



**Planning & Zoning
Commission Meeting
December 3, 2019
6:00 p.m.**

W.K. (Trey) Hoffman, Chairman
Anne-Marie McMichael, Vice-Chair
Louise Richman, Secretary
Charles Calderwood

Patrick Johnson
John Lisenby, Alternate
Maryellen McGlothlin
Amy Winstead



AMENDED AGENDA

City of Spring Valley Village
Planning & Zoning Commission Meeting
Council Chambers at City Hall
1025 Campbell Road, Spring Valley Village, Texas
Tuesday, December 3, 2019 at 6:00 P.M.

- 1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT**
- 2. APPROVAL OF MEETING MINUTES:** Regular Meeting on September 10, 2019
- 3. CONDUCT A PUBLIC HEARING CONCERNING:** A Preliminary and Final Re-Plat of Wyngayle Oaks Partial Re-Plat No. 2, A Plot Containing 0.6684 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Addresses of 8942 Croes Drive and 1303 Fries Road.
 - A. Presentation of Preliminary and Final Re-Plat by Applicant
 - B. Those In Favor
 - C. Those Opposed
 - D. Adjourn Public Hearing
- 4. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A Preliminary and Final Re-Plat of Wyngayle Oaks Partial Re-Plat No. 2, A Plot Containing 0.6684 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Addresses of 8942 Croes Drive and 1303 Fries Road.
- 5. BRIEFING AND DISCUSSION CONCERNING:** Status of Application for PADD Amendment for Bingle West PADD.
- 6. DISCUSSION AND DIRECTION CONCERNING:** The Activities of the City Council During the November 19, 2019 Meeting Regarding Planning & Zoning Commission Matters.
- 7. ADJOURNMENT**

Note: Per Chairman Hoffman, if a quorum is not made at the Planning & Zoning

Commission meeting, the members present will meet as a sub-committee strictly to discuss the agenda items.

Posted this the 26th day of November, 2019 at 11:30 a.m. pursuant to the Open Meetings Act, Chapter 551, Texas Government Code.

Attest:


Roxanne Benitez, TRMC, CPM, CMCC
City Secretary

In compliance with the Americans with Disabilities Act, the City of Spring Valley Village will provide reasonable accommodations for persons attending public meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made no less than 48 hours prior to this meeting. Please contact the City Secretary's office at 713-465-8308 or email secretary@springvalleytx.com for further information.

Minutes

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, September 10, 2019

- 1. The Planning & Zoning Commission meeting was called to order by Chair Trey Hoffman at 7:00 p.m. in the Council Chambers of City Hall, 1025 Campbell Road, Houston, Texas.**

Planning & Zoning Members present:

Trey Hoffman, Chair
Charlie Calderwood
Amy Winstead
Patrick Johnson – arrived at 7:01 p.m.
Louise Richman
John Lisenby, Alternate

A quorum was present.

City Officials present:

Marcus Vajdos, City Council Member
Julie Robinson, City Administrator
Loren Smith, City Attorney
Oscar Arevalo, Building Official

- 2. Approval of meeting minutes for regular meeting June 11, 2019**

Mr. Calderwood made the motion to approve the minutes with a correction on Item 4 for vote count to be 4 to 1. Ms. Winstead seconded the motion. The motion carried 6 to 0.

- 3. Conduct a public hearing concerning:** A preliminary and final re-plat of Weaver Reserve, a plot containing 0.5766 acres of land, situated in Dwelling District 'A', City of Spring Valley Village, Harris County, Texas bearing the address of 8421 Burkhart Road.

- a. Presentation of preliminary and final re-plat by applicant
- b. Those in favor
- c. Those opposed
- d. Adjourn public hearing

Mr. Hoffman opened the public hearing at 7:02 p.m. and briefly explained the item. Mary Rogers, planner with M2L Associates, Inc. said that the building line setbacks are subject to change. Melanie Carter, 8331 Burkhart Circle spoke regarding how this plat should be subject to the Brighton Place Home Owner's Association deed restrictions. Mr. Hoffman asked if the property/house would tie into the Brighton Place HOA. Kris Weaver, 8421 Burkhart said there is a buyer and there is no existing house on the lot. Mr. Calderwood asked if the well has been capped. Mr. Arevalo said the well is not in the subdivision ordinance. The motor still sits there and Kris Weaver will check regarding this. Marcus Vajdos said that it could added that the builder would be subject to the Brighton Place architectural control committee. Mr. Smith said that cannot be done as part of plat approval. Local Government Code 220 does not allow for such enforcement. The drainage is

subject to the building code. Ms. Carter asked where the retention would be. Mr. Hoffman said that this is a large undeveloped lot. Building plans need to demonstrate the drainage plans. Ms. Carter said that this lot along with a house will change the traffic patterns of Brighton Place. Mr. Hoffman said that the building still has to go through the process of a drainage plan. He said that the city does not have jurisdiction to make the lot part of the Brighton Place Home Owner's Association. Mr. Hoffman closed the public hearing at 7:18 p.m.

4. **Consideration and possible action concerning:** A preliminary and final re-plat of Weaver Reserve, a plot containing 0.5766 acres of land, situated in Dwelling District 'A', City of Spring Valley Village, Harris County, Texas bearing the address of 8421 Burkhart Road.

Mr. Calderwood made the motion to approve the preliminary and final re-plat with the notes and corrections from Ms. Robinson, those mainly concerning changing "Houston" to "City of Spring Valley Village." Mr. Lisenby seconded the motion. The motion carried 6 to 0.

5. **Conduct a public hearing concerning:** Ordinance No. 2019-XX – an ordinance of the City of Spring Valley Village, Texas providing for the amendment of the Specific User Permit adopted by Ordinance No. 2013-13 for Dad's Club Swim Team, Inc. for a private recreation club by permitting the demolition of two buildings, the construction of a natatorium with a fitness center annex, and corresponding changes to parking and landscaping plans; providing for severability; providing a penalty in an amount not to exceed \$2,000.00 per day with each day constituting a new violation; and providing a severability clause, a savings clause, and an effective date.

- a. Presentation of requested specific use permit amendment by applicant
- b. Those in favor
- c. Those opposed
- d. Adjourn public hearing

Mr. Calderwood recused himself from this item in his position as president of the Dad's Club and stepped down from the dais. Mr. Hoffman noted that there was still a quorum present. Mr. Hoffman opened the public hearing at 7:23 p.m. Mark Goulas, 1505 Whispering Pines, Houston, TX 77055 is the architect for the Dad's Club. He gave several notes regarding the Dad's Club, The Dad's Club is the oldest "original" resident and is a good thing for the City of Spring Valley Village. Mr. Goulas gave a quick scenario: height restrictions, how natatorium equipment will be screened, in/out of Dad's Club with two out and one in and a separate entrance, parking, exterior lights with LED upgrades. Mr. Goulas showed a "movie" of the proposed plans. The Dad's Club wants something that the city can be proud of.

Questions and comments followed from the commission and the audience.

- Mr. Johnson wanted to know the effect on traffic. Mr. Goulas said it will be better. There will be room for 50 more cars in the proposed parking lot.
- Hank Morisse, 8715 Green Valley: Used to be fond of the Dad's Club as his special needs son learned to swim there. There has always been some inconvenience with the Dad's Club with traffic. Recently Mr. Morisse had interaction with the Dad's Club and now he feels that the Dad's Club does not want to cooperate with its neighbors.
- Mr. Hoffman commented that the Mr. Morisse was talking about the track of land to the north of the Dad's Club, the former C.B. Stevenson property.

- Mr. Vajdos said that it was an impressive plan and inquired about financing the project. He also said the Dad's Club is a swim club and was there any inclination to make it a "social club" like the Racquet Club? Mr. Calderwood commented that there were no such plans to do that.
- Alice Campbell, 1041 Voss: She wanted to know how the Dad's Club was going to tie into Briar Branch, there will be more traffic on Voss Road with the upgrades and additions, and do they have that many members to warrant this, are they going to fill in Briar Branch.

Mr. Hoffman closed the public hearing at 7:47 p.m. and opened the floor to questions/comments from the Commission members.

- Mr. Lisenby went back to Exhibit A with questions regarding the entrance and emergency entrance. He said that the landscaping plan shows taking down nine pine trees and shows only inside the wall.
- Mr. Hoffman talked about erosion and the parking lot being so close to the creek.
- Mr. Calderwood answered that Cobb Fendley had done a survey two and a half years ago and there is no proposed parking in the flood control area.
- Mr. Johnson asked about a traffic survey.
- Mr. Goulas said that was in Exhibit J and there were no plans to hire a traffic engineer.
- Mr. Johnson would like more information on traffic effects.
- Ms. Winstead talked about existing traffic flow. How would the handicapped be able to access Dad's Club?
- Mr. Goulas said it is ADA accessible.
- Ms. Robinson asked if there would be aquatic therapy.
- Mr. Calderwood said the Dad's Club is not a rehabilitation center. He talked about elderly swim classes.
- Mr. Lisenby asked how the meeting rooms were to be used.
- Mr. Calderwood said that potentially there could be the Mom's Club or Scout meetings.
- Mr. Lisenby asked if there will be a lot of traffic with future meetings.
- Ms. Winstead asked about the potential for other swim meets for Olympic swimmers.
- Mr. Calderwood said the Dad's Club would continue with just the same meets as they now have.
- Mr. Arevalo said the parking basis was in Exhibit J.
- Mr. Hoffman said larger swim meets could mean parking issues.
- Mr. Calderwood said there would be offsite parking.
- Mr. Hoffman asked about the roof height.
- Mr. Goulas said that the proposed natatorium design has a sloped roof and that necessitates the additional height to as high as 45 feet.
- Ms. Robinson said to look at Exhibit J and the box detailing "special events" with respect to parking.
- Ms. Richman asked about the financing, when construction was to start and how it would take.
- Mr. Calderwood said it would cost \$6 to \$6.5 million and he was confident that the funds could be raised. Construction could start at the beginning of 2020 and would take 12 to 18 months to complete.
- Mr. Goulas said that the Dad's Club would continue to get permits. The challenge was to keep operating during construction.

- Mr. Hoffman said there were hurdles out there.
- Mr. Smith said Dad's Club would begin construction within one year and complete the project within two years for a maximum of three years.
- Mr. Lisenby wants more discussion regarding traffic and especially on the entrances.
- Mr. Johnson asked what remains to be raised.
- Mr. Calderwood does not have that information. He said this would be the premier swim facility of its type. He talked about various revenue sources.
- Mr. Johnson wanted to know if there is any financial test the city applies.
- Mr. Smith said there is no such test.
- Mr. Vajdos said that City Council will ask about the financing.
- Mr. Hoffman asked if there was anything happening on the property to the north.
- Mr. Calderwood responded, not currently. He talked about leadership continuity at the Dad's Club. He said that so far the Dad's Club had spent \$185k on creek bed erosion issues, \$33k on the plans, and \$375k on pool repairs.
- Mr. Hoffman noted that there was one variance regarding height to 45 feet from 39 feet.
- Mr. Lisenby wanted to know if the variance was specific to these plans.
- Mr. Smith said yes.
- Mr. Goulas will need to change Exhibit J by adding "special events" which are small swim meets and special events.

6. **Consideration and possible action concerning:** Ordinance No. 2019-XX – an ordinance of the City of Spring Valley Village, Texas providing for the amendment of the Specific User Permit adopted by Ordinance No. 2013-13 for Dad's Club Swim Team, Inc. for a private recreation club by permitting the demolition of two buildings, the construction of a natatorium with a fitness center annex, and corresponding changes to parking and landscaping plans; providing for severability; providing a penalty in an amount not to exceed \$2,000.00 per day with each day constituting a new violation; and providing a severability clause, a savings clause, and an effective date.

Mr. Lisenby made the motion subject to changes in Exhibit J and that the variance will be no more than 45 feet in Exhibit O. Ms. Winstead seconded the motion. Mr. Hoffman commented that the financing should have more detail. The motion carried 5 to 0 with Mr. Calderwood abstaining. After this item, Mr. Calderwood returned to the dais.

7. **Consideration and possible action concerning:** Ordinance No. 2019-XX – an ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas by amending Section 9.121, re-plats, of Chapter 9, subdivisions, of the Code of Ordinances to require notice of public hearings held before the City Council to be provided by posting of signs in addition to all other public notification requirements; providing a penalty in an amount not to exceed \$2,000.00 for any violation of this ordinance with each day constituting a separate violation; providing a severability clause, a savings clause and an effective date.

Mr. Hoffman explained that this was a housekeeping item. Mr. Calderwood made the motion to approve. Mr. Johnson seconded the motion. The motion carried 6 to 0.

8. **Discussion and direction concerning:** the activities of the City Council during the August

27, 2019 meeting regarding Planning & Zoning Matters.

Mr. Smith reported that City Council reappointed the following members to the Planning & Zoning Commission: Patrick Johnson, Charlie Calderwood, Maryellen McGlothlin, and Trey Hoffman. Other items included: updated policy regarding appointments to City Boards and Commissions. The Civic Activities Board no longer exists and an alternate position was added to Planning and Zoning Commission. Also, state laws regarding what can be done architecturally by P&Z have changed. Mr. Smith is working on an update regarding this action.

9. Adjournment

Mr. Hoffman thanked Oscar Arevalo for his service to Spring Valley Village. Mr. Arevalo is taking a position with another city. Mr. Calderwood made a motion to adjourn. Ms. Winstead seconded the motion. The motion carried 6-0. The meeting was adjourned at 9:04 p.m.

Signed:

W. K. (Trey) Hoffman, Chairman

Attest:

Louise Richman, Secretary

**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

MEETING DATE: December 3, 2019

TOPIC:	CONDUCT A PUBLIC HEARING CONCERNING: A PRELIMINARY AND FINAL RE-PLAT OF WYNGAYLE OAKS, PARTIAL RE-PLAT NO. 2, A PLOT CONTAINING 0.6684 ACRES OF LAND, SITUATED IN DWELLING DISTRICT "A", CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS BEARING THE ADDRESSES OF 8942 CROES DRIVE AND 1303 FRIES ROAD.
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BACKGROUND:	In August of 2018, the Planning & Zoning Commission and City Council approved Wyngayle Oaks Partial Re-Plat No. 1. The owners now wish to change the square footage of their properties a second time. Partial Re-Plat No. 1 divided the two properties into 13,737 square feet for Lot 3 (8942 Croes Drive) and 15,739 square feet for Lot 6 (1303 Fries Road). Anthony and Jane Collins, the property owners of Lot 6 (commonly known as 1303 Fries Road), have agreed to release additional land to Edward and Melissa Tredennick, the property owners of Lot 3 (commonly known as 8942 Croes), to provide the Tredennicks with additional buildable area on their property. Consequently, both property owners have jointly filed the preliminary and final re-plat of the two properties to reflect their agreed upon property changes as Partial Re-Plat No. 2. The new Lot 3 (8942 Croes Drive) will contain 14,679 square feet, and the new Lot 6 (1303 Fries Road) will contain 14,437 square feet. The proposed Preliminary and Final Re-Plat meets the requirements of the City's Subdivision Regulations.
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RECOMMENDATION:	None
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ATTACHMENTS:	- Preliminary and Final Re-Plat of Wyngayle Oaks, Partial Re-Plat No. 2, for the Properties Located at 8942 Croes Drive and 1303 Fries Road - Plat/General Plan Submittal Application including Supporting Application Documents - City Comments to Original Submittal - Copy of Published Public Hearing Notice - Notice of Public Hearing Letters and Mailing Labels for Property Owners Within 200 Feet of Property - Zoning Signage Criteria Affidavits
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FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the
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ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
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**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

	next Budget Amendment: ☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____
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FINANCE VERIFICATION OF FUNDING:

[Handwritten signature]

SUBMITTING STAFF MEMBER:

Roxanne Benitez, City Secretary

CITY ADMINISTRATOR APPROVAL:

[Handwritten signature]

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
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DIVIDER PAGE



LETTER OF TRANSMITTAL

TO: City of Spring Valley Village
City Hall
1025 Campbell Road
Houston, TX 77055

FROM: Carlos G. Espinoza y Sánchez

DATE: 10/9/2019

ATTN: Planning and Zoning

WJN: 54372-P109004

PHONE: 713-465-8308

FAX:

PROJECT: Wyngayle Oaks partial replat no 2

ITEM#	COPIES	DESCRIPTION
1	1	Replat Application Fee - \$1,000
2	15	Application
3	15	Applicant Letter
4	15	Property Owner Letter of Authorization
5	15	Metes & Bounds
6	30	Preliminary & Final Plat Drawing – 24" x 36"
7	N/A	PDF of Plat Package – Emailed to secretary@springvalleytx.com

Please let me know if anything else is required.

Very Respectfully,

A handwritten signature in black ink that reads "Carlos G. Espinoza y Sanchez". The signature is written in a cursive, flowing style.

Carlos G. Espinoza y Sánchez
346-998-3792



EST. 1955
SPRING VALLEY
VILLAGE

CITY OF SPRING VALLEY VILLAGE

Plat / General Plan Submittal Application

(Please type or print legibly)

Fees: Plat or Replat Application - \$500
Specific Use Permit Application - \$500
Planned Area Development District (PADD) Application - \$7,000
Amendment to Planned Area Development District (PADD) Application - \$1,000

Submittal Requirements Checklist:

Fifteen (15) packets, each one shall include all of the items listed below:

- ☒ Application
- ☒ Letter stating the applicant's reasons for request, the type of request, and other pertinent information
- ☒ Letter from property owner
- ☒ Metes and bounds of the site and county slide number of plat (if recorded)
- ☒ Scale drawings, on 24" x 36" paper (1" = 100'), blue line/black line copies of plat, re-plat or amending plat, and a vicinity/key map
- ☒ A pdf of the entire packet submitted to secretary@springvalleytx.com

Subdivision / Development Name: Wyn gayle Oaks Partial Replat NO 1

Geographical Location: Between Croes Drive and Fries Road

(List specific address, major streets, bayous, creeks, and adjacent subdivisions)

Survey/Abstract No.: A.H. Osborne Survey, A-610; Lots 3 & 6, Block B, Wyn gayle, Vol. 46, Pg. 31, H.C.M.R.

Submittal Type:

- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Amending Plat
- ☒ Preliminary Replat
- ☒ Final Replat
- ☐ Specific Use Permit
- ☐ Specific Use Permit Amendment

Reason for Replat or Amending Plat:

Shifting the dividing line between Two Single-Family Lots

Type of Plat:

- ☒ Single Family Residential
- ☐ Zero Lot Line Patio Homes
- ☐ Planned Area Development District
- ☐ Planned Area Development
- ☐ Amendment to Planned Area Development

Plat/PADD Data:

Total Acreage: 0.6684 AC.

Typical Lot Size: 14,559 square feet

Number Lots: 2

Number of Streets: 2

Numbers and Types of Reserves: 0

Total Acres in Reserve: 0

Zoning District: DWELLING DISTRICT A

Applicant: Windrose

Contact Name: Carlos G. Espinoza y Sanchez

Address: 11111 Richmond Ave Suite 150, Houston, TX 77082

Phone: 713-458-2281

Fax: 713-461-1151

Email: Carlos.Espinoza@windroseservices.com

Owner: Edward Coe Tredennick & Melissa McBride Tredennick and Anthony Collins & Jane Collins

Contact Name: Edward Coe Tredennick & Melissa McBride Tredennick and Anthony Collins & Jane Collins

Address: 8942 Croes Drive & 1303 Fries, Houston, TX 77055

Phone: 713-917-0024 x202

Fax: 713-917-0026

Email: Ted@DTlawyers.com

Engineer or Planner: G&G Engineering and Consulting, LLC

Contact Name: Stephen Wilson, PE

Address: 3535 Briarpark, Suite 245, Houston TX 77042

Phone: 281-974-5280

Fax: 832-668-5650

Email: dgregory@g-gdesign.com

Authorization:

My signature below certifies that I am authorized to submit this application and that the information on the application is COMPLETE, TRUE, and CORRECT. Furthermore, I understand that, in accordance with Chapter 9, Article 9.303 of the Spring Valley Village Code of Ordinances, I am responsible for all engineering fees incurred by the City.

Applicant's Signature

10/04/2019

Date



PLAT SUBMITTAL LETTER

DATE: October 8th, 2019

TO: City of Spring Valley Village
City Hall
ATTN: Planning and Zoning
1025 Campbell Road, Houston, TX 77055

FROM: Carlos G. Espinoza y Sánchez, Project Manager
Windrose

RE: Final Replat Request – Wyngayle Oaks Partial Replat No 2 (WJN 54372)

We hereby request that the attached plat be processed by the City of Spring Valley Village as a final replat. The site is 0.6684 acre located between Fries Road and Croes Drive. The property owners, Edward Coe Tredennick & Melissa McBride Tredennick and Anthony Collins & Jane F. Collins, desire to create two single-family residential lots. Please note the following development contacts for this project:

<i>Property Owner/Developer:</i>	<i>Applicant:</i>
Anthony L. Collins & Jane F. Collins 1303 Fries Road – and - Edward C. & Melissa M. Tredennick 8942 Croes Drive Houston, TX 77055 Phone: 713-917-0024 x 202 Ted@DTlawyers.com	Windrose Land Services Carlos G. Espinoza y Sánchez, Project Manager 11111 Richmond Avenue, Suite 150 Houston, TX 77082 Office: 713.458.2281 Carlos.Espinoza@WindroseServices.com

Please do not hesitate to contact me if you require additional information or if you have any questions or concerns.

Very Respectfully,

Carlos G. Espinoza y Sánchez
346-998-3792

LETTER OF AUTHORIZATION

From: Anthony Collins & Jane Collins
1303 Fries Road
Houston, Texas 77055

To: Planning and Zoning Commission
City of Spring Valley Village, Texas

To Whom It May Concern:

The undersigned Anthony Collins & Jane Collins, the record owners of the property depicted on the proposed plat of WYNGALE OAKS PARTIAL REPLAT NO 2, do hereby authorize Windrose Surveying and Land Services, LLC, doing business as Windrose Land Services, to submit for review, and ultimately recording upon final approvals, a plat (whether a single submittal or multiple submittals if necessary) within the corporate limits of the City of Spring Valley Village, Harris County, Texas.

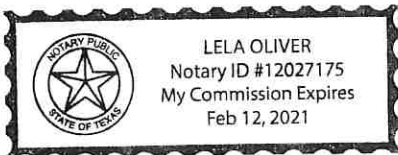
By: [Signature]
Anthony Collins

By: _____
Jane Collins

State of Texas
County of Harris

Before me, Lela Oliver, on this day personally appeared Anthony Collins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27 day of September, 2019.



[Signature]
Notary Public

State of Texas
County of _____

Before me, _____, on this day personally appeared Jane Collins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 201+.

Notary Public

LETTER OF AUTHORIZATION

From: Anthony Collins & Jane Collins
1303 Fries Road
Houston, Texas 77055

To: Planning and Zoning Commission
City of Spring Valley Village, Texas

To Whom It May Concern:

The undersigned Anthony Collins & Jane Collins, the record owners of the property depicted on the proposed plat of WYNGALE OAKS PARTIAL REPLAT NO 2, do hereby authorize Windrose Surveying and Land Services, LLC, doing business as Windrose Land Services, to submit for review, and ultimately recording upon final approvals, a plat (whether a single submittal or multiple submittals if necessary) within the corporate limits of the City of Spring Valley Village, Harris County, Texas.

By: _____
Anthony Collins

By: Jane Collins
Jane Collins

State of Texas
County of _____

Before me, _____, on this day personally appeared Anthony Collins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

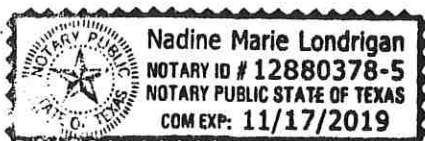
Given under my hand and seal of office this _____ day of _____, 2019.

Notary Public

State of Texas
County of Tarrant

Before me, Nadine Londrigan, on this day personally appeared Jane Collins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30th day of Sept, 2019.



Nadine Londrigan
Notary Public

LETTER OF AUTHORIZATION

From: Edward Coe Tredennick & Melissa McBride Tredennick
8942 Croes Drive
Houston, Texas 77055

To: Planning and Zoning Commission
City of Spring Valley Village, Texas

To Whom It May Concern:

The undersigned Edward Coe Tredennick & Melissa McBride Tredennick, the record owners of the property depicted on the proposed plat of WYNGAYLE OAKS PARTIAL REPLAT NO 2, do hereby authorize Windrose Surveying and Land Services, LLC, doing business as Windrose Land Services, to submit for review, and ultimately recording upon final approvals, a plat (whether a single submittal or multiple submittals if necessary) within the corporate limits of the City of Spring Valley Village, Harris County, Texas.

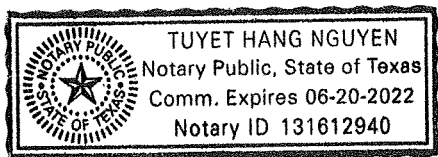
By: [Signature]
Edward Coe Tredennick

By: [Signature]
Melissa McBride Tredennick

State of Texas
County of Harris

Before me, Edward Tredennick, on this day personally appeared Edward Coe Tredennick, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 26 day of Sep, 2019.



[Signature]

Notary Public

State of Texas
County of Harris

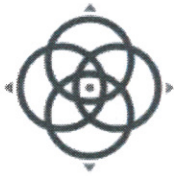
Before me, Melissa Tredennick, on this day personally appeared Melissa McBride Tredennick, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 26 day of Sep, 2019.



[Signature]

Notary Public



WINDROSE

LAND SURVEYING | PLATTING

DESCRIPTION OF 0.6684 ACRES OR 29,117 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.6684 AC. OR 29,117 SQUARE FEET OF LAND BEING ALL OF LOT 3, BLOCK "B", WWYNGAYLE OAKS, AS RECORDED IN VOL. 46, PG. 31, OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.) CONVEYED TO EDWARD COE TREDENNICK, ET UX, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2017-208018, AND ALL OF LOT 6, SAID BLOCK "B", CONVEYED TO ANTHONY COLLINS, AS RECORDED UNDER H.C.C.F. NO. T102742, SITUATED IN THE A. H. OSBORNE SURVEY, ABSTRACT NO. 610, HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST RIGHT-OF-WAY LINE OF FRIES ROAD (60 FEET WIDE) AS RECORDED IN VOL. 14, PG. 1, H.C.M.R., FOR THE SOUTHEAST CORNER OF LOT 14, INVERNESS PARK, AS RECORDED ON VOL. 340, PG. 50, H.C.M.R., THE NORTHEAST CORNER OF SAID LOT 6, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

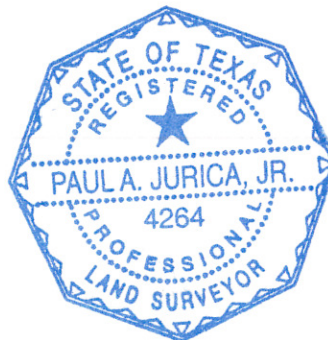
THENCE, SOUTH 02 DEG. 06 MIN. 48 SEC. EAST, WITH THE WEST RIGHT-OF-WAY LINE OF SAID FRIES ROAD, A DISTANCE OF 78.50 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 5, SAID BLOCK "B", THE SOUTHEAST CORNER OF SAID LOT 6, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEG. 34 MIN. 40 SEC. WEST, A DISTANCE OF 371.61 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "PRECISION" FOUND ON THE EAST RIGHT-OF-WAY LINE OF CROES DRIVE (60 FEET WIDE) AS RECORDED ON VOL. 46, PG. 31, H.C.M.R., FOR THE NORTHWEST CORNER OF LOT 4, SAID BLOCK "B", THE SOUTHWEST CORNER OF SAID LOT 3, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 06 MIN. 20 SEC. WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID CROES DRIVE, A DISTANCE OF 78.50 FEET TO A BENT 1/2-INCH IRON ROD FOUND ON THE SOUTH LINE OF LOT 10, SAID INVERNESS PARK, FOR THE NORTHWEST CORNER OF SAID LOT 3 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEG. 34 MIN. 40 SEC. EAST, WITH THE SOUTH LINE OF SAID INVERNESS PARK, A DISTANCE OF 370.23 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 0.6684 AC. OR 29,117 SQUARE FEET OF LAND.

PAUL A. JURICA JR.
R.P.L.S. NO. 4264
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



04-27-2018

DATE

STATE OF TEXAS
COUNTY OF HARRIS

WE, Edward Coe Tredennick, Melissa McBride Tredennick Anthony Collins and Jane F. Collins, hereinafter referred to as Owners of the 0.6684 acre tract described in the above and foregoing map of WYNGAYLE OAKS PARTIAL REPLAT NO 2, do hereby make and establish said subdivision and development plan of said property for and on behalf of said Edward Coe Tredennick, Melissa McBride Tredennick and Anthony Collins, 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 purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on 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 feet, six inches (5'-6") for sixteen feet (16'-0") perimeter ground easements, from a plane sixteen feet (16'-0") above the 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 the 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 purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on 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 and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet 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 Spring Valley 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 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, 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 hereby certify that this replat does not attempt to alter amend, or remove any covenants or restrictions: we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

WITNESS our hand in the City of Spring Valley Village, Texas this the ____ day of _____, 2020.

By: _____
Edward Coe Tredennick, Owner

By: _____
Melissa McBride Tredennick, Owner

By: _____
Anthony Collins, Owner

By: _____
Jane F. Collins, Owner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Edward Coe Tredennick, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for the
State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Melissa McBride Tredennick, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for the
State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Anthony Collins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for the
State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jane F. Collins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for the
State of Texas

My Commission Expires:

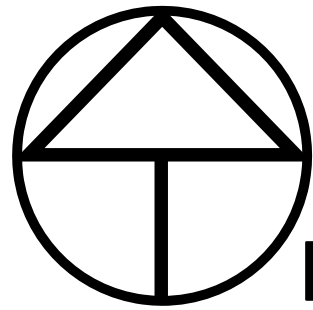
GENERAL NOTES

- Bearings are based on the Texas State Plane Coordinate System, South Central Zone (NAD 83).
- Lots 1 thru 2, Block 1 are hereby restricted to single-family residential uses.

ABBREVIATIONS

FND - FOUND
F.C. - FILM CODE
H.C.C.F. - HARRIS COUNTY CLERKS FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY

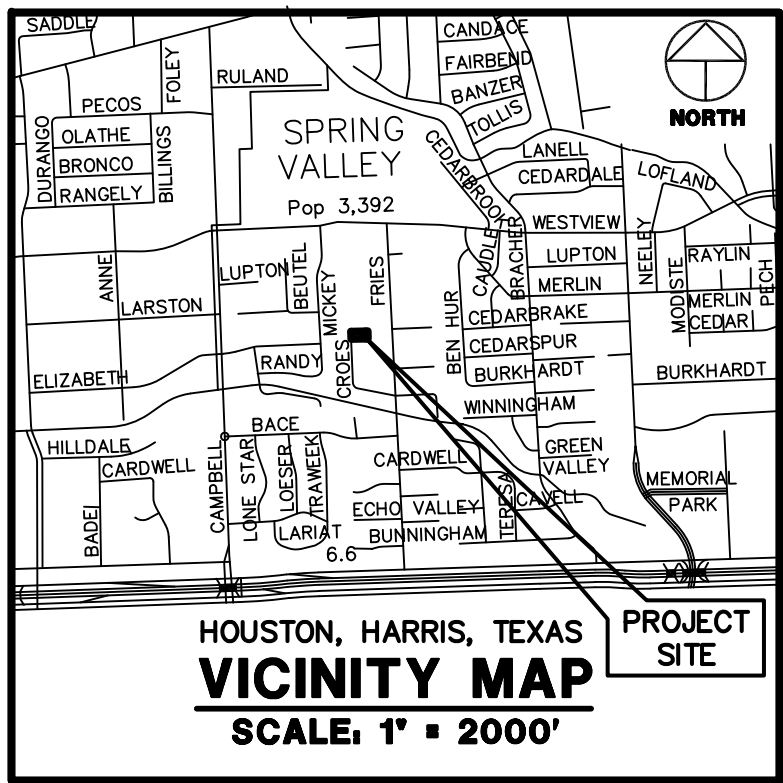
SQ. FT. - SQUARE FEET
VOL. - VOLUME
A.E. - AERIAL EASEMENT
B.L. - BUILDING LINE
S.S.E. - SANITARY SEWER EASEMENT
S.T.S.E. - STORM SEWER EASEMENT
U.E. - UTILITY EASEMENT
W.L.E. - WATER LINE EASEMENT
(S) - SET 5/8" CAPPED IR "WINDROSE"



NORTH

GRAPHIC SCALE: 1" = 30'

30 0 30 60 90 Feet



DESCRIPTION

A TRACT OR PARCEL CONTAINING 0.6684 AC. OR 29,117 SQUARE FEET OF LAND BEING ALL OF LOT 3, BLOCK "B", WYNGAYLE OAKS, AS RECORDED IN VOL. 46, PG. 31, OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.) CONVEYED TO EDWARD COE TREDENNICK, ET UX, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2017-208018, AND ALL OF LOT 6, SAID BLOCK "B", CONVEYED TO ANTHONY COLLINS, AS RECORDED UNDER H.C.C.F. NO. T102742, SITUATED IN THE A. H. OSBORNE SURVEY, ABSTRACT NO. 610, HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

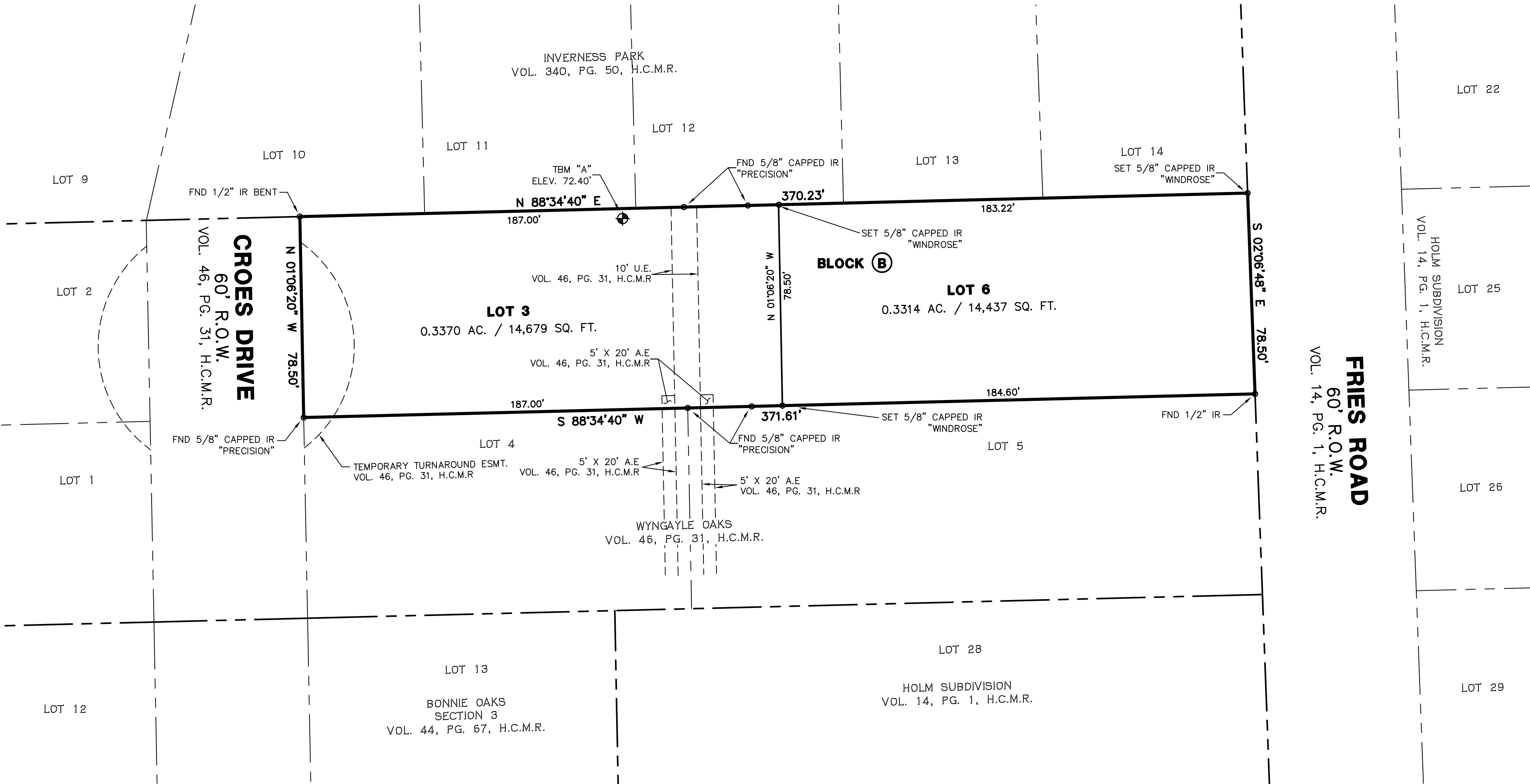
BEGINNING AT A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST RIGHT-OF-WAY LINE OF FRIES ROAD (60 FEET WIDE) AS RECORDED IN VOL. 14, PG. 1, H.C.M.R., FOR THE SOUTHEAST CORNER OF LOT 14; INVERNESS PARK, AS RECORDED ON VOL. 340, PG. 50, H.C.M.R., THE NORTHEAST CORNER OF SAID LOT 6, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 06 MIN. 48 SEC. EAST, WITH THE WEST RIGHT-OF-WAY LINE OF SAID FRIES ROAD, A DISTANCE OF 78.50 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 5, SAID BLOCK "B", THE SOUTHEAST CORNER OF SAID LOT 6, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

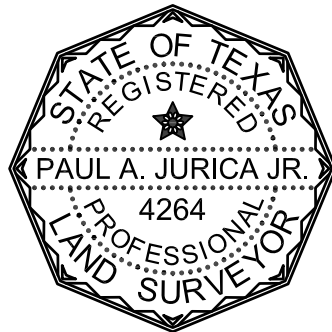
THENCE, SOUTH 88 DEG. 34 MIN. 40 SEC. WEST, A DISTANCE OF 371.61 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "PRECISION" FOUND ON THE EAST RIGHT-OF-WAY LINE OF CROES DRIVE (60 FEET WIDE) AS RECORDED ON VOL. 46, PG. 31, H.C.M.R., FOR THE NORTHWEST CORNER OF LOT 4, SAID BLOCK "B", THE SOUTHWEST CORNER OF SAID LOT 3, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 06 MIN. 20 SEC. WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID CROES DRIVE, A DISTANCE OF 78.50 FEET TO A BENT 1/2-INCH IRON ROD FOUND ON THE SOUTH LINE OF LOT 10, SAID INVERNESS PARK, FOR THE NORTHWEST CORNER OF SAID LOT 3 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEG. 34 MIN. 40 SEC. EAST, WITH THE SOUTH LINE OF SAID INVERNESS PARK, A DISTANCE OF 370.23 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.6684 AC. OR 29,117 SQUARE FEET OF LAND.



I, Paul A. Jurica Jr., 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 a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



PAUL A. JURICA, JR.
Registered Professional Land Surveyor
Texas Registration No. 4264

This is to certify that the City Council of the City of Spring Valley Village, Texas has approved this replat and subdivision of WYNGAYLE OAKS PARTIAL REPLAT NO 2 as shown hereon.

In testimony whereof, witness this official signature of the mayor of the City of Spring Valley Village, Texas, this ____ day of _____, 2020.

ATTEST:

Tom S. Ramsey, Mayor
City of Spring Valley Village, Texas

Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas

I, Diane Trautman, 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 _____, 2020, at _____

o'clock____M., and duly recorded on _____, 2020, 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 Houston, the day and date last above written.

Diane Trautman
County Clerk
of Harris County, Texas

By: _____
Deputy

WYNGAYLE OAKS PARTIAL REPLAT NO 2

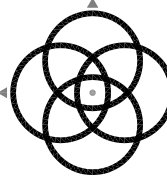
A SUBDIVISION OF 0.6684 AC. / 29,117 SQ. FT. BEING A REPLAT OF ALL OF LOTS 3 AND 6, BLOCK B, WYNGAYLE OAKS, RECORDED IN VOL. 46, PG. 31, H.C.M.R., SITUATED IN THE A.H. OSBORNE SURVEY, A-610, CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS.

1 BLOCK 2 LOTS
FEBRUARY, 2020

Owners
Edward Coe Tredennick and
Melissa McBride Tredennick
8942 Croes Drive
Houston, TX 77055

Anthony Collins and
Jane F. Collins
1303 Fries Road
Houston, TX 77055

Surveyor



WINDROSE
LAND SURVEYING | PLATING

11111 RICHMOND, SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

STATE OF TEXAS
COUNTY OF HARRIS

WE, Edward Coe Tredennick, Melissa McBride Tredennick Anthony Collins and Jane F. Collins, hereinafter referred to as Owners of the 0.6684 acre tract described in the above and foregoing map of WYNGAYLE OAKS PARTIAL REPLAT NO 2, do hereby make and establish said subdivision and development plan of said property for and on behalf of said Edward Coe Tredennick, Melissa McBride Tredennick and Anthony Collins, 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 purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on 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 feet, six inches (5'-6") for sixteen feet (16'-0") perimeter ground easements, from a plane sixteen feet (16'-0") above the 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 the 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 purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on 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 the aerial easement totals thirty feet (30'-0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet 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 Spring Valley 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 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, 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 hereby certify that this replat does not attempt to alter amend, or remove any covenants or restrictions: we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

WITNESS our hand in the City of Spring Valley Village, Texas this the ____ day of _____, 2020.

By: _____
Edward Coe Tredennick, Owner

By: _____
Melissa McBride Tredennick, Owner

By: _____
Anthony Collins, Owner

By: _____
Jane F. Collins, Owner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Edward Coe Tredennick, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for the
State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Melissa McBride Tredennick, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for the
State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Anthony Collins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for the
State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jane F. Collins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for the
State of Texas

My Commission Expires:

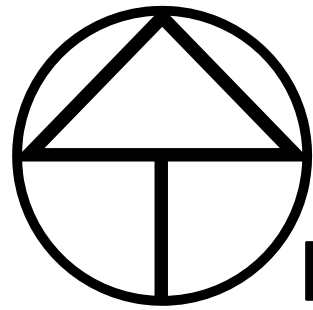
GENERAL NOTES

- Bearings are based on the Texas State Plane Coordinate System, South Central Zone (NAD 83).
- Lots 1 thru 2, Block 1 are hereby restricted to single-family residential uses.

ABBREVIATIONS

FND - FOUND
F.C. - FILM CODE
H.C.C.F. - HARRIS COUNTY CLERKS FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
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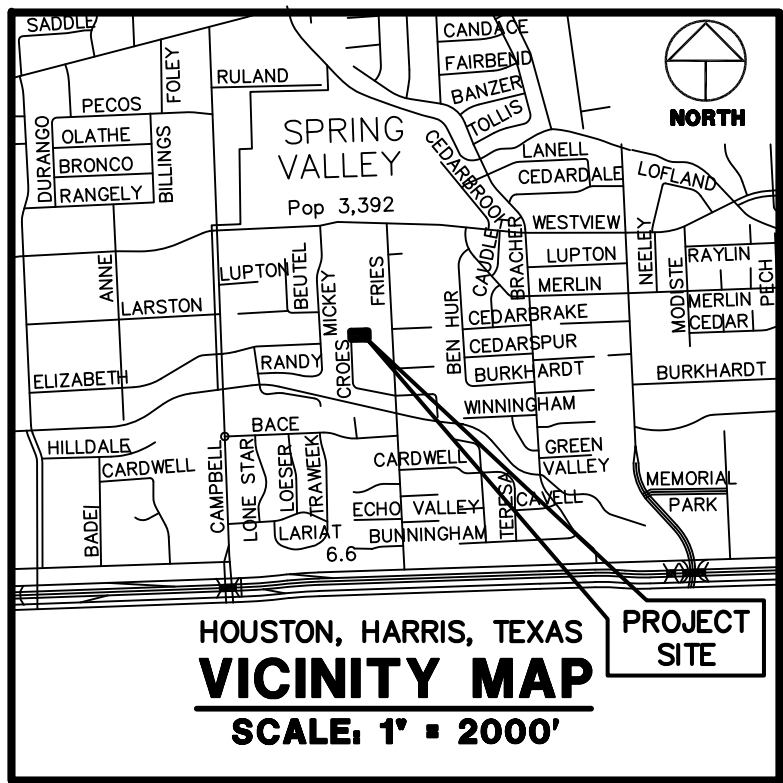
SQ. FT. - SQUARE FEET
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S.S.E. - SANITARY SEWER EASEMENT
S.T.S.E. - STORM SEWER EASEMENT
U.E. - UTILITY EASEMENT
W.L.E. - WATER LINE EASEMENT
(S) - SET 5/8" CAPPED IR "WINDROSE"



NORTH

GRAPHIC SCALE: 1" = 30'

30 0 30 60 90 Feet



DESCRIPTION

A TRACT OR PARCEL CONTAINING 0.6684 AC. OR 29,117 SQUARE FEET OF LAND BEING ALL OF LOT 3, BLOCK "B", WYNGAYLE OAKS, AS RECORDED IN VOL. 46, PG. 31, OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.) CONVEYED TO EDWARD COE TREDENNICK, ET UX, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2017-208018, AND ALL OF LOT 6, SAID BLOCK "B", CONVEYED TO ANTHONY COLLINS, AS RECORDED UNDER H.C.C.F. NO. T102742, SITUATED IN THE A. H. OSBORNE SURVEY, ABSTRACT NO. 610, HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

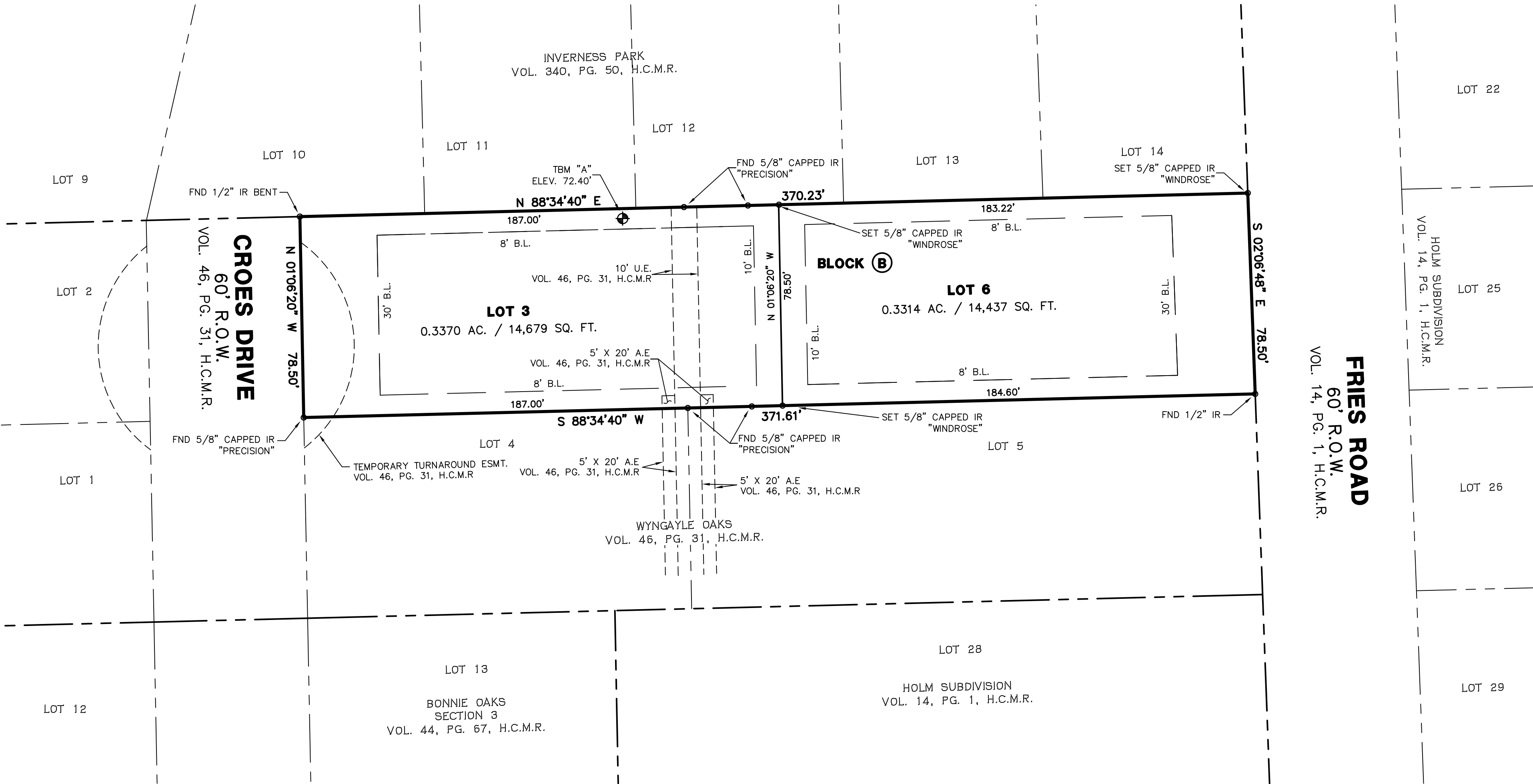
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THENCE, SOUTH 02 DEG. 06 MIN. 48 SEC. EAST, WITH THE WEST RIGHT-OF-WAY LINE OF SAID FRIES ROAD, A DISTANCE OF 78.50 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 5, SAID BLOCK "B", THE SOUTHEAST CORNER OF SAID LOT 6, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

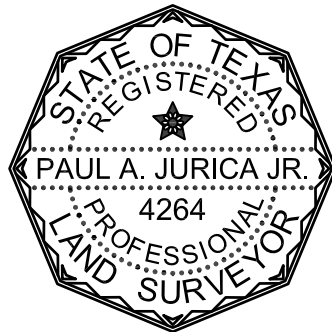
THENCE, SOUTH 88 DEG. 34 MIN. 40 SEC. WEST, A DISTANCE OF 371.61 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "PRECISION" FOUND ON THE EAST RIGHT-OF-WAY LINE OF CROES DRIVE (60 FEET WIDE) AS RECORDED ON VOL. 46, PG. 31, H.C.M.R., FOR THE NORTHWEST CORNER OF LOT 4, SAID BLOCK "B", THE SOUTHWEST CORNER OF SAID LOT 3, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 06 MIN. 20 SEC. WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID CROES DRIVE, A DISTANCE OF 78.50 FEET TO A BENT 1/2-INCH IRON ROD FOUND ON THE SOUTH LINE OF LOT 10, SAID INVERNESS PARK, FOR THE NORTHWEST CORNER OF SAID LOT 3 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEG. 34 MIN. 40 SEC. EAST, WITH THE SOUTH LINE OF SAID INVERNESS PARK, A DISTANCE OF 370.23 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.6684 AC. OR 29,117 SQUARE FEET OF LAND.



I, Paul A. Jurica Jr., 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 a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



PAUL A. JURICA, JR.
Registered Professional Land Surveyor
Texas Registration No. 4264

This is to certify that the City Council of the City of Spring Valley Village, Texas has approved this replat and subdivision of WYNGAYLE OAKS PARTIAL REPLAT NO 2 as shown hereon.

In testimony whereof, witness this official signature of the mayor of the City of Spring Valley Village, Texas, this ____ day of _____, 2020.

ATTEST:

Tom S. Ramsey, Mayor
City of Spring Valley Village, Texas

Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas

I, Diane Trautman, 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 _____, 2020, at _____ o'clock____M., and duly recorded on _____, 2020, 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 Houston, the day and date last above written.

Diane Trautman
County Clerk
of Harris County, Texas

By: _____
Deputy

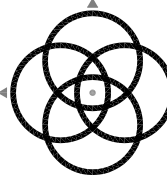
WYNGAYLE OAKS PARTIAL REPLAT NO 2

A SUBDIVISION OF 0.6684 AC. / 29,117 SQ. FT. BEING A REPLAT OF ALL OF LOTS 3 AND 6, BLOCK B, WYNGAYLE OAKS, RECORDED IN VOL. 46, PG. 31, H.C.M.R., SITUATED IN THE A.H. OSBORNE SURVEY, A-610, CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS.

1 BLOCK 2 LOTS
FEBRUARY, 2020

Owners
Edward Coe Tredennick and
Melissa McBride Tredennick
8942 Croes Drive
Houston, TX 77055

Surveyor



WINDROSE
LAND SURVEYING | PLATING

11111 RICHMOND, SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DIVIDER PAGE

STATE OF TEXAS
COUNTY OF HARRIS

WE, Edward Coe Tredennick, Melissa McBride Tredennick Anthony Collins and Jane F. Collins, hereinafter referred to as Owners of the 0.6684 acre tract described in the above and foregoing map of WYNGAYLE OAKS PARTIAL REPLAT NO 2, do hereby make and establish said subdivision and development plan of said property for and on behalf of said Edward Coe Tredennick, Melissa McBride Tredennick and Anthony Collins, 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 purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on 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 feet, six inches (5'-6") for sixteen feet (16'-0") perimeter ground easements, from a plane sixteen feet (16'-0") above the 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 the 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 purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on 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 the aerial easement totals thirty feet (30'-0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet 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 Spring Valley 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 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, 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 any such restrictions, filed separately.

FURTHER, Owners hereby certify that this replat does not attempt to alter amend, or remove any covenants or restrictions: we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

WITNESS our hand in the City of Spring Valley Village, Texas this the ____ day of _____, 2020.

By: _____
Edward Coe Tredennick, Owner

By: _____
Melissa McBride Tredennick, Owner

By: _____
Anthony Collins, Owner

By: _____
Jane F. Collins, Owner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Edward Coe Tredennick, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for the
State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Melissa McBride Tredennick, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for the
State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Anthony Collins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for the
State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jane F. Collins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for the
State of Texas

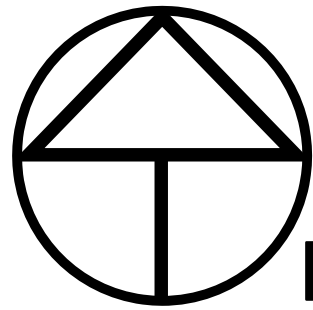
My Commission Expires:

GENERAL NOTES

- Bearings are based on the Texas State Plane Coordinate System, South Central Zone (NAD 83).
- Lots 3 and 6, Block B, are hereby restricted to single-family residential uses.
- The surveyed tract is subject to the City of Spring Valley's Zoning Ordinance.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No.48201C064SL, with the effective date of June 28, 2017, the property is located in Zone "X" (Areas determined to be outside of) the 100 year floodplain.
- All Floodplain 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.

ABBREVIATIONS

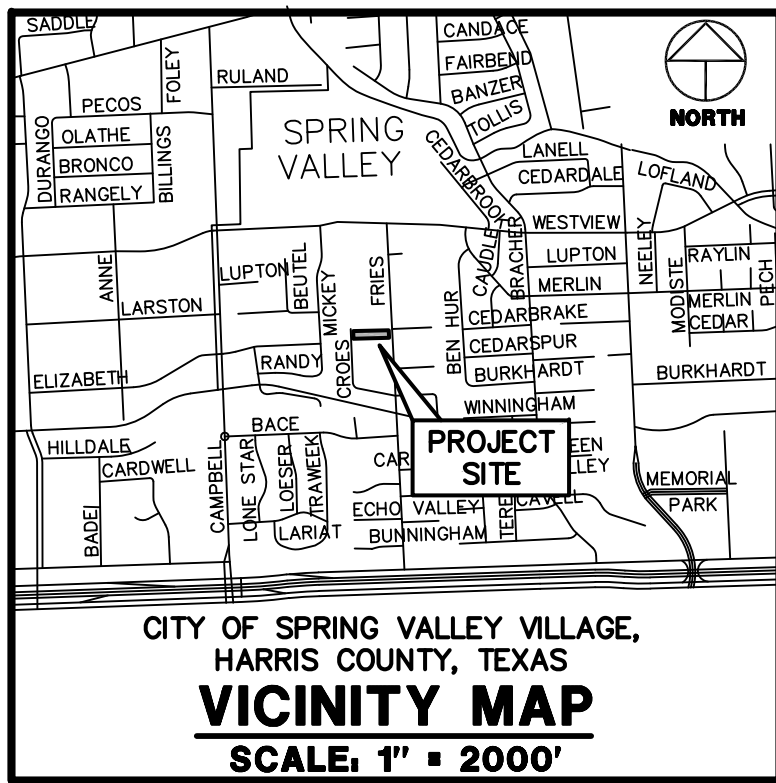
A.E. - AERIAL EASEMENT
D.E. - DRAINAGE EASEMENT
ESMT. - EASEMENT
FND - FOUND
H.C.C.F. - HARRIS COUNTY CLERK FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
AC. - ACRES
SQ. FT. - SQUARE FEET
VOL. - VOLUME
B.L. - BUILDING LINE
W.L.E. - WATER LINE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
(S) - SET 5/8" CAPPED IR "WINDROSE"



NORTH

GRAPHIC SCALE: 1" = 30'

30 0 30 60 90 Feet



DESCRIPTION

A TRACT OR PARCEL CONTAINING 0.6684 AC. OR 29,117 SQUARE FEET OF LAND BEING ALL OF LOT 3, BLOCK "B", WYNGAYLE OAKS, AS RECORDED IN VOL. 46, PG. 31, OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.) CONVEYED TO EDWARD COE TREDENNICK, ET UX, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2017-208019, AND ALL OF LOT 6, SAID BLOCK "B", CONVEYED TO ANTHONY COLLINS, AS RECORDED UNDER H.C.C.F. NO. T102742, SITUATED IN THE A. H. OSBORNE SURVEY, ABSTRACT NO. 610, HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST RIGHT-OF-WAY LINE OF FRIES ROAD (60 FEET WIDE) AS RECORDED IN VOL. 14, PG. 1, H.C.M.R., FOR THE NORTHEAST CORNER OF LOT 14; INVERNESS PARK, AS RECORDED ON VOL. 340, PG. 50, H.C.M.R., THE NORTHEAST CORNER OF SAID LOT 6, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 06 MIN. 48 SEC. EAST, WITH THE WEST RIGHT-OF-WAY LINE OF SAID FRIES ROAD, A DISTANCE OF 78.50 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 5, SAID BLOCK "B", THE SOUTHEAST CORNER OF SAID LOT 6, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEG. 34 MIN. 40 SEC. WEST, A DISTANCE OF 371.61 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "PRECISION" FOUND ON THE EAST RIGHT-OF-WAY LINE OF CROES DRIVE (60 FEET WIDE) AS RECORDED ON VOL. 46, PG. 31, H.C.M.R., FOR THE NORTHWEST CORNER OF LOT 4, SAID BLOCK "B", THE SOUTHWEST CORNER OF SAID LOT 3, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 06 MIN. 20 SEC. WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID CROES DRIVE, A DISTANCE OF 78.50 FEET TO A BENT 1/2-INCH IRON ROD FOUND ON THE SOUTH LINE OF LOT 10, SAID INVERNESS PARK, FOR THE NORTHWEST CORNER OF SAID LOT 3 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEG. 34 MIN. 40 SEC. EAST, WITH THE SOUTH LINE OF SAID INVERNESS PARK, A DISTANCE OF 370.23 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.6684 AC. OR 29,117 SQUARE FEET OF LAND.

WYNGAYLE OAKS PARTIAL REPLAT NO 2

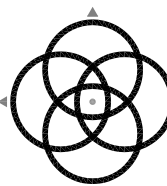
A SUBDIVISION OF 0.6684 AC. / 29,117 SQ. FT. BEING A REPLAT OF ALL OF LOTS 3 AND 6, BLOCK B, WYNGAYLE OAKS, RECORDED IN VOL. 46, PG. 31, H.C.M.R., SITUATED IN THE A.H. OSBORNE SURVEY, A-610, CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS.

1 BLOCK 2 LOTS
FEBRUARY 2020

REASON FOR REPLAT: TO CREATE TWO SINGLE-FAMILY RESIDENTIAL LOTS

Owners
Edward Coe Tredennick and
Melissa McBride Tredennick
8942 Croes Drive
Houston, TX 77055

Surveyor



WINDROSE
LAND SURVEYING | PLATING

11111 RICHMOND, SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



PAUL A. JURICA, JR.
Registered Professional Land Surveyor
Texas Registration No. 4264

We, Mortgage Electronic Registration Systems, Inc., owner and holder of a lien against the property described in the plat known as WYNGAYLE OAKS PARTIAL REPLAT NO 2, said lien being evidenced by instrument of record in the Clerk's File No. RP-2017-208019 of the O.P.R.O.R.P. 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 subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: _____
Print name: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is 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 the ____ day of _____, 20__.

Notary Public in and for the
State of Texas

My Commission Expires:

This is to certify that the City Council of the City of Spring Valley Village, Texas has approved this replat and subdivision of WYNGAYLE OAKS PARTIAL REPLAT NO 2 as shown herein.

In testimony whereof, witness this official signature of the mayor of the City of Spring Valley Village, Texas, this ____ day of _____, 2020.

ATTEST: _____
Tom S. Ramsey, Mayor
City of Spring Valley Village, Texas

Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas

I, Diane Trautman, 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 _____, 2020, at _____ o'clock____M., and duly recorded on _____, 2020, 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 Houston, the day and date last above written.

Diane Trautman
County Clerk
of Harris County, Texas

By: _____
Deputy

DIVIDER PAGE

**PUBLIC NOTICE
CITY OF SPRING VALLEY VILLAGE, TEXAS
NOTICE OF PUBLIC HEARING**

Notice Is Hereby Given To Hear Comments And Testimony Regarding The Following:

A Preliminary and Final Re-Plat of Wyngayle Oaks Partial Re-plat No. 2, A Plot Containing 0.6684 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Addresses of 8942 Croes Drive and 1303 Fries Road.

The **Planning and Zoning Commission** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, December 3, 2019
Time: 7:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

The **City Council** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, December 10, 2019
Time: 6:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

For additional information regarding these public hearings, please contact the City Secretary, Roxanne Benitez, at (713) 465-8308.

DIVIDER PAGE



EST. 1955

SPRING VALLEY VILLAGE

November 12, 2019

Dear Property Owner:

Notice Is Hereby Given To Hear Comments And Testimony Regarding The Following:

A Preliminary and Final Re-Plat of Wyngayle Oaks Partial Re-plat No. 2, A Plot Containing 0.6684 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Addresses of 8942 Croes Drive and 1303 Fries Road.

The **Planning and Zoning Commission** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, December 3, 2019

Time: 7:00 p.m.

Location: Council Chambers of Spring Valley Village City Hall, 1025 Campbell Road

The **City Council** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, December 10, 2019

Time: 6:00 p.m.

Location: Council Chambers of Spring Valley Village City Hall, 1025 Campbell Road

This notice is being sent to you as current property records indicate that you own property in close proximity to 8942 Croes Drive and/or 1303 Fries Road. All interested parties are invited to attend both public hearings and will have the opportunity to be heard. For further information, you may contact me directly at (832) 910-8576 or rbenitez@springvalleytx.com.

Sincerely,

A handwritten signature in black ink that reads 'Roxanne Benitez'. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Roxanne Benitez, TRMC, CPM, CMCC
City Secretary



Current Owner
1228 Mickey Way
Houston, Texas 77055

Betty Huff
1230 Mickey Way
Houston, Texas 77055

Hubertus and Clare Thomeer
1232 Mickey Way
Houston, Texas 77055

Jeffrey & Lauren Fennell
1238 Mickey Way
Houston, Texas 77055

Joyce Taylor
1242 Mickey Way
Houston, Texas 77055

Katherine Murray
1 Inverness Park Circle
Houston, Texas 77055

Olaoluwa & Elizabeth Adeoye
2 Inverness Park Circle
Houston, Texas 77055

Lawrence & Marcia Wilson
3 Inverness Park Circle
Houston, Texas 77055

Brian Chandler
4 Inverness Park Circle
Houston, Texas 77055

Current Owner
5 Inverness Park Circle
Houston, Texas 77055

Roy & Michelle Rodney
6 Inverness Park Circle
Houston, Texas 77055

David & Rebecca Ressler
7 Inverness Park Circle
Houston, Texas 77055

Current Owner
8 Inverness Park Circle
Houston, Texas 77055

Gregory & Erin Klenke
9 Inverness Park Circle
Houston, Texas 77055

David & Cynthia Capron
10 Inverness Park Circle
Houston, Texas 77055

David & Cynthia Capron
P.O. Box 55609
Houston, Texas 77255-5609

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
10 INVERNESS PARK CIRCLE
HOUSTON, TEXAS 77055

Mary Jo Gilbride
11 Inverness Park Circle
Houston, Texas 77055

Christopher & Paige McInturff
12 Inverness Park Circle
Houston, Texas 77055

Stephen & Julie Mitchell
13 Inverness Park Circle
Houston, Texas 77055

Robert & Sheila Partin
14 Inverness Park Circle
Houston, Texas 77055

Drew & Krystyna Popovich
8930 Croes Drive
Houston, Texas 77055

William & Fredrick Fester
8934 Croes Drive
Houston, Texas 77055

William Fester
8938 Croes Drive
Houston, Texas 77055

Narasa & Rachel Duvvuri
8941 Croes Drive
Houston, Texas 77055

Edward & Melissa Tredennick
8942 Croes Drive
Houston, Texas 77055

Michael & Diane Bailey
8945 Croes Drive
Houston, Texas 77055

Bradley & Patricia Walden
8949 Croes Drive
Houston, Texas 77055

James & Annette Covey
8953 Croes Drive
Houston, Texas 77055

Scott & Pamela Coleman
1245 Fries Road
Houston, Texas 77055



Don & Marsha Hartsell
1258 Fries Road
Houston, Texas 77055

Lillian Bean
1262 Fries Road
Houston, Texas 77055

Jamie & Rebecca Gabriel
1263 Fries Road
Houston, Texas 77055

Anthony & Jane Collins
1303 Fries Road
Houston, Texas 77055

Monique Pappas
1257 Fries Road
Houston, Texas 77055

Stephen White
1260 Fries Road
Houston, Texas 77055

Roseann Engeldorf
8888 Cedarspur Lane
Houston, Texas 77055

Kathy Coan
8892 Cedarspur Lane
Houston, Texas 77055

Donald & Julie Nordin
8849 Larston Street
Houston, Texas 77055

Patrick & Katharine Ponce
8851 Larston Street
Houston, Texas 77055

Cassandra Haymaker
8853 Larston Street
Houston, Texas 77055

Current Owner
8860 Larston Street
Houston, Texas 77055

Joel & Patricia Gittemeier
8856 Larston Street
Houston, Texas 77055

DIVIDER PAGE



CITY OF SPRING VALLEY VILLAGE

ZONING SIGNAGE CRITERIA SUBMITTAL PACKET

(Planning & Zoning Commission - Residential)

SPRING VALLEY VILLAGE 1025 CAMPBELL ROAD HOUSTON, TEXAS 77055

RESIDENTIAL ZONING CHANGE NOTIFICATION SIGN CRITERIA

A zoning sign is a sign erected on property for which a zoning case has been filed with the City, including, but not limited to, zoning changes, Specific Use Permits, Variances, or Special Exceptions. **The number of signs and the placement of signs shall be determined by the Building Official at the time of submittal.** It is the responsibility of the owner/project representative to contact the Building Department to verify the number and location of signs needed.

Residential property owners/applicants need to contact the City Secretary to schedule pick up and drop off times for the signs.

IF YOU HAVE ANY QUESTIONS, PLEASE CALL (713) 465-8308.

ADHERE TO THE FOLLOWING INSTRUCTIONS:

PLACEMENT

- One (1) sign shall be erected by the applicant adjacent to each street frontage on the property that is the subject of the application and for each two hundred feet (200') of frontage along a street with a maximum of three (3) signs required per street frontage.
- Signs shall be placed in a location on private property and clearly visible from all streets adjacent to the property included in the application.
- Where land does not have frontage on a public street, signs shall be posted on the nearest public street with a notation indicating the location of the land subject to the application.
- Signs shall be no greater than twenty (20) feet from the property line and shall be a minimum of two (2) feet off the ground, unless otherwise directed by the Building Official or his/her designee.
- Signs shall be placed perpendicular to the roadway to ensure they are readable from both sides.

- Signs shall be located so that the lettering is visible and may be clearly read from the street.

PROOF OF POSTING

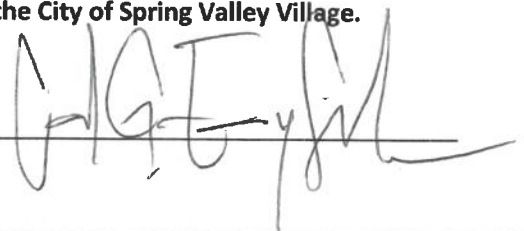
- The applicant shall erect the sign(s) on the property that is the subject of the application a minimum of fourteen (14) calendar days immediately preceding the date of the public hearing before the Planning & Zoning Commission ("Commission").
- The applicant is responsible for maintaining the sign(s) on the property throughout the review process.
- A minimum of seven (7) calendar days prior to the public hearing, the applicant shall file an affidavit, on a form provided by the City, with the Building Official verifying that the sign(s) was posted as required.

REMOVAL OF SIGNS

- The applicant shall be responsible for removing the sign(s) from the property within seven (7) calendar days of the final action by the City of Spring Valley Village.

Preparer's Name: Carlos G. Espinoza y Sanchez

Preparer's Signature: _____



NOTE: Violations of the sign ordinance will result in fines to the property owner and will delay the request for Zoning or Specific Use Permit. Failure to remove zoning signs per the sign ordinance will result in a citation of \$500 per sign/per day until removed.

**AFFIDAVIT OF SIGN POSTING**

(Re)Zoning Case No. _____

Date of Planning and Zoning Commission Meeting: December 3rd, 2019

In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Carlos G. Espinoza y Sanchez hereby certify that I have posted or caused to be posted Zoning Change Notification sign(s) on the property subject to zoning change, located at 8942 Croes Drive and 1303 Fries Road

8942 Croes Drive and 1303 Fries Road

Posting of said signs was accomplished on November 11th, 2019 as provided for in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Said signs have been posted in a manner which provides an unobstructed view and which allows clear reading from the public right(s)-of-way along Croes Drive and Fries Road

I further certify that this affidavit was filed with the Building Department of the City of Spring Valley Village within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

Executed this date: 11/12/2019

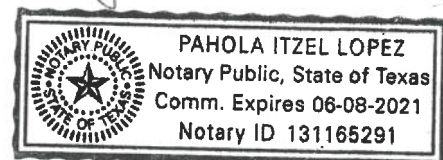
Printed Name of Applicant or Authorized Representative for Zoning Case No. _____

Signature of Applicant or Authorized Representative for Zoning Case No. _____

Sworn and subscribed before me on this date: 11-12-19

Notary Public _____

(Seal)



PLEASE NOTE: Failure to post the notification sign(s) on the property by the close of business (4:30 pm) seven (7) days prior Planning and Zoning Commission public hearing shall result in the postponement of consideration by the Commission.

STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____



AFFIDAVIT OF SIGN MAINTENANCE

(Re)Zoning Case No. _____

Date of Council Meeting: December 10th, 2019

In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Carlos G. Espinoza y Sanchez hereby certify that Zoning Change Notification sign(s) have been maintained on the property subject to zoning change, located at Croes Drive and Fries Road

Croes Drive and Fries Road

Said sign(s) have been maintained in a manner consistent with the requirements contained in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

I further certify that this affidavit was filed with the Building Department of the City on date 11/12/2019 within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

I understand that I am required to remove said signs within seven (7) calendar days of any final action on the application taken by the City of Spring Valley Village regarding the zoning change, and return them to the City Secretary at the City Hall.

Executed this date: 11/12/2019

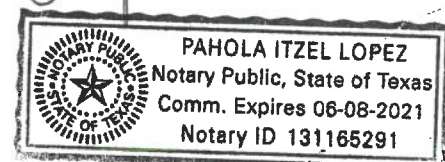
Printed Name of Applicant or Authorized Representative for Zoning Case No. _____

Signature of Applicant or Authorized Representative for Zoning Case No. _____

Sworn and subscribed before me on this date: 11-12-19

Notary Public Pahola Itzel Lopez

(Seal)



PLEASE NOTE: Failure to maintain the signs prior to City Council public hearing may result in postponement of consideration if the applicant has not attempted to replace damaged or missing signs upon notification by Staff.

FOR STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

MEETING DATE: December 3, 2019

TOPIC:	CONSIDERATION AND POSSIBLE ACTION CONCERNING: A PRELIMINARY AND FINAL RE-PLAT OF WYNGAYLE OAKS, PARTIAL RE-PLAT NO. 2, A PLOT CONTAINING 0.6684 ACRES OF LAND, SITUATED IN DWELLING DISTRICT "A", CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS BEARING THE ADDRESSES OF 8942 CROES DRIVE AND 1303 FRIES ROAD.
BACKGROUND:	In the previous agenda item, the Planning and Zoning Commission held a public hearing concerning a Preliminary and Final Re-plat of Wyngayle Oaks, Partial Re-Plat No. 2, for the properties located at 8942 Croes Drive and 1303 Fries Road. BBG Consulting, Inc. and City staff have reviewed the requested Re-Plat and determined that it meets the subdivision requirements. A copy of BBG Consulting, Inc.'s recommendation letter is provided with this agenda item.
RECOMMENDATION:	None
ATTACHMENTS:	- Revised Preliminary and Final Replat of Wyngayle Oaks, Partial Replat No. 2, for the Properties Located at 8942 Croes Drive and 1303 Fries Road - Recommendation Letter from Evan Duvall with BBG Consulting, Inc.
FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____
FINANCE VERIFICATION OF FUNDING:	
	
SUBMITTING STAFF MEMBER: Roxanne Benitez, City Secretary	CITY ADMINISTRATOR APPROVAL: 

ACTIONS TAKEN		
APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER

STATE OF TEXAS
COUNTY OF HARRIS

WE, Edward Coe Tredennick, Melissa McBride Tredennick Anthony Collins and Jane F. Collins, hereinafter referred to as Owners of the 0.6684 acre tract described in the above and foregoing map of WYNGAYLE OAKS PARTIAL REPLAT NO 2, do hereby make and establish said subdivision and development plan of said property for and on behalf of said Edward Coe Tredennick, Melissa McBride Tredennick and Anthony Collins, 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 purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on 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 feet, six inches (5'-6") for sixteen feet (16'-0") perimeter ground easements, from a plane sixteen feet (16'-0") above the 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 the 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 purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on 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 the aerial easement totals thirty feet (30'-0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet 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 Spring Valley 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 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, 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 hereby certify that this replat does not attempt to alter amend, or remove any covenants or restrictions: we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

WITNESS our hand in the City of Spring Valley Village, Texas this the ____ day of _____, 2020.

By: _____
Edward Coe Tredennick, Owner

By: _____
Melissa McBride Tredennick, Owner

By: _____
Anthony Collins, Owner

By: _____
Jane F. Collins, Owner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Edward Coe Tredennick, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for the
State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Melissa McBride Tredennick, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for the
State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Anthony Collins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for the
State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jane F. Collins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for the
State of Texas

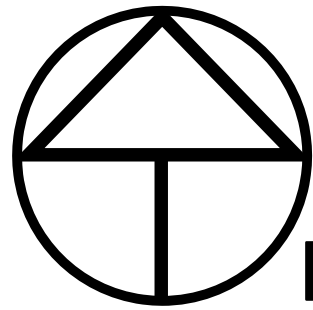
My Commission Expires:

GENERAL NOTES

- Bearings are based on the Texas State Plane Coordinate System, South Central Zone (NAD 83).
- Lots 3 and 6, Block B, are hereby restricted to single-family residential uses.
- The surveyed tract is subject to the City of Spring Valley's Zoning Ordinance.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No.48201C064SL, with the effective date of June 28, 2017, the property is located in Zone "X" (Areas determined to be outside of) the 100 year floodplain.
- All Floodplain 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.

ABBREVIATIONS

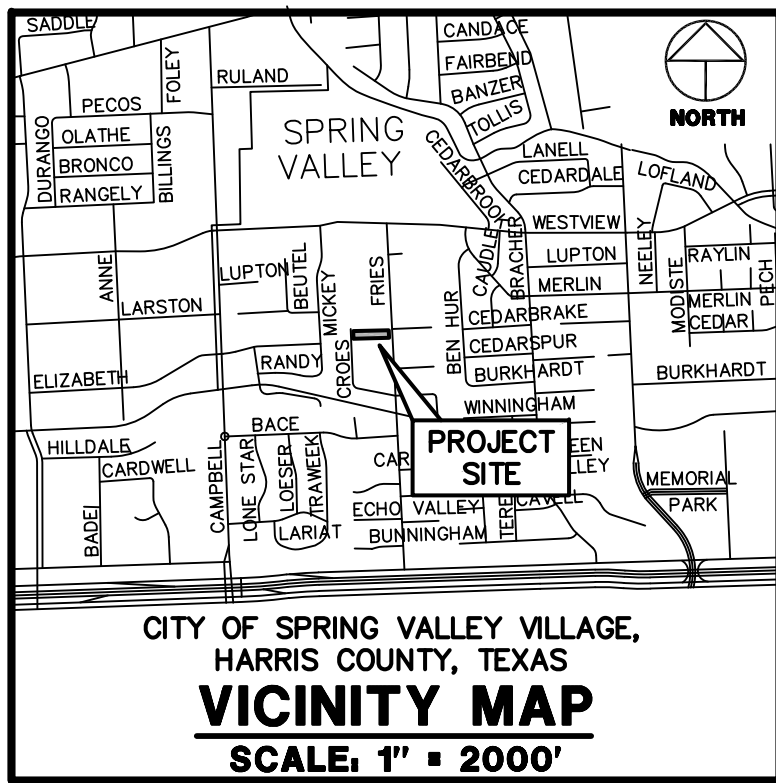
A.E. - AERIAL EASEMENT
D.E. - DRAINAGE EASEMENT
ESMT. - EASEMENT
FND - FOUND
H.C.C.F. - HARRIS COUNTY CLERK FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
AC. - ACRES
SQ. FT. - SQUARE FEET
VOL. - VOLUME
B.L. - BUILDING LINE
W.L.E. - WATER LINE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
(S) - SET 5/8" CAPPED IR "WINDROSE"



NORTH

GRAPHIC SCALE: 1" = 30'

30 0 30 60 90 Feet



DESCRIPTION

A TRACT OR PARCEL CONTAINING 0.6684 AC. OR 29,117 SQUARE FEET OF LAND BEING ALL OF LOT 3, BLOCK "B", WYNGAYLE OAKS, AS RECORDED IN VOL. 46, PG. 31, OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.) CONVEYED TO EDWARD COE TREDENNICK, ET UX, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2017-208019, AND ALL OF LOT 6, SAID BLOCK "B", CONVEYED TO ANTHONY COLLINS, AS RECORDED UNDER H.C.C.F. NO. T102742, SITUATED IN THE A. H. OSBORNE SURVEY, ABSTRACT NO. 610, HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

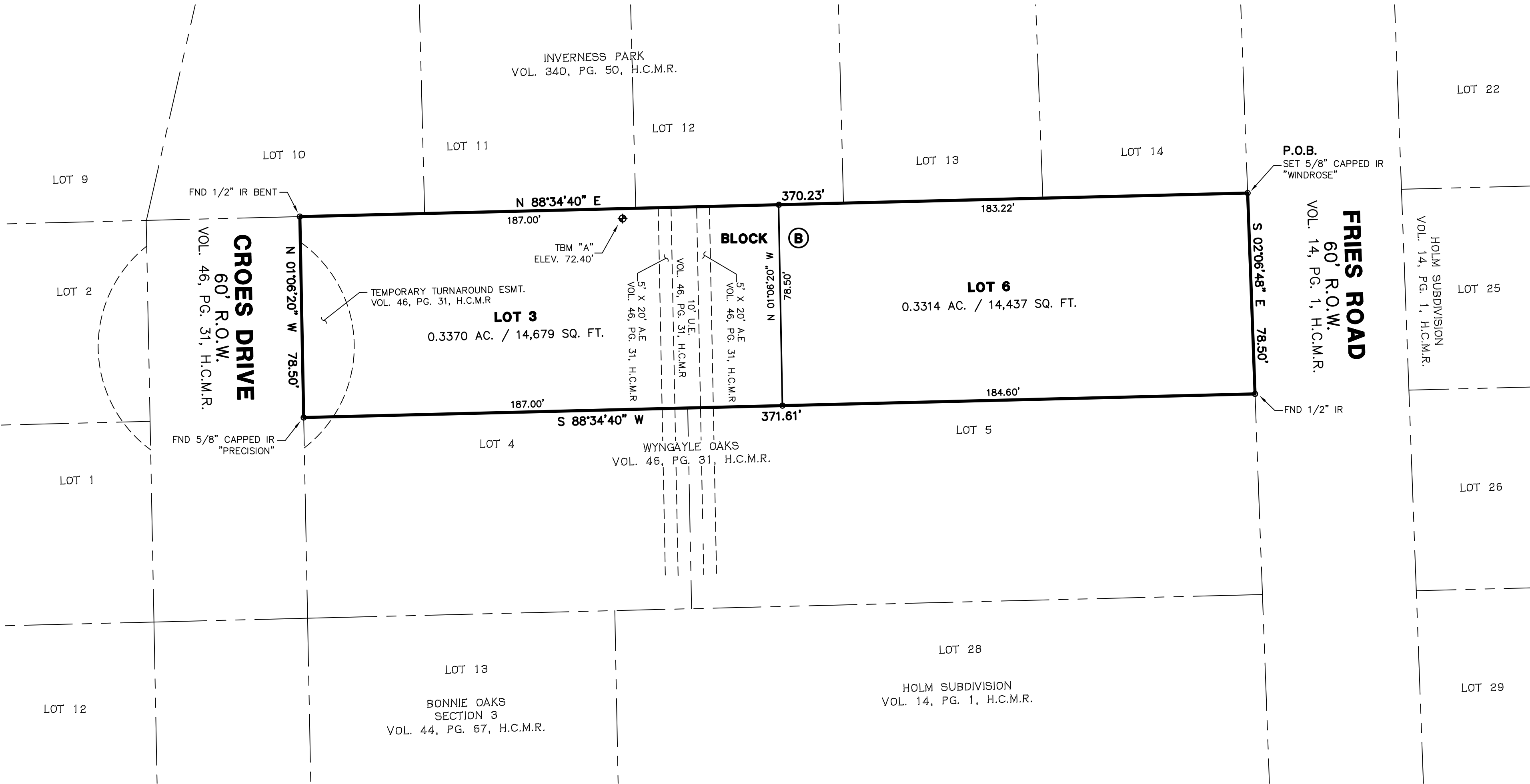
BEGINNING AT A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST RIGHT-OF-WAY LINE OF FRIES ROAD (60 FEET WIDE) AS RECORDED IN VOL. 14, PG. 1, H.C.M.R., FOR THE NORTHEAST CORNER OF LOT 14; INVERNESS PARK, AS RECORDED ON VOL. 340, PG. 50, H.C.M.R., THE NORTHEAST CORNER OF SAID LOT 6, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 06 MIN. 48 SEC. EAST, WITH THE WEST RIGHT-OF-WAY LINE OF SAID FRIES ROAD, A DISTANCE OF 78.50 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 5, SAID BLOCK "B", THE SOUTHEAST CORNER OF SAID LOT 6, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

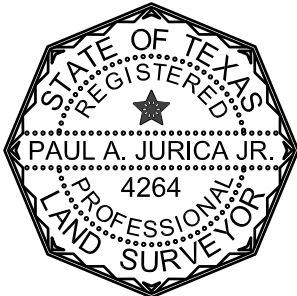
THENCE, SOUTH 88 DEG. 34 MIN. 40 SEC. WEST, A DISTANCE OF 371.61 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "PRECISION" FOUND ON THE EAST RIGHT-OF-WAY LINE OF CROES DRIVE (60 FEET WIDE) AS RECORDED ON VOL. 46, PG. 31, H.C.M.R., FOR THE NORTHWEST CORNER OF LOT 4, SAID BLOCK "B", THE SOUTHWEST CORNER OF SAID LOT 3, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 06 MIN. 20 SEC. WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID CROES DRIVE, A DISTANCE OF 78.50 FEET TO A BENT 1/2-INCH IRON ROD FOUND ON THE SOUTH LINE OF LOT 10, SAID INVERNESS PARK, FOR THE NORTHWEST CORNER OF SAID LOT 3 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEG. 34 MIN. 40 SEC. EAST, WITH THE SOUTH LINE OF SAID INVERNESS PARK, A DISTANCE OF 370.23 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.6684 AC. OR 29,117 SQUARE FEET OF LAND.



I, Paul A. Jurica Jr., 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 a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



PAUL A. JURICA, JR.
Registered Professional Land Surveyor
Texas Registration No. 4264

We, Mortgage Electronic Registration Systems, Inc., owner and holder of a lien against the property described in the plat known as WYNGAYLE OAKS PARTIAL REPLAT NO 2, said lien being evidenced by instrument of record in the Clerk's File No. RP-2017-208019 of the O.P.R.O.R.P. 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 subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: _____
Print name: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is 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 the ____ day of _____, 20__.

Notary Public in and for the
State of Texas

My Commission Expires:

This is to certify that the City Council of the City of Spring Valley Village, Texas has approved this replat and subdivision of WYNGAYLE OAKS PARTIAL REPLAT NO 2 as shown herein.

In testimony whereof, witness this official signature of the mayor of the City of Spring Valley Village, Texas, this ____ day of _____, 2020.

ATTEST: _____
Tom S. Ramsey, Mayor
City of Spring Valley Village, Texas

Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas

I, Diane Trautman, 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 _____, 2020, at _____ o'clock____M., and duly recorded on _____, 2020, 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 Houston, the day and date last above written.

By: _____
Diane Trautman
County Clerk
of Harris County, Texas
Deputy

WYNGAYLE OAKS PARTIAL REPLAT NO 2

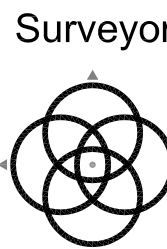
A SUBDIVISION OF 0.6684 AC. / 29,117 SQ. FT. BEING A REPLAT OF ALL OF LOTS 3 AND 6, BLOCK B, WYNGAYLE OAKS, RECORDED IN VOL. 46, PG. 31, H.C.M.R., SITUATED IN THE A.H. OSBORNE SURVEY, A-610, CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS.

1 BLOCK 2 LOTS
FEBRUARY 2020

REASON FOR REPLAT: TO CREATE TWO SINGLE-FAMILY RESIDENTIAL LOTS

Owners
Edward Coe Tredennick and
Melissa McBride Tredennick
8942 Croes Drive
Houston, TX 77055

Anthony Collins and
Jane F. Collins
1303 Fries Road
Houston, TX 77055



WINDROSE
LAND SURVEYING | PLATING

11111 RICHMOND, SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DIVIDER PAGE



BBG CONSULTING, INC.

November 17 2019
Preliminary & Final Re-Plat
Wygyle Oaks Re-Plat
City of Spring Valley Village, Texas

RE: Review of Wygyle Oaks Re-Plat

Ms. Roxanne Benitez,

Our team has reviewed the above referenced Preliminary & Final Re-Plat, for conformance with the City's Ordinance Section 9.1000, Subdivision Regulations. We have no objections and our recommendation is to approve the plat.

I hope this information is helpful. Please call me if you have any questions.

Sincerely,

Evan DuVall

Evan DuVall
Deputy Building Official
Spring Valley Village