

THE STATE OF TEXAS
COUNTY OF HARRIS

I, **BRENDA C. McLAUGHLIN**, owner hereinafter referred to as Owners (whether one or more) of the 0.5784 acres tract described in the above and foregoing map of McLAUGHLIN ESTATES, 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 purposes forever an unobstructed aerial easement five feet in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

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') wide on each side of the center line of any and all bays, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for 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 into this easement except by means of an approved drainage structure.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

WITNESS my hand in the City of Spring Valley Village, Texas, this 14 day of December, 2015.

Brenda C. McLaughlin
BRENDA C. McLAUGHLIN
Owner

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared **BRENDA C. McLAUGHLIN**, 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.

Given under my hand and seal of office this 14th day of December, 2015.

Stacey Hastings
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: Stacey Hastings
MY COMMISSION EXPIRES: 6-16-2018



This is to certify that the Planning and Zoning Commission of the City of Spring Valley Village, Texas has approved this replat and subdivision of McLAUGHLIN ESTATES as shown hereon, in testimony whereof, witness this official signature of the chairman of the Planning and Zoning Commission of the City of Spring Valley Village, Texas, this 22nd day of Dec., 2015.

By: *W.K. Hoffmann*

W.K. (TREY) HOFFMAN, CHAIRMAN
Planning and Zoning Commission
City of Spring Valley Village, Texas

This is to certify plans and specifications for all streets, drainage structures sanitary sewer lines, water distribution lines and fire hydrants in the subdivision have been prepared in conformance with the standards of the City of Spring Valley Village, Texas and have been approved by me, in testimony whereof, witness this official signature of the Public Works Director of the City of Spring Valley Village, Texas, this 16th day of Dec., 2015.

Erk Tschanz

ERIK TSCHANZ
Public Works Director
City of Spring Valley Village, Texas

This is to certify that the City Council of the City of Spring Valley Village, Texas has approved this replat and subdivision of McLAUGHLIN ESTATES as shown hereon, in testimony whereof, witness this official signature of the mayor of the City of Spring Valley Village, Texas, this 16th day of Dec., 2015.

Tom Ramsey
TOM S. RAMSEY, Mayor
City of Spring Valley Village, Texas

I, **MATHEW J. PROBSTFELD**, 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 permanent nature) pipes or rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three (3) feet.

Mathew J. Probstfeld
MATHEW J. PROBSTFELD
Registered Professional Land Surveyor
State of Texas no. 4985

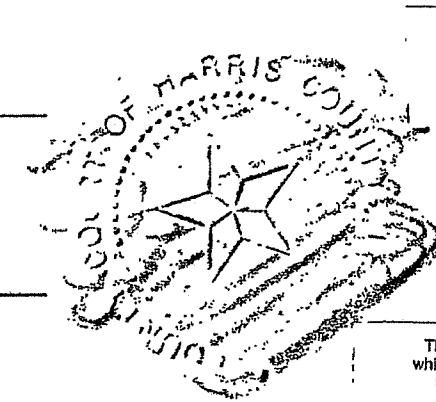


I, **STAN STANART**, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on Jan 14, 2015 at 11:46 o'clock A.M., and at File Number No. 1610851 of the Map Records of Harris County for said county.

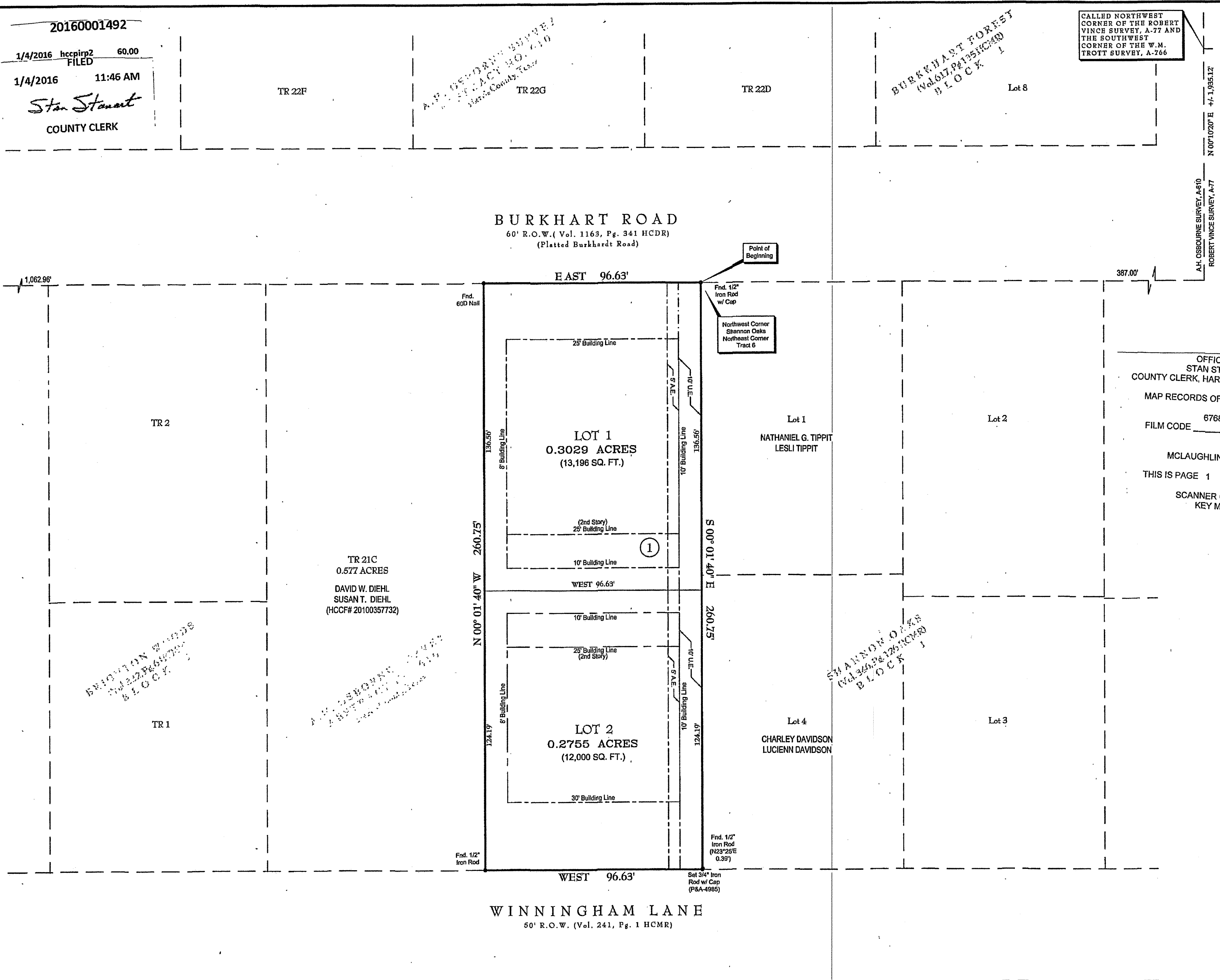
WITNESS my hand and seal of office, at Houston, this 14th day of December, 2015.

By: **STAN STANART**
Clerk of the County Court
Harris County, Texas

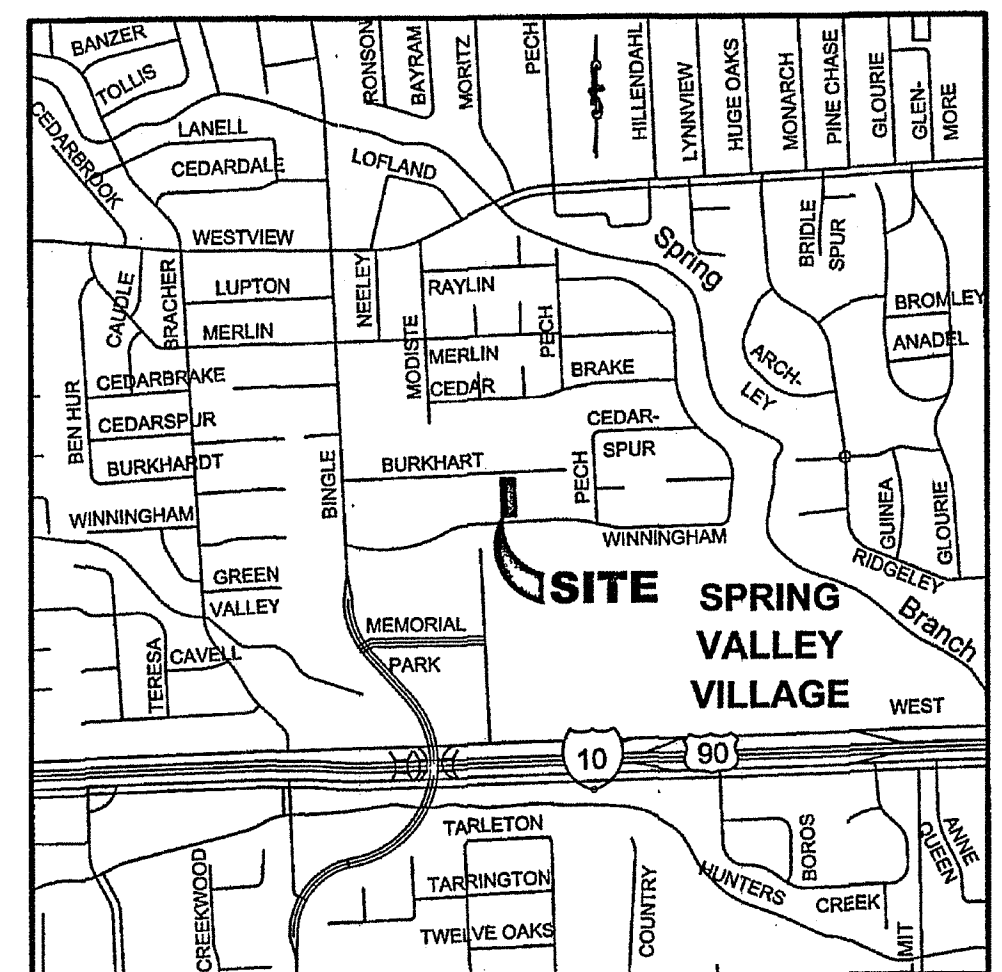
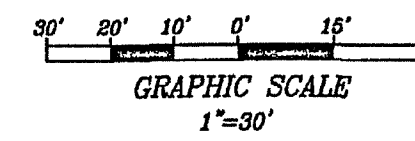
By: *Edwina V. Mack*
EDWINA V. MACK
Deputy



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.



CALLLED NORTHWEST CORNER OF THE ROBERT VINCE SURVEY, A-77 AND THE SOUTHWEST CORNER OF THE W.M. TROTT SURVEY, A-766



0 1/8 1/4 3/8 1/2
MILE
**VICINITY MAP
KEY MAP 451W**

OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 676851
MCLAUGHLIN ESTATES
THIS IS PAGE 1 OF 2 PAGES
SCANNER Context IQ4400
KEY MAP

- GENERAL NOTES & LEGEND**
1. H.C.M.R. denotes HARRIS COUNTY MAP RECORDS.
 2. H.C.D.R. denotes HARRIS COUNTY DEED RECORDS.
 3. H.C.C.F. No. denotes HARRIS COUNTY CLERK'S FILE NUMBER.
 4. UTIL. ESMT. OR U.E. denotes UTILITY EASEMENT.
 5. BLDG. LINE OR B.L. denotes BUILDING LINE.
 6. W.L.E. denotes WATER LINE EASEMENT.
 7. S.S.E. denotes SANITARY SEWER EASEMENT.
 8. O.P.R.O.R.P. denotes OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
 9. A.E. denotes AERIAL EASEMENT.
 10. ① denotes BLOCK NUMBER.
 11. Subject Tract DOES NOT LIE within the designated 100 year flood plan as shown on FEMA Flood Insurance Rate Map 48201C 0665 M, Dated 6/9/2014. (ZONE X) (Shown by graphic plotting only)
 12. Information shown on this plat was based on City Planning Letter issued by Texas American Title Company, GF# 7910-15-6239 with an effective date of September 23, 2015.
 13. All bearings are referenced to the south right of way line of Burkhardt Road.

NOTES ON EXISTING PIPELINES
There are no existing pipelines or pipeline easements within this subdivision.

McLAUGHLIN ESTATES
A SUBDIVISION OF 0.5784 ACRES (25,196 SQUARE FEET) OF LAND BEING OUT AND A PART OF TRACT 6 OF THE AGREED PARTITION OF THE OTTO BURKHARDT 30 ACRE TRACT VOL. 1163 PG. 341, H.C.D.R. IN THE A. H. OSBORNE SURVEY ABSTRACT NO. 610 HARRIS COUNTY, TEXAS

2 LOTS 1 BLOCK NO RESERVE
REASON FOR PLATTING:
TO CREATE TWO SINGLE FAMILY RESIDENTIAL LOTS

OWNER:
BRENDA C. McLAUGHLIN
1418 LYNNVIEW DRIVE
HOUSTON, TX 77055

CITY OF SPRING VALLEY VILLAGE, TEXAS
NOVEMBER 5, 2015

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FAX (281) 829-0233

8487 BURKHARDT ROAD

A TRACT OR PARCEL OF LAND CONTAINING 0.5784 ACRES (25,196 SQUARE FEET) LOCATED IN THE A. H. OSBORNE SURVEY, ABSTRACT 610, HARRIS COUNTY, TEXAS, AND BEING OUT AND A PART OF TRACT 6 OF THE AGREED PARTITION OF THE OTTO BURKHARDT 30 ACRE TRACT, AS RECORDED IN VOLUME 1163, PAGE 341 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.5784 ACRE TRACT OF LAND BEING THAT SAME CERTAIN TRACT OF LAND CONVEYED TO BRENDA C. McLAUGHLIN, (CALL 0.5784 ACRES), AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 2015037732, SAID 0.5784 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS BASED ON THE SOUTH RIGHT OF WAY LINE OF BURKHARDT ROAD;

BEGINNING AT A FOUND 1/4 INCH IRON ROD WITH CAP LYING IN THE SOUTH RIGHT OF WAY LINE OF BURKHARDT ROAD, 60 FEET IN WIDTH AS RECORDED IN VOLUME 1163, PAGE 341 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING ORIGINALLY PLATTED AS BURKHARDT ROAD, SAID FOUND 1/4 INCH IRON ROD WITH CAP MARKING THE NORTHWEST CORNER OF SHANNON OAKS, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 346, PAGE 126 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID FOUND 1/4 INCH IRON ROD WITH CAP MARKING THE NORTHEAST CORNER OF TRACT 6 OF SAID AGREED PARTITION OF THE OTTO BURKHARDT 30 ACRE TRACT, SAID FOUND 1/4 INCH IRON ROD WITH CAP ALSO MARKING THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 01 MINUTES 40 SECONDS EAST, (CALL SOUTH), ALONG THE COMMON LINE OF SAID TRACT 6 AND THE WEST LINE OF SHANNON OAKS, A DISTANCE OF 230.75 FEET, (CALL 230.75 FEET), TO A SET 3/4 INCH IRON ROD WITH CAP (P&A-4885) LYING IN THE NORTH RIGHT OF WAY LINE OF WINNINGHAM LANE, 60 FEET IN WIDTH AS RECORDED IN VOLUME 241, PAGE 1 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID SET 3/4 INCH IRON ROD WITH CAP MARKING THE SOUTHWEST CORNER OF SAID SHANNON OAKS, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 6, A FOUND 1/4 INCH IRON ROD BEARS NORTH 23 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.39 FEET, SAID SET 3/4 INCH IRON ROD WITH CAP ALSO MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WEST, ALONG THE SAID NORTH RIGHT OF WAY LINE OF WINNINGHAM LANE, A DISTANCE OF 96.63 FEET TO A FOUND 1/4 INCH IRON ROD MARKING THE SOUTHWEST CORNER OF THAT CERTAIN 0.577 ACRE TRACT OF LAND CONVEYED TO DAVID W. DIEHL AND SUSAN T. DIEHL AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 2010035732, SAID FOUND 1/4 INCH IRON ROD ALSO MARKING THE SOUTH-WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 01 MINUTES 40 SECONDS WEST, (CALL NORTH), ALONG THE EAST LINE OF SAID DIEHL TRACT, A DISTANCE OF 260.75 FEET, (CALL 260.75 FEET), TO A FOUND 60D NAIL LYING IN THE SAID SOUTH RIGHT OF WAY LINE OF BURKHARDT ROAD, SAID FOUND 60D NAIL MARKING THE NORTHEAST CORNER OF SAID DIEHL TRACT, SAID FOUND 60D NAIL ALSO MARKING THE NORTH-WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE EAST, ALONG THE SAID SOUTH RIGHT OF WAY LINE OF BURKHARDT ROAD, A DISTANCE OF 96.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5784 ACRES, (25,196 SQUARE FEET), OF LAND.