



June 21, 2022

Matthew W. Brazzel, RPLS
Jones Carter
6330 West Loop South, Suite 150
Bellaire, Texas 77401

Re: On-Going Services
Preliminary Plat Review of Memorial Drive Elementary School – **Third Submittal**
Piney Point Village, Texas
HDR Job No. 10336218

Dear Mr. Brazzel,

We have reviewed the preliminary plat for the above referenced address. The plat appears to meet all requirements set forth in the City ordinances. Therefore, we have no objections to the preliminary plat.

If you have any questions, please feel free to contact the City.

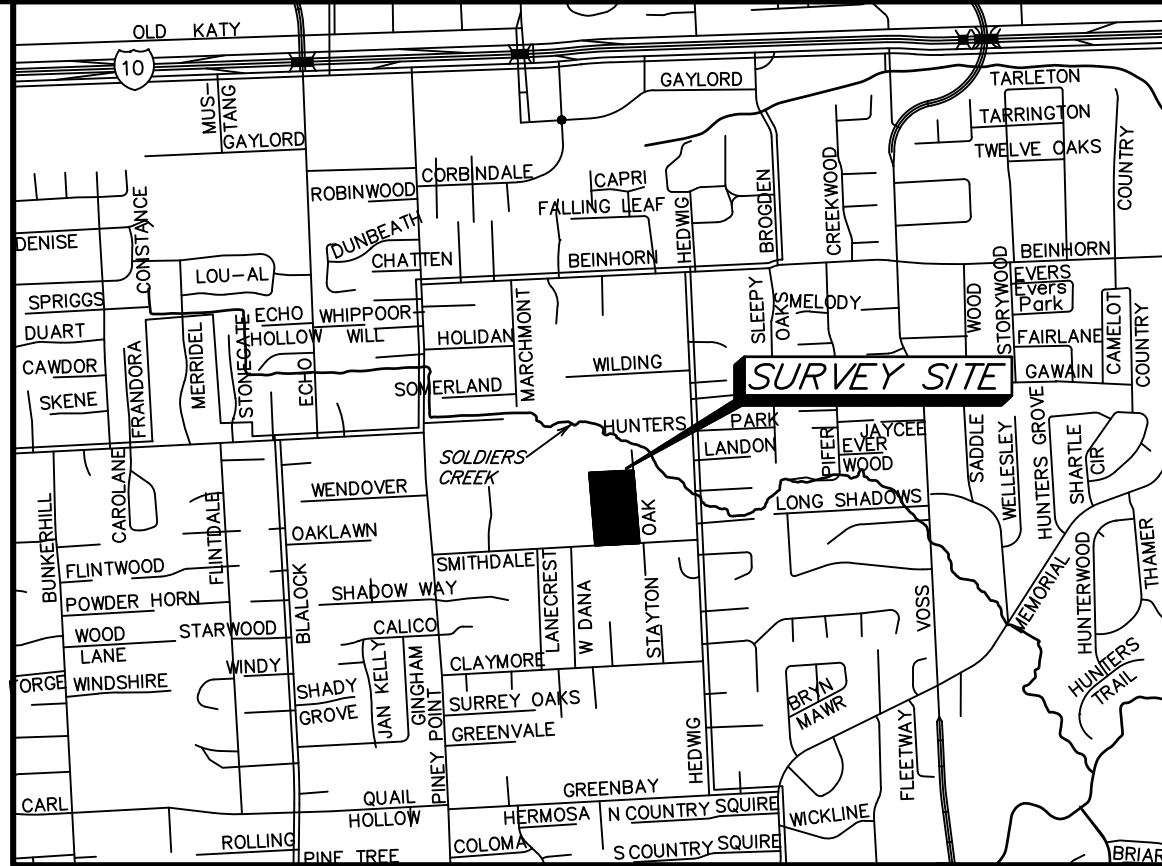
Sincerely,

HDR Engineering, Inc.

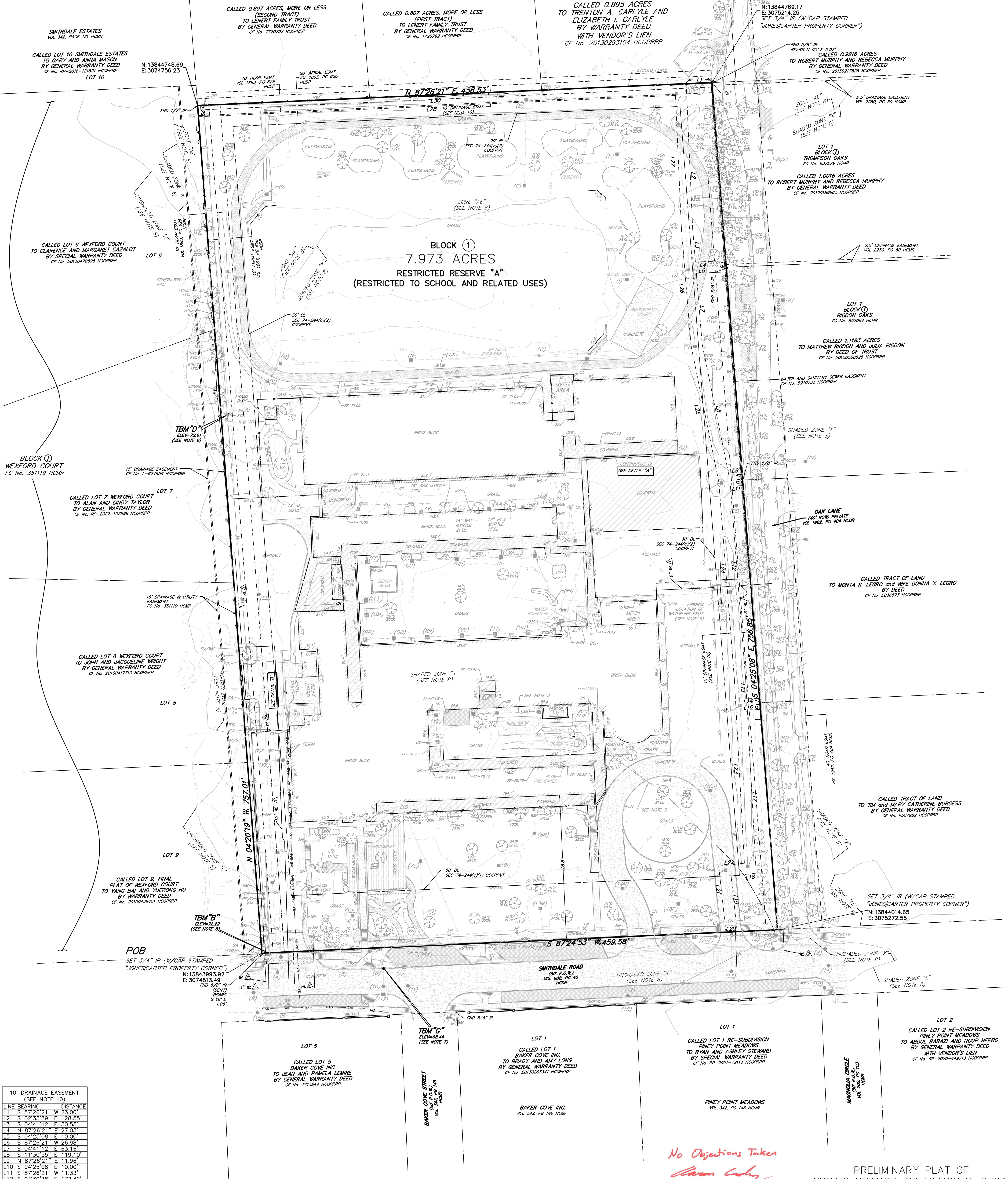
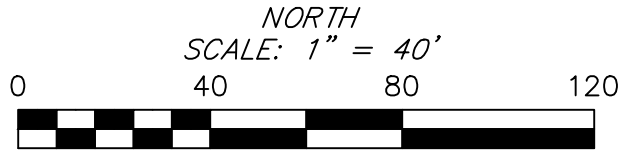
A handwritten signature in blue ink, reading 'Aaron Croley'.

Aaron Croley, P.E., CFM
Project Engineer

cc: Annette Arriaga – City of Piney Point Village



VICINITY MAP SCALE: 1"=2000'



10' DRAINAGE EASEMENT (SEE NOTE 10)	
LINE BEARING	DISTANCE
L1 S 87°26'21" W	23.00'
L2 S 02°33'39" E	128.55'
L3 S 04°11'12" E	30.55'
L4 N 87°26'21" E	29.03'
L5 S 04°25'08" E	10.00'
L6 S 87°26'21" W	26.98'
L7 S 04°11'12" E	63.16'
L8 S 11°30'55" E	119.10'
L9 N 87°26'21" E	11.96'
L10 S 04°25'08" E	10.00'
L11 S 87°26'21" W	11.33'
L12 S 04°30'38" E	172.42'
L13 S 03°06'22" E	17.35'
L14 N 87°26'21" E	11.45'
L15 S 04°25'08" E	10.00'
L16 S 87°26'21" W	11.68'
L17 S 03°06'22" E	145.50'
L18 S 83°29'39" W	22.49'
L19 S 08°16'30" E	49.84'
L20 S 87°24'53" W	10.02'
L21 N 08°16'30" W	59.15'
L22 N 83°29'39" E	23.03'
L23 N 03°06'22" E	163.47'
L24 N 04°30'38" W	176.70'
L25 N 11°30'55" W	124.14'
L26 N 04°11'12" W	104.52'
L27 N 02°33'39" W	118.73'
L28 S 87°26'21" W	425.22'
L29 N 04°20'19" W	10.00'
L30 N 87°26'21" E	435.53'

APPLICANT:
QUIDDITY ENGINEERING, Inc.
6330 WEST LOOP SOUTH
SUITE 150
BELLAIRE, TX 77401

Project Manager: Matthew Brozzel
(713) 777-5337

DEVELOPER/OWNER:
SPRING BRANCH INDEPENDENT
SCHOOL DISTRICT
955 CAMPBELL ROAD
HOUSTON, TX 77024

Project Manager: David Valerius
(713) 251-1013



Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

PRELIMINARY PLAT OF
SPRING BRANCH ISD MEMORIAL DRIVE
ELEMENTARY SCHOOL
SUBDIVISION
A SUBDIVISION OF 7.973 ACRES OF LAND
OUT OF THE
JOHN D. TAYLOR SURVEY, A-72
HARRIS COUNTY, TEXAS

PRELIMINARY SUBMITTAL:

1 RESERVE 1 BLOCK 0 LOTS
SURVEYOR/PLANNER: JONES/CARTER
DATE PLAT DRAWING WAS DRAWN: JUNE 21, 2022
PLAT SUBMITTAL DATE: JULY 28, 2022

No Objections Taken
David Valerius
6-21-2022

I, Matthew W. Brozzel, am registered under the laws of the State of Texas to practice the profession of Surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; and that all boundary corners, angle points, points of curvature and other points of reference have been properly marked with iron pipes or rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.

Matthew W. Brozzel
Texas Registration No. 6140

I, Matthew W. Brozzel, do hereby certify that all easements both public and private, fee strips and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the Spring Branch Independent School District owns or has a legal interest in.

Matthew W. Brozzel

LEGEND

"S" SET 3/4-INCH IRON ROD (WITH CAP STAMPED "JONES/CARTER PROPERTY CORNER")

AC AIR CONDITIONING UNIT

BL BRICK FENCE

BLD BUILDING

BS BUSINESS SIGN

BSH BUSH

C No. CENTERLINE

CH CLERK'S FILE NUMBER

CHN CONCRETE HEADWALL

CHN CHINESE YALOW TREE

CLF CHAIN LINK FENCE

CM GRAPE MYRTLE TREE

CO CODE OF ORDINANCES CITY OF PINEY POINT VILLAGE TEXAS

COCPVPT CORRUGATED PLASTIC PIPE

DS DRAIN LINE

DS DOWN SPOUT

ELB ELM TREE

ELEV ELEVATION

EM ELECTRIC METER

EMT EASEMENT

EV ELECTRIC VAULT

FC No. FILM CODE NUMBER

FL FINISHED FLOOR

FL FLOW LINE

FND FUND

FP FLAG POLE

FLUSH VALVE

GA GRATE INLET

GM GAS METER

GM GUARD POST

GV GAS VALVE

HAC HACKBERRY TREE

HCDR HARRIS COUNTY DEED

HOMR HARRIS COUNTY MAP RECORDS

HOCRRP HARRIS COUNTY OFFICIAL PUBLIC RECORD

HWF HIDE WIRE FENCE

IP IRON PIPE

IR IRON ROD

LP LIGHT POLE

MH MANHOLE

MLB MAILBOX

N.T.S. NOT TO SCALE

OHP OVERHEAD POWER

O OAK TREE

P PINE TREE

PA PALM TREE

PAKE PAKE

PP POWER POLE

PVC POLYETHYLENE VINYL CHLORIDE

PIPE REINFORCED CONCRETE PIPE

ROP ROOF OVERHANG

ROW RIGHT-OF-WAY

ROW SANITARY

ROW SIGN

SV SPRINKLER VALVE

SW SWIFTWOOD TREE

TBM TEMPORARY BENCHMARK

TSP TELEPHONE CABLE MARKER

TPD TELEPHONE PEDESTAL

W WOOD FENCE

WOLF WOODS/IRON FENCE

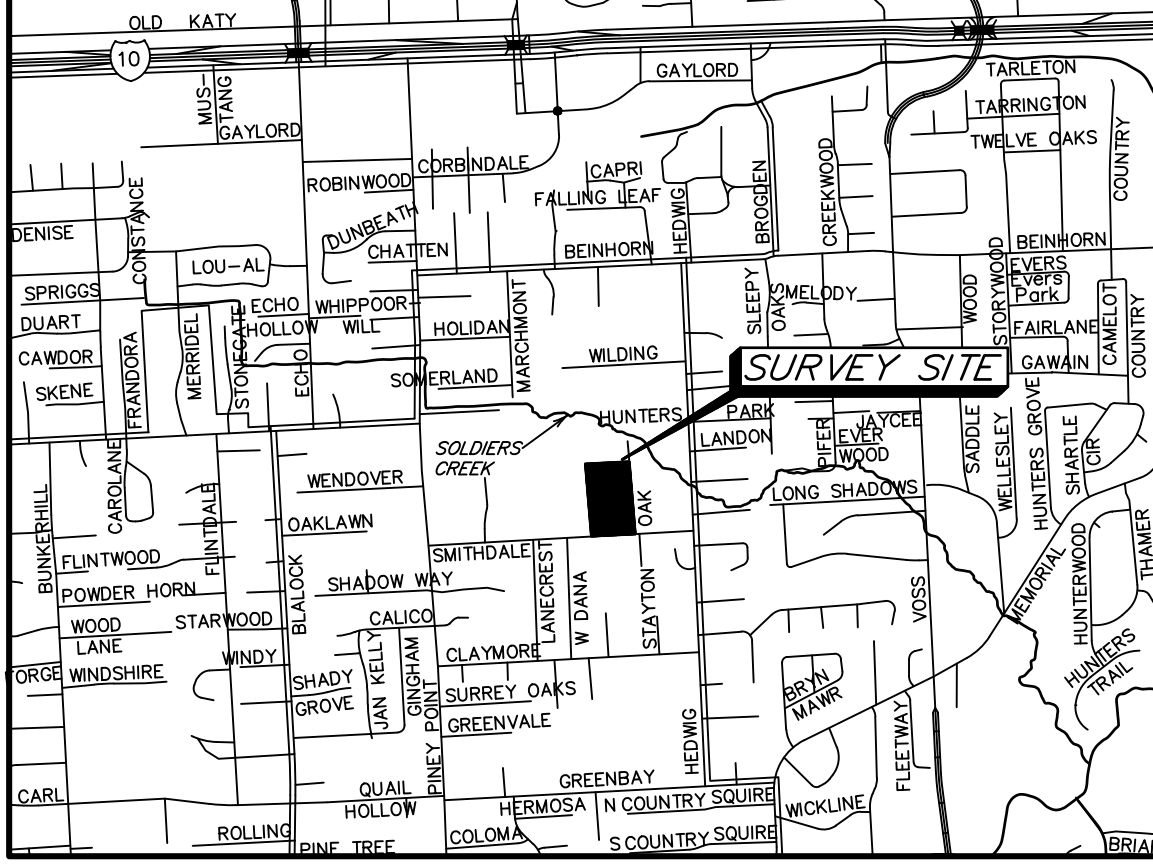
WM WATER METER

WMV WATER METER VAULT

WS WATER SPOUT

WV WATER VALVE

XP EXPOSED PIPE



VICINITY MAP SCALE: 1"=2000'

GENERAL NOTES:

- Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone.
- Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, NAD83 "Grid" coordinates. Apply a combined scale factor of 0.9998929026 to convert these coordinates to "Surface" coordinates.
- Depiction of the storm sewer located on the interior of the subject tract is partially based on Drawing MDE-2010-C-C1.1, Site plan, dated 2010 by Prime Contractors, Inc. Underground utilities may exist which are not shown hereon.
- Elevations shown hereon are based on City of Piney Point Village Benchmark No. 1 located on a concrete headwall of a bridge on the east side of Soldiers Creek crossing Piney Point Road, approximately 210 feet south of the intersection of Piney Point Road and Holaday Way, with a published elevation of 74.68 feet, NAVD 88, 2001 Adjustment.
- Temporary Benchmark B, being a 600 Nail with CSC shiner set in a power pole with lamp located near the southwest corner of the subject tract, as shown hereon. Elevation = 72.22 feet, NAVD 88, 2001 Adjustment.
- Temporary Benchmark D, being a 600 Nail set in a power pole with conduit located near the northwest corner of the existing school building, as shown hereon. Elevation = 72.61 feet, NAVD 88, 2001 Adjustment.
- Temporary Benchmark G, being a cut square on a "BB" type inlet located on the north side of Smithdale Road, approximately 83 feet east of the southwest driveway entrance of the Memorial Drive Elementary school site, as shown hereon. Elevation = 68.44 feet, NAVD 88, 2001 Adjustment.
- According to Map No. 48201C0645L of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Harris County, Texas and Incorporated Areas, dated June 18, 2007, the subject tract is situated within: Zone AE described as a Special Flood Hazard Areas subject to inundation by the 1% annual chance flood event (100-year flood) with base flood elevations determined, Shaded Zone X defined as areas of the 0.2% annual chance flood (500-year flood); areas of 1% annual chance flood (100-year flood) with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 1% annual chance flood, and Unshaded Zone X defined as areas determined to be outside the 0.2% annual chance floodplain (500-year flood).
- The FEMA website (www.msc.fema.gov) was checked on February 11, 2022. At this date three (3) LOMR(s) were reported, none of which are located on the subject tract.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones/Carter Inc. assumes no liability as to the accuracy of the location of the flood zone limits.
- Item No. 4 listed under the Easements and Other Encumbrances portion of said City Planning Letter mentions a water line easement(s) granted to Memorial Village Water Authority by instrument recorded under Clerk's File No. X006132 of the Harris County Official Public Records of Real Property. Said instrument does not contain a legal description defining the location of the easement and the exhibit depicting the easement is not legible. This easement is located within the subject tract and is not shown hereon.
- 10-Foot Wide Drainage Easement based on Interlocal Agreement between the Spring Branch Independent School District (SBISD) and the City of Piney Point Village, Texas (PPV), executed April 28, 2014 (SBISD) and May 27, 2014 (PPV). The boundary of this easement is based on the metes and bounds description prepared by Landtech Consultants, Inc., Job No. 14-2-0054.00, dated July 16, 2014.

LEGAL DESCRIPTION:

STATE OF TEXAS §

COUNTY OF HARRIS §

A METES & BOUNDS description of a certain 7.973 acre tract of land situated in the John D. Taylor Survey, Abstract No. 72 in Harris County, Texas, being out of a called 8 acre tract of land, more or less, conveyed to Spring Branch Independent School District by Deed recorded in Volume 1867, Page 53 of the Harris County Deed Records (HCDR), said 7.973 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

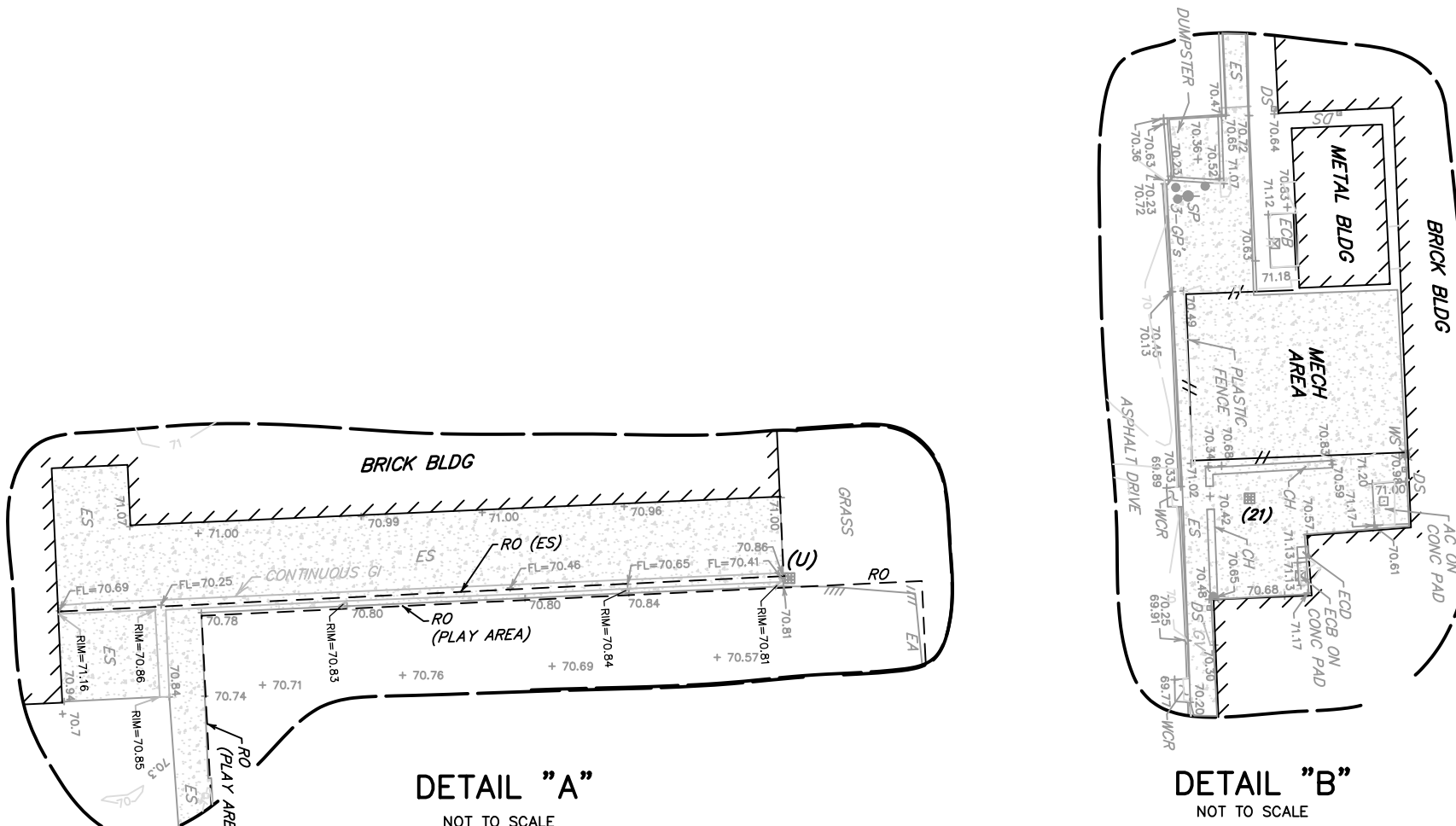
BEGINNING at a set 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner") being the southwest corner of the herein described tract, also being the southeast corner of Lot 9, Block 1, out of Wexford Court recorded under Film Code No. 351119 of the Harris County Map Records (HOMR) conveyed to Yang Bai and Yuerong Hu by Warranty Deed recorded in Clerk's File No. 20100436401 of the Harris County Official Public Records of Real Property (HOCPPR), also being in the north right-of-way of Smithdale Road (based on a width of sixty (60) feet) recorded under Volume 988, Page 40 HCDR, from which a found 5/8-inch iron rod (bent) bears South 18° East, 1.05 feet;

THENCE North 04°20'19" West, 757.01 feet along the common line of said Block 1 Wexford Court and said 7.793 acre tract to found 1 1/2-inch iron pipe being the northwest corner of the herein described tract, also being the southwest corner of a called 0.807 acre tract of land, more or less, conveyed to Lenart Family Trust by General Warranty Deed recorded under Clerk's File No. 1720792 HOCPPR;

THENCE North 87°26'21" East, 458.53 feet along the north line of said 7.973 acre tract to a set 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner") being the northeast corner of the herein described tract, also being a point in the west line of Oak Lane (Private-based on a width of forty (40) feet) recorded under Volume 1982, Page 404 HCDR, and being in the west line of Lot 1, Block 1 of Thompson Oaks recorded under Film Code No. 637279 HOMR conveyed to Robert Murphy and Rebecca Murphy by General Warranty Deed recorded under Clerk's File No. 20120189963 HOCPPR, from which a found 5/8-inch iron rod bears North 90° East, 0.92 feet;

THENCE South 04°25'08" East, 756.85 feet along the common line of said 7.973 acre tract and said west line of Oak Lane to a set 3/4-inch iron rod (with cap stamped "Jones/Carter Property Corner") being the southeast corner of the herein described tract, also being the southwest corner of a tract of land conveyed to Tim and Mary Catherine Burgess by General Warranty Deed recorded under Clerk's File No. F507989 HOCPPR, also being in the aforementioned north right-of-way;

THENCE South 87°24'53" West, 459.58 feet along said north right-of-way to the POINT OF BEGINNING, CONTAINING 7.973 acres of land in Harris County, Texas.



No Objections Taken
6-21-2022

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Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
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PRELIMINARY PLAT OF
SPRING BRANCH ISD MEMORIAL DRIVE
ELEMENTARY SCHOOL
SUBDIVISION
A SUBDIVISION OF 7.973 ACRES OF LAND
OUT OF THE
JOHN D. TAYLOR SURVEY, A-72
HARRIS COUNTY, TEXAS

PRELIMINARY SUBMITTAL:

1 RESERVE 1 BLOCK 0 LOTS
SURVEYOR/PLANNER: JONES/CARTER
DATE PLAT DRAWING WAS DRAWN: JUNE 21, 2022
PLAT SUBMITTAL DATE: JULY 28, 2022