This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

2024005826
Total Pages: 1 PP

STATE OF TEXAS

COUNTY OF BRAZORIA

We, George William Harrell and Deborah Lee Harrell, owners of the property subdivide in the plat of HARRELL ACRES, 3.7540 acres out of the Hals' Fig Orchard Subdivision No 1, Brazoria County, Texas, do hereby make subdivision of the property on behalf of George William Harrell and Deborah Lee Harrel, according to the lines, lots, streets, alleys, reserves, parks, and easements as shown hereon and dedicate for public use as such the streets, alleys, parks, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to 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, unobstructed 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 foot, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above 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 each 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 purposes forever, unobstructed 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, from a plane sixteen feet (16' 0") above 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 each aerial easement totals thirty feet (30' 0") in width.

George William Harrell and Deborah Lee Harrell, hereby state that they realize that they are applying for a permit from the City of Pearland to build within one hundred feet of an existing oil or gas pipeline easement and that the City of Pearland considers building near such a pipeline easement to have certain inherent dangers including, but not limited to, explosion and release of noxious, toxic and flammable substances. For the aforementioned reasons, Fernando Campos does hereby RELEASE and agrees to forever HOLD HARMLESS the City of Pearland, Texas, its officers, successors, and assigns from all liability in any way arising from the building, use or habitation of the structure described in the said permit.

Witnessed our hands in the city of Pearland, this 25 day of January, 2024.

BY: George William Harrell
George William Harrell

BY: Deborah Lee Harrell
Deborah Lee Harrell

STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared George William Harrell and Deborah Lee Harrell, known to me to be the persons whose names are 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 25 day of January, 2024.

HEATHER ROBERTS
Notary Public, State of Texas
Comm. Expires 06-23-2025
Notary ID 125914279

Heather Roberts
Notary Public in and for the State of Texas
Print Name: Heather Roberts
My Commission expires: 6-23-2025

I, Benjamin Jauma, Registered Professional Land Surveyor No. 6417, do hereby certify that this plat correctly represents a survey made under my supervision on the ground in accordance with the information provided me and correctly represents the facts as found at the time of survey and is true and correct and that all boundary corners, lot corners, angle points, and points of curvature are properly marked with 5/8 inch diameter iron rods three feet long or as shown on the plat.

1/22/24

STATE OF TEXAS
REGISTERED
BENJAMIN JAUMA
6417
PROFESSIONAL LAND SURVEYOR

Benjamin Jauma
Benjamin Jauma
Texas Registration No. 6417

Being 3.7540-acres (163,527 square feet) tract of land situated in the h. t. & b. r.r. co. survey, abstract no. 240, in brazoria county, texas, being a portion of the north 1/2 of lot 79, figland orchard, a subdivision recorded in volume 3, page 77, map records of brazoria county, texas (m.r.b.c.t.) said 3.7540-acre tract of land being previously recorded in brazoria county clerk's file no. (b.c.c.f.) no. 2013059431, official public records brazoria county, texas (o.p.r.b.c.t.), save and except a called 3,900 square feet tract recorded under b.c.c.f. no. 2003049567 o.p.r.b.c.t., said 3.7540-acre tract more particularly described by metes and bounds as follows:

COMMENCING At the northwest corner of said 3,900 Square Feet tract in the Easterly Right- Of-Way (R.O.W.) line of Harkey Street (70 feet wide) from which a 5/8-Inch iron rod found bears North 09°49' East 0.4 feet;

THENCE North 87°16'32" East, with the northerly line of said 3,900 Square Feet tract, a distance of 15.00 feet to a 5/8-inch iron rod with cap (DART) set marking the northwest corner of said 3,900 Square Feet tract, the POINT OF BEGINNING and the northeast corner of the herein described tract;

THENCE South 02°44'28" East, with the easterly line of the herein described tract, a distance of 265.81 feet to a 5/8-inch iron rod with cap (DART) set marking the southeast corner of the herein described tract from which a 5/8-inch iron rod with cap found bears North 76°41' East, 9.0 feet;

THENCE South 87°15'32" West, with the northerly line of a called 4.826-Acres tract recorded under B.C.C.F. No. 2008020549 O.P.R.B.C.T., a distance of 615.00 feet to a 5/8-inch iron rod with cap (DART) set marking the southeast corner of said 3,900 Square Feet Tract and the southwest corner of the herein described tract;

THENCE North 02°44'28" West, with the easterly line of said 3,900 Square Feet tract, a distance of 265.99 feet the POINT OF BEGINNING and containing 3.7540-Acre (163,527 Square feet) more or less.

This is to certify that the City Planner of the City of Pearland, Texas has approved this minor plat and subdivision of HARRELL ACRES and is in conformance with the laws of the State of Texas and the ordinances of the City of Pearland as shown hereon and authorizes the recording of this plat this 6th day of February, 2024.

Martin Griggs
Martin Griggs, AICP, CNU-A,
Assistant Director of Community Development
City of Pearland, Texas

Approved for the City of Pearland, Texas this 2nd of February, 2024.

Rajendra Shrestha, P.E. CFM
City Engineer

I, Joyce Hudman, Clerk of the County Court of Brazoria County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on ________ _____, 20__, at ______ o'clock ____.M., and duly recorded on ________________, 20__, at ________ o'clock ____.M., and at Film Code No. ________________ of the Map Records of Harris County for said county.

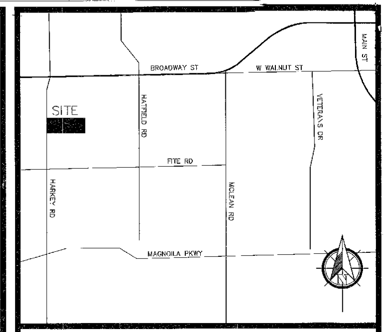
Witness my hand and seal of office, at ______________, the day and date last above written.

Joyce Hudman
Clerk of the County Court
of Brazoria County, Texas

By: ________________
Deputy

NOTES:

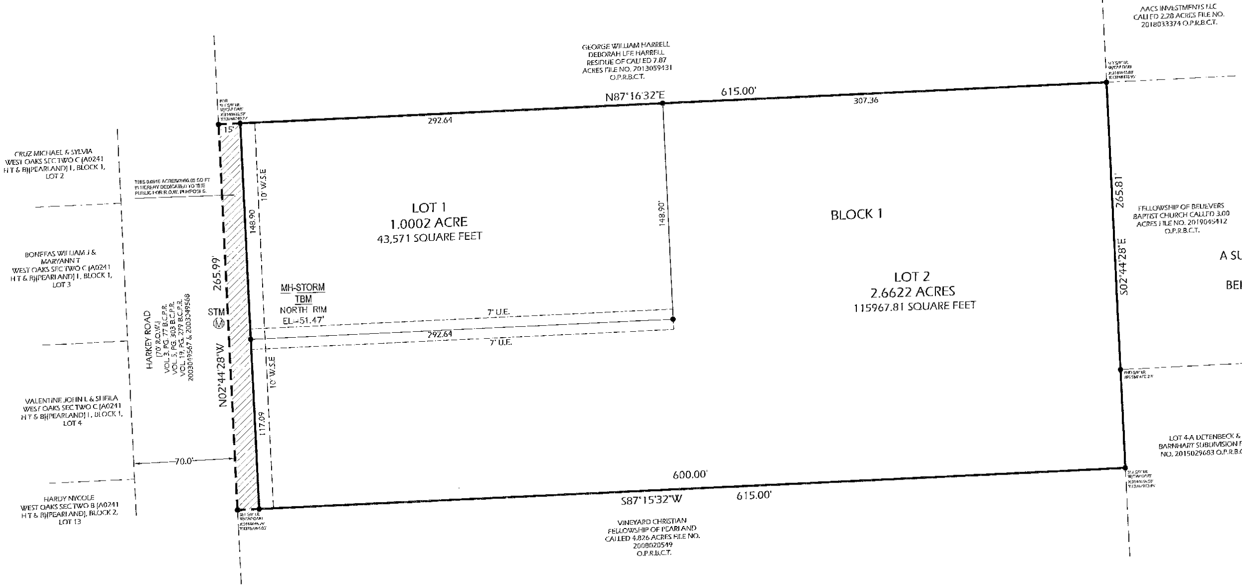
1. This plat has been prepared to meet the requirements of the State of Texas, Brazoria County and the City of Pearland.
2. This plat was prepared from information provided by Texas American Title Company, G.F. No. 2791023-07518, effective date November 26, 2023. All bearings references are to the Texas State Plane Coordinate System, South Central Zone.
3. Five-eighths inch (5/8") iron rods three feet in length are set on all perimeter boundary corners, unless otherwise noted. Block corners of street rights-of-way have not ben monumented.
4. Benchmark is set at the storm sewer manhole north rim Elevation 51.47'
5. The minimum slab elevation for all buildings located within the boundaries of this plat shall meet City of Pearland requirements at the time of development.
6. All Subdivision common areas including but not limited to detention facilities, easements, and open space within the boundaries of this plat shall be maintained by a homeowners association, commercial property association or other entity and shall not be the responsibility of the City of Pearland or Brazoria County.
7. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48039C0040K and 41K, with the effective date of December 30, 2020, the property is located in Zone "X" outside of the 100 year floodplain. All information noted in the plat reflects the status per the FEMA FIRM map that is effective at the time that the plat is recorded. Floodplain status is subject to change as FEMA FIRM maps are updated.
8. Driveway requirements for the location, width and offsets from an intersection and any existing driveway or proposed driveways, shall conform to the requirements of the City of Pearland Engineering Design Criteria Manual and Unified Development Code.
9. Any construction proposed to be installed within a property easement with prescribed rights to a private entity may require the permission of the private entity prior to the start of construction. Failure to secure such permission may result in the right holder(s) of the easement removing any unapproved pavement, structures, utilities, or other facilities located within the easement. The responsibility of securing approval from the private entites to build within an easement is solely that of the property owner.
10. Any proposed drainage system for this subdivision shall be designed to meet the requirements of the City of Pearland and Brazoria Drainage District No. 4.
11. This plat is located wholly in Brazoria County Drainage District # 4. Not located in a MUD.
12. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 0.999870627
13. Access rights to parking areas and driveways are hereby granted to all adjoining commercial/residential properties (as applicable).
14. All landscaping and structures, including fences at intersections shall conform to the City of Pearland and AASHTO site distance requirements for motorists.
15. Elevations based on City of Pearland benchmark number 7, a brass disk set in concrete, stamped "city of pearland", key map 614q, at the southeast corner of broadway st. and w. oaks blvd, elev. 49.79 feet, navd 1988, 2001 adjustment.
16. Unlocated pipeline easement(s) affecting the subject property granted to Houston Pipe Line Company, as set forth by instrument(s) filed for record under Volume 198, Page 624 and Volume 361, Page 121, of the Deed Records of Brazoria County, Texas.



Vicinity Map
Scale 1" = 1 Mile

LEGEND:

B.L. - BUILDING LINE
I.R. - IRON ROD
R.O.W. - RIGHT-OF-WAY
B.C.P.R. - BRAZORIA COUNTY PLAT RECORDS
P.O.B. - POINT OF BEGINNING
U.E. - UTILITY EASEMENT
W.S.E. - WATER SEWER EASEMENT



SCALE:
1"=40'

0 20 60 80 100
GRAPHIC SCALE: 1"=40'

HARRELL ACRES

A SUBDIVISION OF 3.7540 ACRES (163,527 SQUARE FEET) TRACT OF LAND
SITUATED IN THE H.T. & B.R.R.CO. SURVEY, ABSTRACT 240,
BEING A PORTION OF THE NORHT ½ OF LOT 79, FIGLAND ORCHARD,
A SUBDIVISION RECORDED IN VOLUME 3, PAGE 77, OF
THE MAP RECORD OF BRAZOIRA COUNTY, TEXAS
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

Reason for Replat: TO CREATE 2 LOTS

2 LOTS 1 BLOCK

DATE: JANUARY, 2024 SCALE: 1"=40'

OWENS MANAGEMENT SYSTEMS, LLC
12401 S. POST OAK ROAD, SUITE H
HOUSTON, Texas 77045
713-643-6333 * www.omsbuild.com

DART LAND SERVICES
FIRM NUMBER 10194710
14701 SAINT MARY'S LANE #150
HOUSTON, TX 77079
281-584-6688
http://www.dartlandservices.com

2024005826
Brazoria County - Joyce Hudman, County Clerk
02/12/2024 08:22 AM
Total Pages: 1
Fee: 120.00

P23-00138

2821 HARKEY RD – NEW CONSTRUCTION OVER EXISTING FOOTPRINT

Build New Home in Place of Existing Home

1. EXISTING HOME

Existing one-story home occupies the 2.35 ac lot. Home will remain occupied during permitting and early demolition planning.

2. DEMOLITION & SITE PREP

Interior demolition and removal of roof and non-structural components. Existing foundation remains. Site is prepared for vertical expansion.

3. FOUNDATION & STRUCTURE

New structural walls and supports are built on the existing foundation. Floor system and structural reinforcements are installed.

4. FRAMING & ROOFING

Second floor framing, roof structure, and dormers are built. The exterior shell is weatherproofed.

5. EXTERIOR FINISHES

Exterior finishes, windows, doors, and chimneys are installed to match the new design. Landscaping is refreshed.

6. INTERIORS & SYSTEMS

Interior finishes, flooring, cabinetry, fixtures, and millwork are installed. Mechanical, electrical, and plumbing systems are completed.

7. COMPLETION

Construction is complete. Move into your new home—built in the exact location of the existing home.

OVERLAY COMPARISON

EXISTING HOME FOOTPRINT (APPROX. 2,352 SQ FT)

NEW HOME FOOTPRINT (SAME LOCATION)

PLAN DESCRIPTION FOR THE CITY

Project Address: 2821 Harkey Rd, [City], Texas

Parcel Size: 2.35 acres

Zoning: [Insert Zoning District]

Proposal: The existing one-story single-family residence will be demolished and replaced with a new two-story single-family residence in the exact same location and footprint.

Scope of Work:

- Demolition of existing roof and interior components.
- New two-story construction on existing foundation.
- **No change to lot coverage or impervious surface area.**
- No change to setbacks or site layout.

Design: The new home will be a two-story, approximately 6,200 sq ft residence in a traditional/colonial style to match the character of the neighborhood.

Utilities: Existing utilities to remain. All connections will be reused.

Impact: No additional impervious coverage. No change to drainage patterns. Mimimal impact to surrounding properties.

We respectfully request approval for the new construction in the existing footprint as described.

KEY BENEFITS

- Maintains existing lot coverage and site layout
- No change to setbacks or drainage
- More efficient construction and lower site impact
- Preserves mature trees and open green space

PROJECT SUMMARY

Two-Story Colonial Residence ~6,200 sq ft

Built in Exact Location of Existing Home

Existing Foundation Reused

Neighborhood Character Maintained

2-Car Garage on Left Side

NOTES

- Construction access maintained from existing driveway.
- Existing home remains occupied during early phases of planning.
- All work to comply with City of [City] building codes.