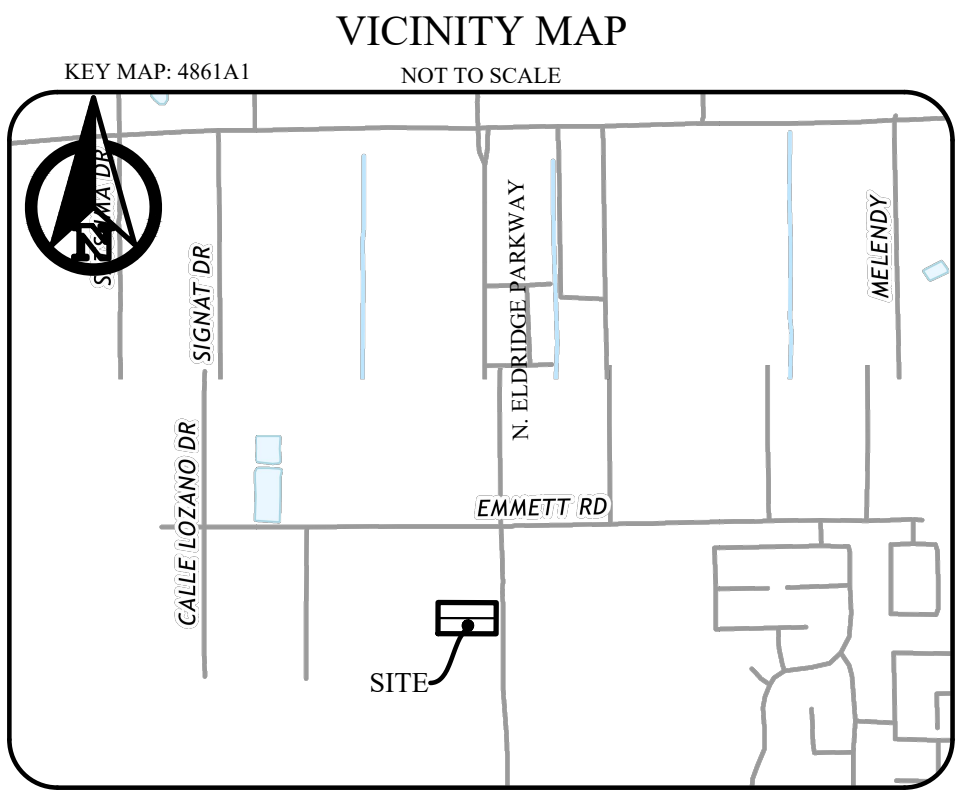
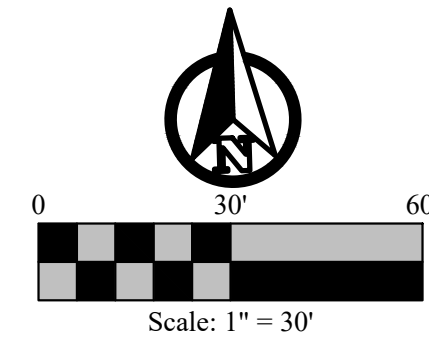


LEGEND OF ABBREVIATIONS
 US.SyFt. United States Survey Feet
 TxCS,'83,SCZ Texas Coordinate System of 1983, South Central Zone
 NAVD'88 North American Vertical Datum of 1988
 M.R.H.C.T. Map Records of Harris County, Texas
 O.P.R.H.C.T. Official Public Records of Harris County, Texas
 D.R.H.C.T. Deed Records of Harris County, Texas
 VOL/Pg/INST# Volume/Page/Instrument Number
 POB/POC Point of Beginning/Point of Commencing
 ESMT/BL Easement/Building Line

MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
 CRS ○ Rebar stamped "JPH Land Surveying" set
 MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
 TBM ○ Site benchmark (see vicinity map for general location)
 ○ Vertex or common point (not a monument)
 Coordinate values, if shown, are US.SyFt./TxCS,'83,SCZ
 Elevations, if shown, are NAVD'88
 Bearings are based on grid north (TxCS,'83,SCZ)
 TYPE I ○ TxDOT Right of Way tapered concrete monument.
 TYPE II ○ TxDOT Right of Way bronze cap in concrete.
 TYPE III ○ TxDOT Right of Way aluminum cap.



DEVELOPER:
 Vaquero Eldridge Partners, LP
 a Texas limited liability company
 2900 Wingate Street Suite 200
 Fort Worth, Texas 76107
 (512) 983-1793

OWNERS:
 The SJS Group of Companies, Inc.
 a Texas Corporation
 9597 Jones Road, Suite 109
 Houston, Texas 77065
 (713) 320-9702

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PREPARED BY:
 Cole Strevey, R.P.L.S.
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 1516 E. Palm Valley Blvd., Ste. A4
 Round Rock, Texas 78664
 (817) 431-4971

SJS ADDITION

BEING A 2.144 ACRE SUBDIVISION

SITUATED IN CHARLES SCARBROUGH
 SURVEY, ABSTRACT NO. 718

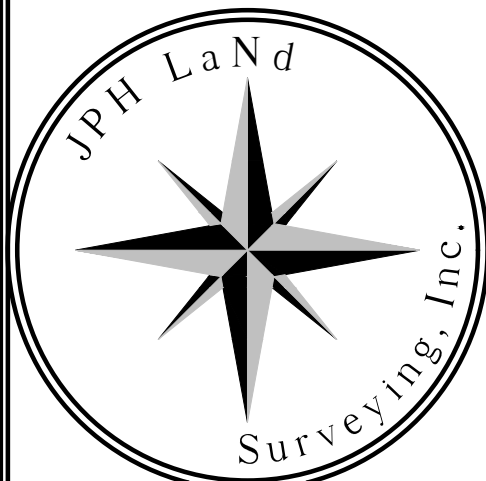
CITY OF HOUSTON E.T.J., HARRIS COUNTY, TEXAS

2 RESERVES, 1 BLOCK

PLAT PREPARED IN NOVEMBER 2020



- PLAT NOTES:**
- All monuments are found, unless marked MNS or CRS.
 - Unless otherwise indicated, the building line (B.L.), whether one or more, shown on the subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in affect at the time this plat was approved, which may be amended from time to time.
 - This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) with a scale factor of 1.0000944627, scaled about an on-site point having coordinates of Northing: 13879527.23, Easting: 3042901.07.
 - Site drainage plans for the future development of this reserve must be submitted to the Harris County Flood Control District and the Harris County Engineering Department.
 - Easements shown hereon without recording information are dedicated by this plat.
 - This property is subject to Easement Agreements recorded under Instrument Number RP-2021-193226 and RP-2021-193227 of the Official Public Records of Harris County, Texas.
 - The fieldwork was completed on October 10, 2020.



JPH Job/Drawing No. (see below)
 2020.022.044 6543 N. Eldridge Parkway, Harris Co., Tx. - FINAL PLAT R1.dwg
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