

THE STATE OF TEXAS  
COUNTY OF HARRIS

We, **THOMAS VARGHESE AND RENITA VARGHESE**, owners hereinafter referred to as Owners (whether one or more) of the 0.4028 acres tract described in the above and foregoing map of **RESERVE AT VALLEY FORGE**, 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, 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**, 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 \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
**THOMAS VARGHESE**  
By: \_\_\_\_\_  
**RENITA VARGHESE**

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **THOMAS VARGHESE AND RENITA VARGHESE**, 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 \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: \_\_\_\_\_

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 **RESERVE AT VALLEY FORGE** 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 \_\_\_\_\_, 2022

\_\_\_\_\_  
**CATHERINE WILE**  
Vice-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 **RESERVE AT VALLEY FORGE** as shown hereon. In testimony whereof, witness this official signature of the mayor of the City of Bunker Hill Village, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
**ROBERT P. LORD**, Mayor  
City of Bunker Hill Village, Texas  
\_\_\_\_\_  
**KAREN GLYNN**, Acting Secretary

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.



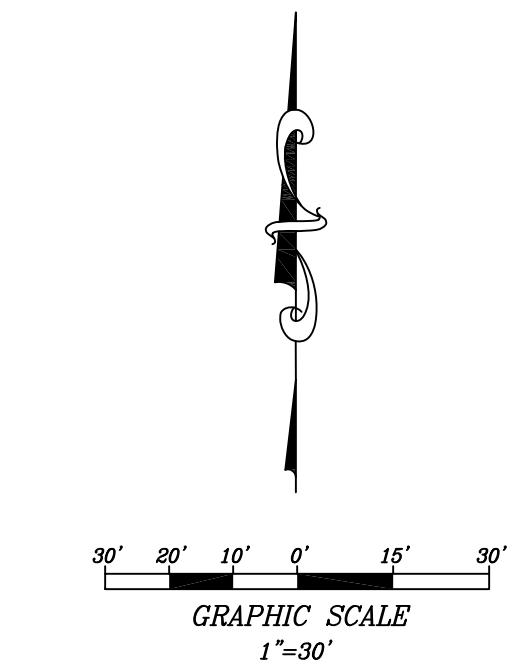
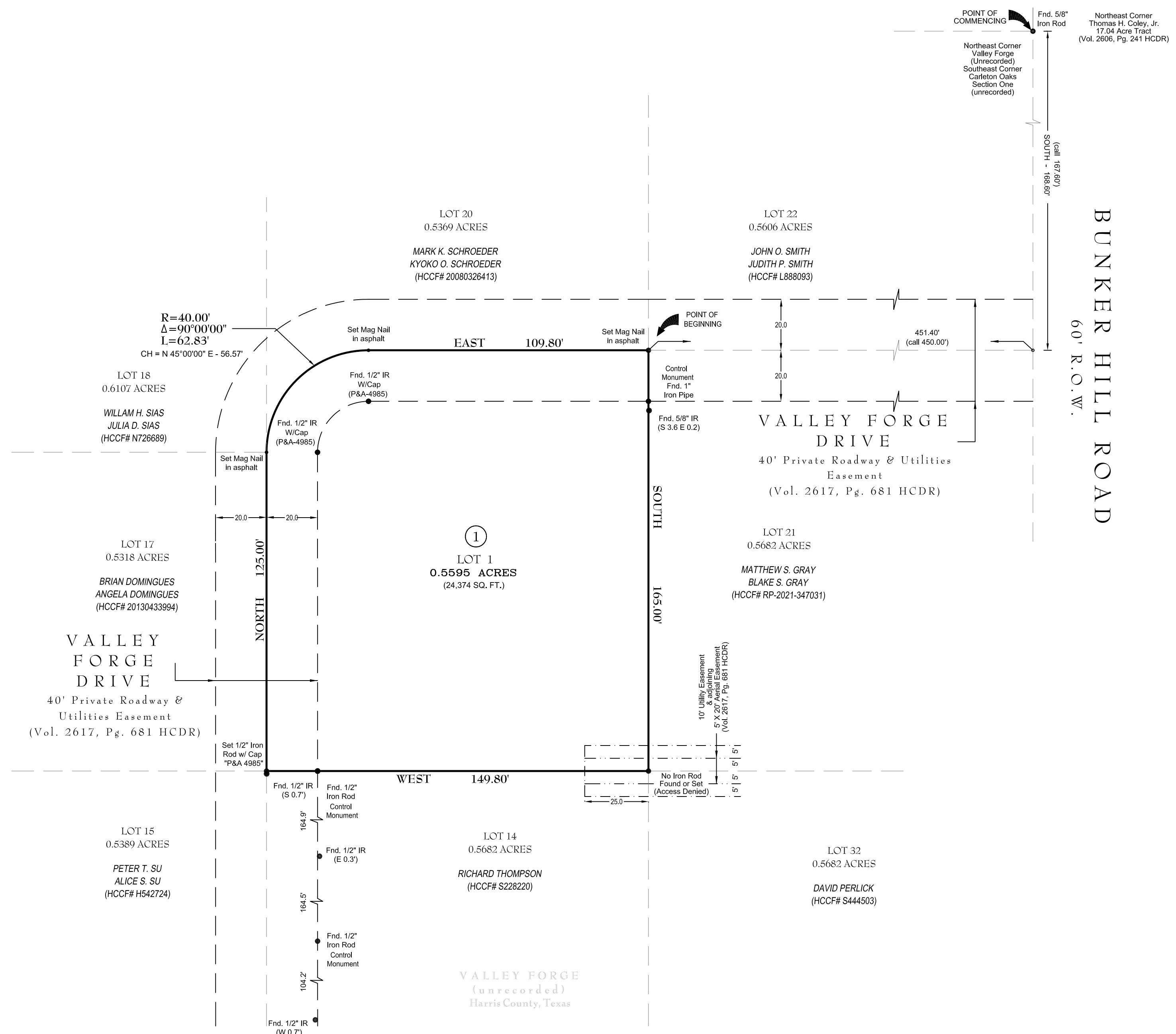
\_\_\_\_\_  
**MATHEW J. PROBSTFELD**  
Registered Professional Land Surveyor  
State of Texas no. 4985

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 \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and at Film Code Number No. \_\_\_\_\_ of the Map Records of Harris County for said county.

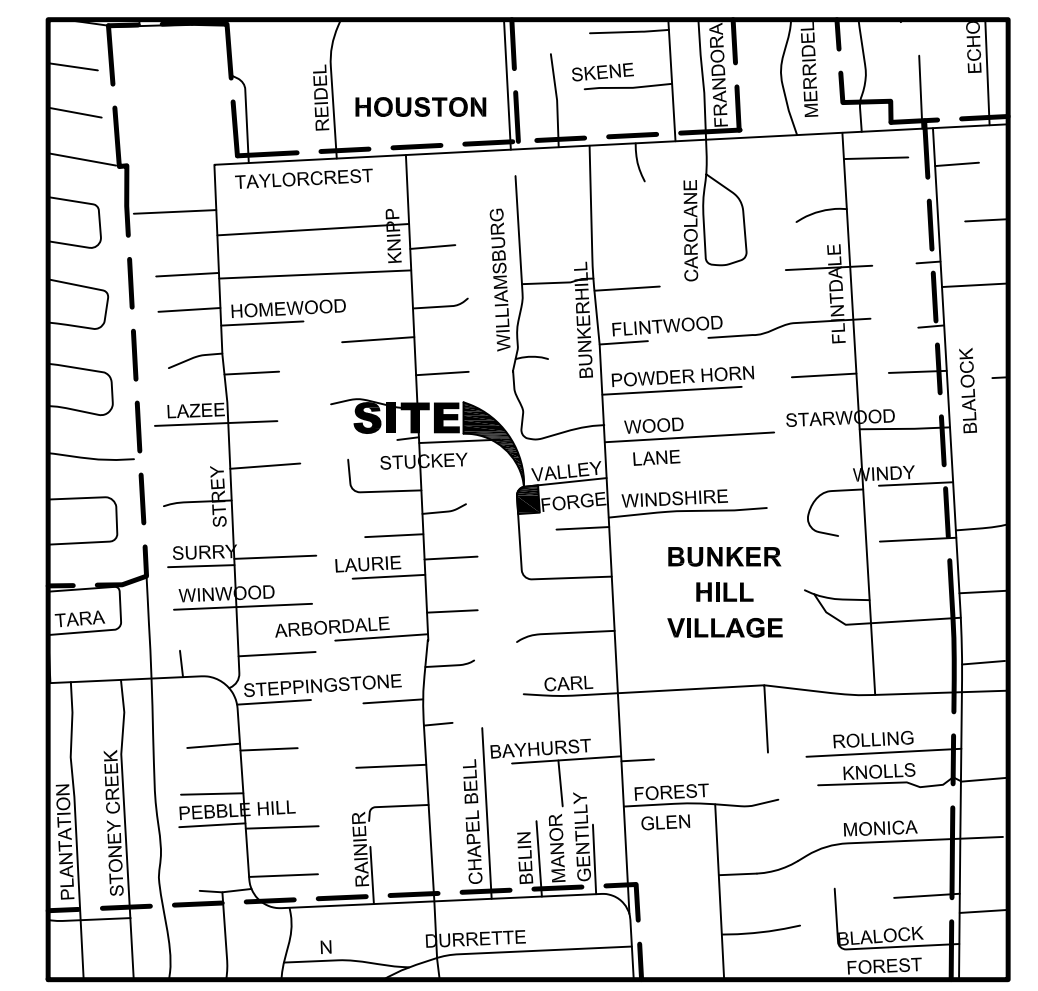
WITNESS my hand and seal of office, at Houston, this \_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
**TENESHIA HUDSPETH**  
Clerk of the County Court  
Harris County, Texas

By: \_\_\_\_\_  
Deputy



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



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

- GENERAL NOTES & LEGEND**
- H.C.M.R. denotes HARRIS COUNTY MAP RECORDS.
  - H.C.D.R. denotes HARRIS COUNTY DEED RECORDS.
  - H.C.C.F. No. denotes HARRIS COUNTY CLERK'S FILE NUMBER.
  - UTIL. ESMT. OR U.E. denotes UTILITY EASEMENT.
  - BLDG. LINE OR B.L. denotes BUILDING LINE.
  - W.L.E. denotes WATER LINE EASEMENT.
  - S.S.E. denotes SANITARY SEWER EASEMENT.
  - O.P.R.O.R.P. denotes OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
  - A.E. denotes AERIAL EASEMENT.
  - ① denotes BLOCK NUMBER.
  - 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)
  - Information shown on this plat was based on City Planning Letter issued by Abstract Services of Houston, GF# 7910-22-0631 with an effective date of March 16, 2022.
  - 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 RESERVE AT VALLEY FORGE

**A SUBDIVISION BEING OUT AND PART OF THAT CERTAIN 0.5595 ACRES BEING MORE COMMONLY KNOWN AS LOT 16 OF VALLEY FORGE, AN UNRECORDED ADDITION IN HARRIS COUNTY, TEXAS**

**BEING A PLAT OF 0.5595 ACRES, (24,374 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:**  
THOMAS VARGHESE AND RENITA VARGHESE  
5414 JACKSON STREET  
HOUSTON, TX 77004

CITY OF BUNKER HILL VILLAGE, TEXAS  
MARCH 18, 2022

**PROBSTFELD & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS