n No.	Teneshia Hudspeth County Clerk Of Harris County, Texas I, Rodric R. Reese, am registered under the laws of the State that the above subdivision is true and accurate; was prepared fithe ground; that, except as shown all boundary corners, angle marked with iron (or other objects of a permanent nature) pipe (5/8) inch and a length of not less than three (3) feet; and that	Witness my hand and seal of office at Houston, the date and date last written above. By: By:	By: Martha L. Stein OR M. Sonny Garza Chairman Horiza Chairman By: Margaret Wallace Brown, AICP, CNU-A Secretary Nice Chairman Nice Cha	STATE OF TEXAS COUNTY OF HARRIS This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of POWERHOUSE RESERVE in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this, 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 ERIC DO, known to me to be the persons whose name are subscribed to the acknowledged to me that they executed the same for the purposes and considerations therein foregoing instrument and expressed and in the capacity therein and herein stated.	By: ERIC DO	of this plat is hereby restriction assement, road or alley, or assement, road or alley, or ach side of the center line d in said plat, as easemently, the right to enter upon and structures. of this plat and adjacent keep such drainage way nance of the drainage facil means of an approved drainy covenants or restriction I use for not more than the company covenants or restriction I use for not more than the company covenants or restriction I use for not more than the company covenants or restriction I was for not more than the covenants of the covenants or restriction I was for not more than the covenants of	COUNTY OF HARRIS LERIC DO, owners hereinafter referred to as Owners of the 0.1801 tract described in the above and foregoing map of powers, all 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 an additional eleven feet, six inches (11°°) perimeter ground easements or seven feet, six inches (7°°) for fourteen feet (14°°) perimeter ground easements or seven feet, six inches (10°°) perimeter ground easements, from a plane sixteen feet (16°°) howet 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°°) 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, row a plane sixteen feet (10°°) 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, row appears to the feet (10°°) back-to-back ground easements, or eight feet (8°°) for fourteen feet (14°°) back-to-back ground easements or seven feet (10°°) back-to-back ground easements, from a plane sixteen feet (10°°) back-to-back ground easements (11°°) for fourteen feet (11°°) back-to-back ground easements (11°°) and (11°°) back-to-back ground level upwa
ON. THE MA 'HE GROUNI 'HE GROUNI BE MULTIFA E PER UNIT FE PARK IS ' N MUST BE ' IN PARK SE	ON, TEXAS, IN EFFECT AT ON, TEXAS, IN EFFECT AT TTEN AUTHORIZATION BY 1 D FROM ANY NON-UTILITY D IMPROVEMENTS OR OBS: NISE. WHILE WOODEN POSINSE. WHILE WOODEN REAR RTY OWNER'S EXPENSE SHOELED WOODEN FENCES E SHOELED WOODEN FENCES E STRIANGLE. THIS AREA SHOULD AND ALONG TENCES E SHOULD BE SHOULD	1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) 2. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.999951143 3. UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION		1	CK LA ON. 1. OT S. X = 3131012.45 AR. NO. 1. OT S. X = 3131012.45	X=3131012.45 X=3131012.45 Y=13838803.50 NGA ACROSON OCTOR OC	10. 81. 10. B.L.	X = 3131057.48 Y = 13838873.23 VQ (CALANIES A) ASO, O, O	
PLAT PREPARED BY: DART LAND SERVICES 16350 PARK TEN PLACE #103 HOUSTON, TEXAS 77084 281-584-6688 RRR SURVEYING 16322 HILLSIDE GARDEN LANE HOUSTON, TEXAS 77084 RPLS #: 5883 RRR@RODREESE.COM	OWNER: ERIC DO	REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE DECEMBER, 2020	POWERHOUSE RESERVE A SUBDIVISION OF 0.1801 ACRES (7,844 SQ. FT.) OF LAND SITUATED IN THE CITY OF HOUSTON, BEING A REPLAT OF A PART OF LOT 7 AND LOT 8, BLOCK 10, MERKEL'S ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDED IN VOLUME 95, PAGE 449 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS 1 BLOCK 1 RESERVE	57, PG. 449 D.R.H.C.) 57, PG. 299 D.R.H.C.)	PEET.	WLE WATER LINE EASEMENT	R.O.W. RIGHT OF WAY UE UTILITY EASEMENT B.L. BUILDING LINE VOL VOLUME PG. PAGE GAR.B.L. GARAGE BUILDING LINE SQ. FT. SQUARE FEET NO. NUMBER	NEW/	SCALE: 1"= 20" No. 10" 20" No. 10" N