHIRE VILLAGE, TEXAS, THIS 11th DAY OF November, 2020.

Russell Herron - Mayor
Susan Blewins - Secretary

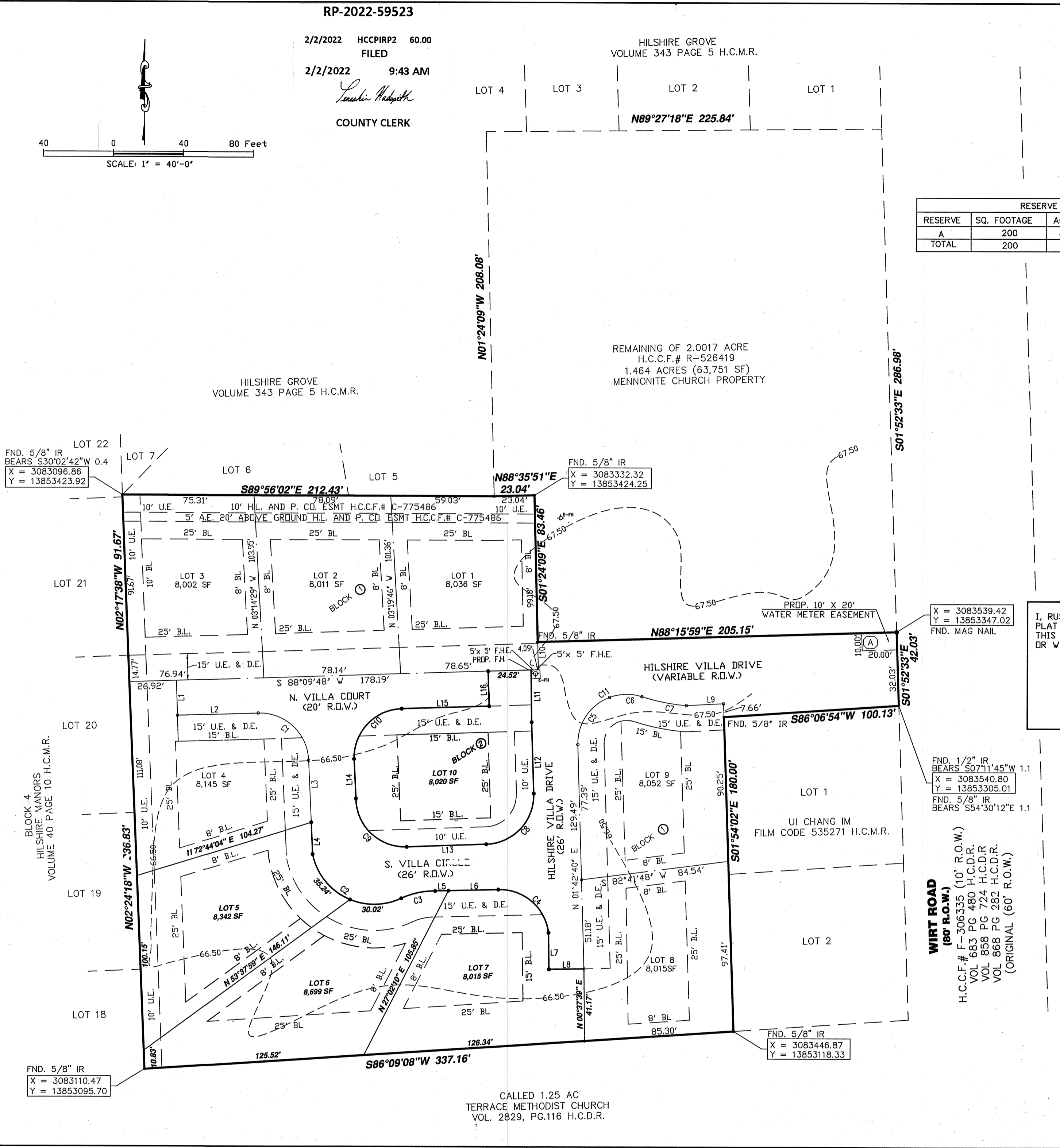
I, EFRAIN A. HIM, P.E., CITY ENGINEER OF HILSHIRE VILLAGE, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF HILSHIRE CITY COUNCIL AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CITY OF HILSHIRE VILLAGE.

EFRAIN A. HIM, P.E.
CITY ENGINEER

TENEISHA 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 10/23/2020 AT 9:13 O'CLOCK A.M., AND DULY RECORDED ON 10/23/2020 AT 9:23 O'CLOCK A.M. AND AT FILM CODE NUMBER 2020-149270 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.

TENEISHA HUDSPETH
COUNTY CLERK OF HARRIS COUNTY, TEXAS
STEPHEN LOPEZ
DEPUTY



STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [Signature]
KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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 26th DAY OF October, 2020.

STATE OF TEXAS
COUNTY OF HARRIS
NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS
MY COMMISSION EXPIRES 10/21/2021

NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS
MY COMMISSION EXPIRES 10/21/2021

RP-2022-59523

2/2/2022 HCCPIR2 60.00
FILED
2/2/2022 9:43 AM
County Clerk

HILSHIRE GROVE
VOLUME 343 PAGE 5 H.C.M.R.

N89°27'18"E 225.84'

REMAINING OF 2.0017 ACRE
H.C.C.F.# R-526419
1.464 ACRES (63,751 SF)
MENNONITE CHURCH PROPERTY

HILSHIRE GROVE
VOLUME 343 PAGE 5 H.C.M.R.

HILSHIRE VILLA DRIVE
(VARIABLE R.D.W.)

CALLED 1.25 AC
TERRACE METHODIST CHURCH
VOL. 2829, PG.116 H.C.D.R.

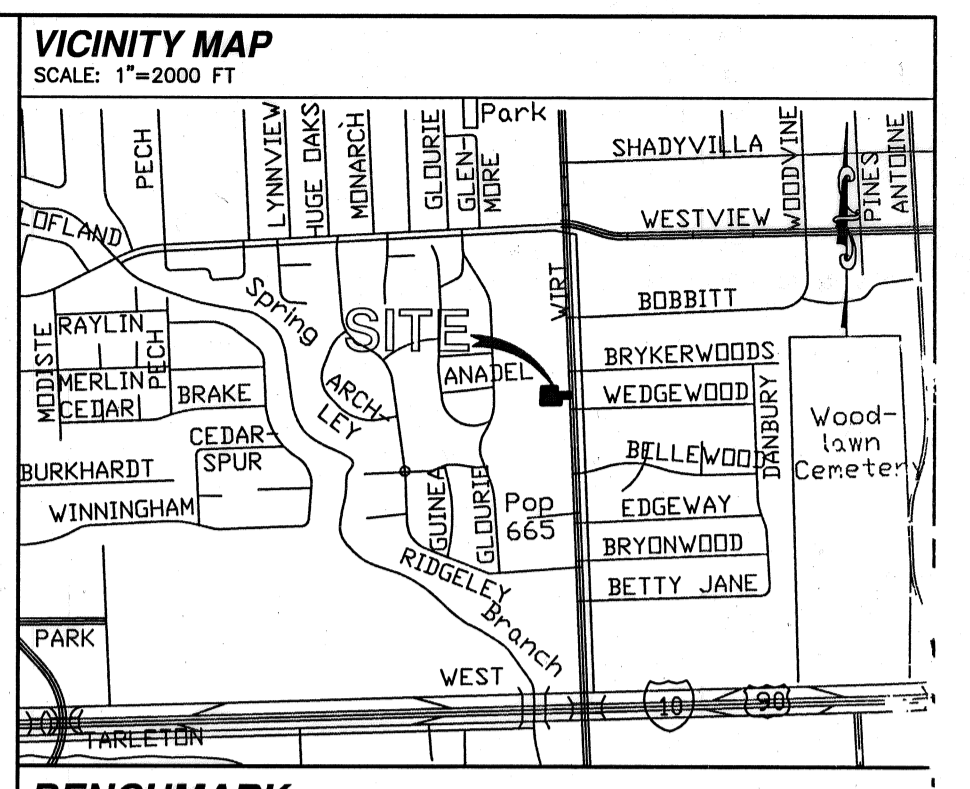
Table with columns: CURVE, RADIUS, DELTA, ARC, TANGENT, BEARING, CHORD. Lists curve data for C1 through C11.

RESERVE TABLE with columns: RESERVE, SQ. FOOTAGE, ACREAGE, PURPOSE. Shows total reserve of 200 sq. ft.

Table with columns: LINE, BEARING, DISTANCE. Lists line data for L1 through L16.

I, RUSTY KATTNER, FIRE MARSHAL OF HILSHIRE VILLAGE, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF HILSHIRE CITY COUNCIL AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CITY OF HILSHIRE VILLAGE.

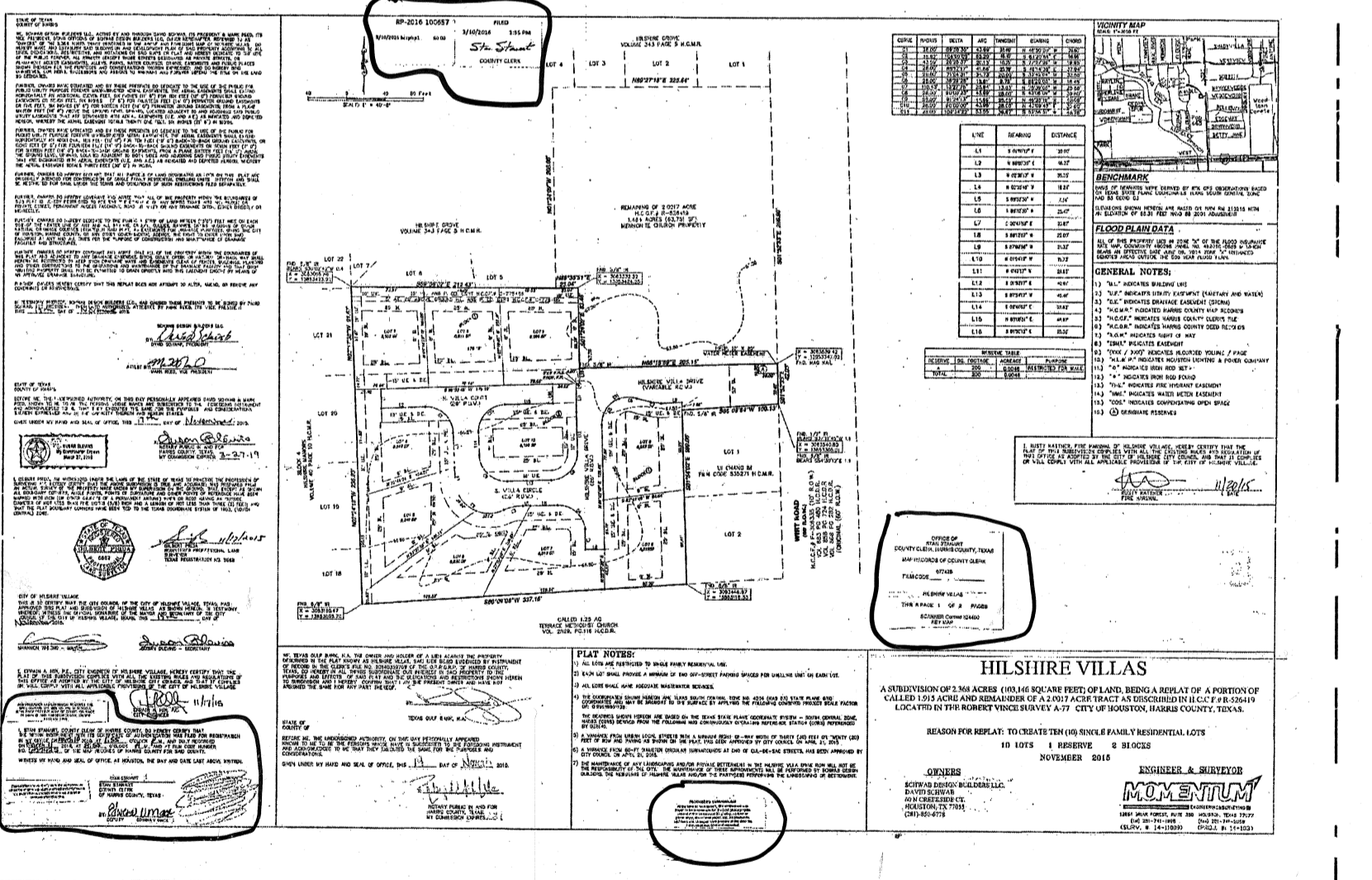
RUSTY KATTNER
FIRE MARSHAL
DATE: 11/8/21



BENCHMARK
BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03
ELEVATIONS SHOWN HEREON ARE BASED ON FIRM NR 210215 W.T.11 AN ELEVATION OF 68.31 FEET NAVD 88 2001 ADJUSTMENT

FLOOD PLAIN DATA
ALL OF THIS PROPERTY LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY 480296 PANEL NO. 48201C-0685 M WHICH BEARS AN EFFECTIVE DATE JUNE 09, 2014 ZONE "X" UNSHADED DENOTES AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.

- GENERAL NOTES:
1.) "B.L." INDICATES BUILDING LINE
2.) "U.E." INDICATES UTILITY EASEMENT (SANITARY AND WATER)
3.) "D.E." INDICATES DRAINAGE EASEMENT (STORM)
4.) "H.C.M.R." INDICATES HARRIS COUNTY MAP RECORDS
5.) "H.C.C.F." INDICATES HARRIS COUNTY CLERK'S FILE
6.) "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS
7.) "R.O.W." INDICATES RIGHT OF WAY
8.) "ESMT." INDICATES EASEMENT
9.) "(XXX / XXX)" INDICATES RECORDED VOLUME / PAGE
10.) "H.L. & P." INDICATES HOUSTON LIGHTING & POWER COMPANY
11.) "O" INDICATES IRON ROD SET
12.) "I" INDICATES IRON ROD FOUND
13.) "FHE." INDICATES FIRE HYDRANT EASEMENT
14.) "WME." INDICATES WATER METER EASEMENT
15.) "COS." INDICATES COMPENSATING OPEN SPACE
16.) "A" DESIGNATE RESERVES



PLAT NOTES:

- 1) ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.
2) EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT.
3) ALL LOTS SHALL HAVE ADEQUATE WASTEWATER SERVICES.
4) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 (NAD 83) STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO THE SURFACE BY APPLYING THE FOLLOWING COMBINED PROJECT SCALE FACTOR OF: 0.99989951128
5) A VARIANCE FROM URBAN LOCAL STREETS WITH A MINIMUM RIGHT-OF-WAY WIDTH OF THIRTY (30) FEET OR TWENTY (20) FEET OF ROW AND PAVING AS SHOWN ON THE PLAT, HAS BEEN APPROVED BY CITY COUNCIL ON APRIL 21, 2015.
6) A VARIANCE FROM 80'-FT DIAMETER CIRCULAR TURNAROUNDS AT END OF CUL-DE-SAC STREETS, HAS BEEN APPROVED BY CITY COUNCIL ON APRIL 21, 2015.
7) THE MAINTENANCE OF ANY LANDSCAPING AND/OR PRIVATE BETTERMENT IN THE HILSHIRE VILLA DRIVE ROW WILL NOT BE THE RESPONSIBILITY OF THE CITY. THE MAINTENANCE OF THESE IMPROVEMENTS WILL BE PERFORMED BY SCHWAB DESIGN BUILDERS, THE RESIDENTS OF HILSHIRE VILLAS AND/OR THE PARTY(ES) PERFORMING THE LANDSCAPING OR BETTERMENT.

HILSHIRE VILLAS AMENDING PLAT # 1

A SUBDIVISION OF 2.368 ACRES (103,146 SQUARE FEET) OF LAND, BEING A REPLAT OF A PORTION OF CALLED 1.915 ACRE AND REMAINDER OF A 2.0017 ACRE TRACT AS DESCRIBED IN H.C.C.F.# R-526419 LOCATED IN THE ROBERT VINCE SURVEY A-77 CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO REVISE THE BUILDING LINES ON LOTS 5, 6, 7 & 10

10 LOTS 1 RESETEVE 2 BLOCKS
MAY 2020

OWNERS: SCHWAB DESIGN BUILDERS LLC, DAVID SCHWAB, 30 N CREEKSIDE CT, HOUSTON, TX 77055 (281)-850-6778
ENGINEER & SURVEYOR: MOMENTUM ENGINEERING SURVEYING, 12651 BRIAR FOREST, SUITE 350 HOUSTON, TEXAS 77077 (281)-741-1998 (fax) 281-741-2068 (SURV. # 14-11009) (PROJ. # 14-103.01)