

THE STATE OF TEXAS
COUNTY OF HARRIS

We, **LEWIS H. GISSEL, III AND AMY B. GISSEL**, owners hereinafter referred to as Owners (whether one or more) of the 0.5603 acres tract described in the above and foregoing map of **GISSEL, LEWIS H. III AND AMY B.**, 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 sixteen feet (16') 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 dedicate to the public a strip of land fifteen feet (15' 0") 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, giving the City of Bunker Hill Village, 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, draws, sloughs, 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, the owners hereby certify that this plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than one (1) residential unit per lot.

WITNESS our hands in the City of Bunker Hill Village, Texas, this _____ day of _____, 2023.

By: _____ By: _____
LEWIS H. GISSEL, III **AMY B. GISSEL**

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **LEWIS H. GISSEL, III AND AMY B. GISSEL**, Owners, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HARRIS

We, **ZIONS BANCORPORATION, N.A. DBA AMEGY BANK**, owners and holders of a lien against the property described in the plat known as **GISSEL, LEWIS H. III AND AMY B.**, said lien being evidenced by instrument of record in Harris County Clerk's File Number RP-2021-100388 of the Real Property Records of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____
Authorized Representative of **ZIONS BANCORPORATION, N.A. DBA AMEGY BANK**

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ of **ZIONS BANCORPORATION, N.A. DBA AMEGY BANK**, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HARRIS

This is to certify that the Planning and Zoning Commission of the City of Bunker Hill Village, Texas, has approved this plat and subdivision of **GISSEL, LEWIS H. III AND AMY B.** in conformance with the laws of the State of Texas and the ordinances of the City of Bunker Hill Village as shown hereon and authorized the recording of this plat this _____ day of _____, 2023.

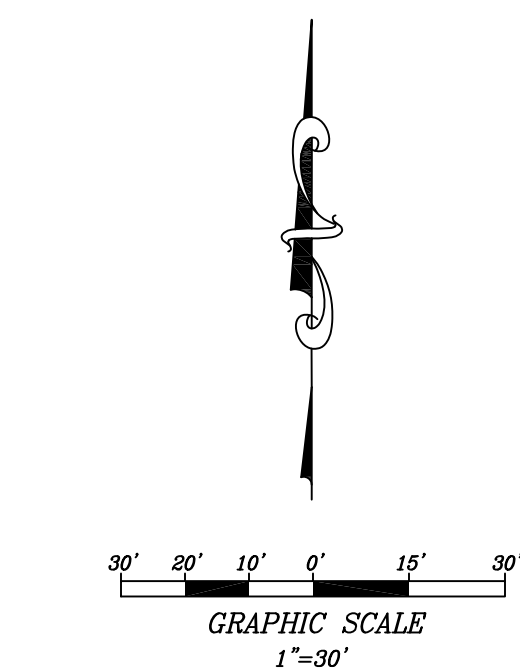
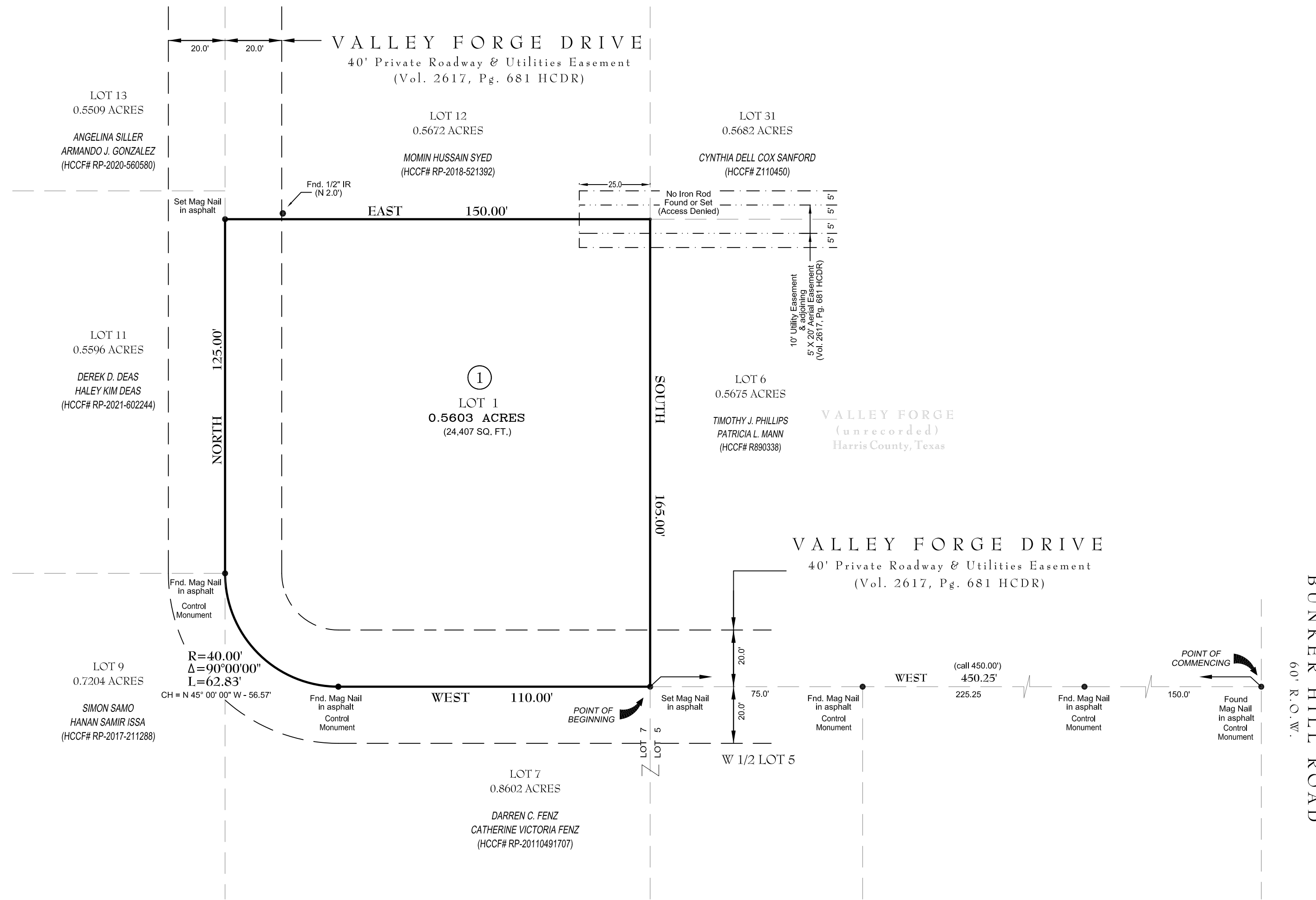
CATHERINE WILE, Chairman

KAREN GLYNN, Acting Secretary

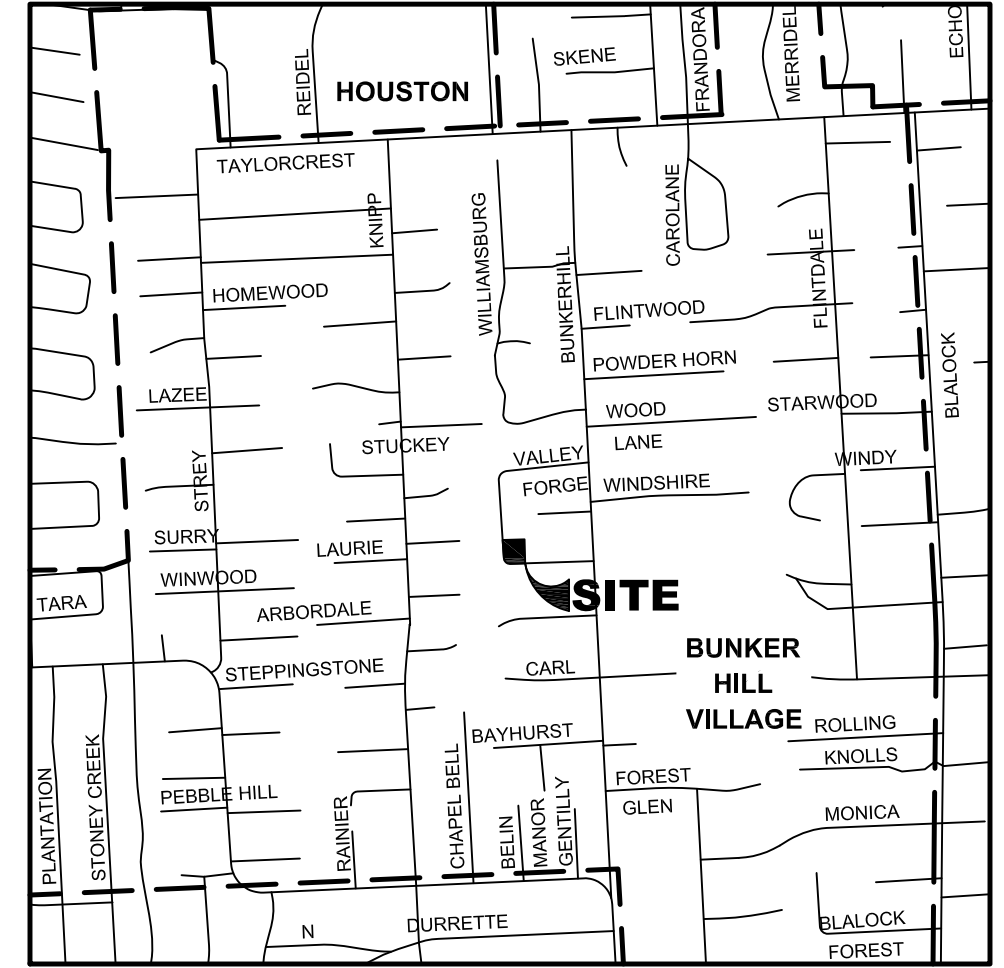
This is to certify that the City Council of the City of Bunker Hill Village, Texas has approved this plat and subdivision of **GISSEL, LEWIS H. III AND AMY B.** as shown hereon. In testimony whereof, witness this official signature of the mayor of the City of Bunker Hill Village, Texas, this _____ day of _____, 2023.

ROBERT P. LORD, Mayor
City of Bunker Hill Village, Texas

KAREN GLYNN, Acting Secretary



JOHN D. TAYLOR SURVEY
ABSTRACT NO. 72
Harris County, Texas



0 1/8 1/4 3/8 1/2
MILE
**VICINITY MAP
KEY MAP 490K**

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 0645 L, Dated 6/18/2007. (ZONE X)** (Shown by graphic plotting only)
- 12. Information shown on this plat was based on City Planning Letter issued by Abstract Services of Houston, GF# 7910-22-4390 with an effective date of January 24, 2023.
- 13. Lot subject to any and all zoning ordinances or proposed zoning ordinances of the City of Bunker Hill Village, Texas. Front, side and rear yards for main residence as set forth under Article V of the Code of Ordinances.

FINAL PLAT OF
GISSEL, LEWIS H. III AND AMY B.

A SUBDIVISION BEING OUT AND PART OF THAT CERTAIN 0.5603 ACRES BEING MORE COMMONLY KNOWN AS LOT 8 OF VALLEY FORGE, AN UNRECORDED ADDITION IN HARRIS COUNTY, TEXAS

BEING A PLAT OF 0.5603 ACRES, (24,407 SQUARE FEET) LOCATED IN THE JOHN D. TAYLOR SURVEY, ABSTRACT 72, CITY OF BUNKER HILL VILLAGE HARRIS COUNTY, TEXAS

1 LOT 1 BLOCK NO RESERVE

REASON FOR PLATTING:
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT IN AN UNRECORDED SUBDIVISION

OWNER:
LEWIS H. GISSEL III AND AMY B. GISSEL
12423 COBBLESTONE DRIVE
HOUSTON, TX 77004

CITY OF BUNKER HILL VILLAGE, TEXAS
JANUARY 25, 2023

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
Registered Professional Land Surveyor
State of Texas no. 4985



I, TENESHIA 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 _____, 2023, at _____ o'clock _____ M., and duly recorded on _____ of 2023, at _____ o'clock _____ M., and at Film Code Number No. _____ of the Map Records of Harris County for said county.

WITNESS my hand and seal of office, at Houston, this _____ day of _____, 2023.

By: _____
TENESHIA HUDSPETH
Clerk of the County Court
Harris County, Texas

By: _____
Deputy

8 Valley Forge Drive
A tract or parcel of land containing 0.5603 acres (24,407 square feet) and being known as Lot 8 of Valley Forge, an unrecorded addition out of that certain 17.04 acre tract of land in the John D. Taylor Survey, Abstract 72, City of Bunker Hill Village, Harris County, Texas, being described in deed from C. C. Bell, Jr. to Thomas H. Coley, Jr., as recorded in Volume 2606, Page 341 of the Deed Records of Harris County, Texas, said 0.5603 acre tract being that same certain tract of land conveyed to Fred Bredthauer, Jr., and Frances Ann Bredthauer as recorded under Harris County Clerk's File No. C268288, said 0.5603 acre tract being more particularly described by metes and bounds as follows with bearings based on the centerline of Valley Forge Drive:

COMMENCING at a found mag nail in asphalt marking the intersection of the West right of way line of Bunker Hill Road, (60 feet in width), and the centerline of Valley Forge Drive, (a 40 foot private roadway and utility easement as recorded in Volume 2617, Page 681 of the Deed Records of Harris County, Texas), said found mag nail in asphalt being located North, a call distance of 165.00 feet from the Southeast corner of said Thomas H. Coley, Jr., 17.04 acre tract, said found mag nail in asphalt also marking the common East corner of Lot 1 and Lot 2 of said Valley Forge unrecorded;

THENCE West, along the said centerline of Valley Forge Drive, a distance of 450.25 feet, (call 450.00 feet), to a set mag nail in asphalt marking the common corner of Lot 5, Lot 6, Lot 7 and Lot 8, said set mag nail marking the Southwest corner of that certain 0.5675 acre tract of land conveyed to Timothy J. Phillips and Patricia L. Mann as recorded under Harris County Clerk's File No. R890338, said set mag nail in asphalt lying in the North line of that certain tract of land conveyed to Darren C. Fenz and Catherine V. Fenz as recorded under Harris County Clerk's File No. 20110491707, said set mag nail in asphalt also marking the **POINT OF BEGINNING** and the Southeast corner of the herein described tract;

THENCE West, continuing along the said centerline of Valley Forge Drive, and with the common lot line of said Lot 7 and Lot 8, a distance of 110.00 feet to a found mag nail in asphalt marking the most Southerly Southwest corner of the herein described tract and also marking the beginning of a curve to the right;

THENCE in a Northwesterly direction along the said centerline of Valley Forge Drive, and with the common lot line of said Lot 7 and Lot 8 with said curve to the right having a radius of 40.00 feet, a central angle of 90 minutes 00 seconds, an arc length of 62.83 feet, a chord that bears North 45 degrees 00 minutes 00 seconds West, a distance of 56.57 feet to a found mag nail in asphalt marking the Northwest corner of said Lot 7, same being the common East corner of Lot 9 and Lot 11, said found mag nail in asphalt also marking the most Westerly Southwest corner of the herein described tract;

THENCE North, along the said centerline of Valley Forge Drive, and along the common lot line of said Lot 8 and Lot 11, a distance of 125.00 feet to a set mag nail in asphalt marking the Northwest corner of said Lot 8, same being the Southwest corner of Lot 12, conveyed to Momin Hussain Syed as recorded under Harris County Clerk's File No. RP-2016-521392, said set mag nail in asphalt also marking the Northwest corner of the herein described tract;

THENCE East, along the common lot line of said Lot 8 and Lot 12, passing at 20.00 feet a point in the East right of way line of said Valley Forge Drive, from which a found 1/2 inch iron rod bears North, a distance of 2.00 feet, continuing for a total distance of 150.00 feet to a point for corner marking the common corner of said Lot 6, Lot 8, Lot 12 and Lot 31, said point for corner also marking the Northeast corner of the herein described tract;

THENCE South, along the common lot line of said Lot 6 and Lot 8, passing at 145.00 feet a point in the North right of way line of Valley Forge Drive, continuing for a total distance of 165.00 feet, to the **POINT OF BEGINNING** and containing 0.5603 acres, (24,407 square feet), of land.

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS