

STATE OF TEXAS

COUNTY OF HARRIS

We, JACKSON SHAW COMPANY, LLC, a Texas limited liability company, acting by and through MICHELLE WHEELER, its VICE PRESIDENT, owner hereinafter referred to as Owners (whether one or more) of the 27.445 acre tract described in the above and foregoing map of NORTHEAST CROSSING, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an 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 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 an 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 is hereby 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 Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, the JACKSONSHAW COMPANY, LLC, a Texas limited liability company, has caused these presents to be signed by MICHELLE WHEELER, VICE PRESIDENT, thereunto authorized, this ____ day of _____, 2021.

By: JACKSON SHAW COMPANY, LLC, a Texas limited liability company

By: MICHELLE WHEELER, VICE PRESIDENT

STATE OF TEXAS

COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public in and for the State of Texas

Print name: _____

My Commission expires: _____

I, Mark Joseph Piriano, am registered 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.

Mark Joseph Piriano
Registered Professional Land Surveyor
Texas Registration No. 5778

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of NORTHEAST CROSSING 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 _____, 2021.

By: Martha L. Stein (or) M. Sonny Garza
Chair or Vice Chairman
By: Margaret Wallace Brown, AICP, CNU-A
Secretary

I, Tenshia Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____, 2021 by an order entered into the minutes of the court.

Tenshia Hudspeth
County Clerk
of Harris County, Texas

By: Deputy

I, Tenshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2021, at _____ o'clock ____M., and duly recorded on _____, 2021, 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.

Tenshia Hudspeth
County Clerk
of Harris County, Texas

By: Deputy

Line Table with columns: No., Bearing, Length. Row 1: L1, N23°34'48"W, 39.37'

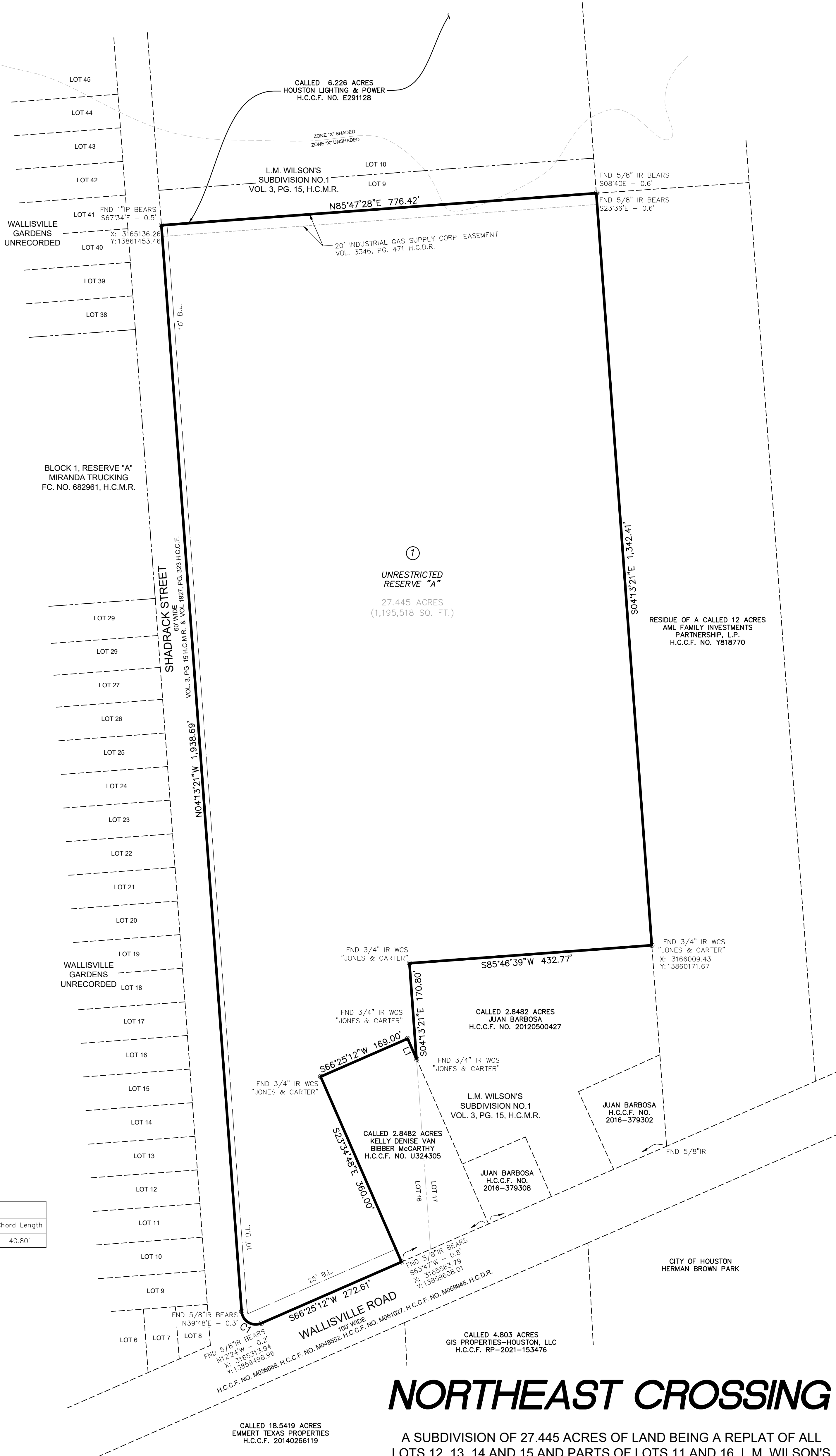
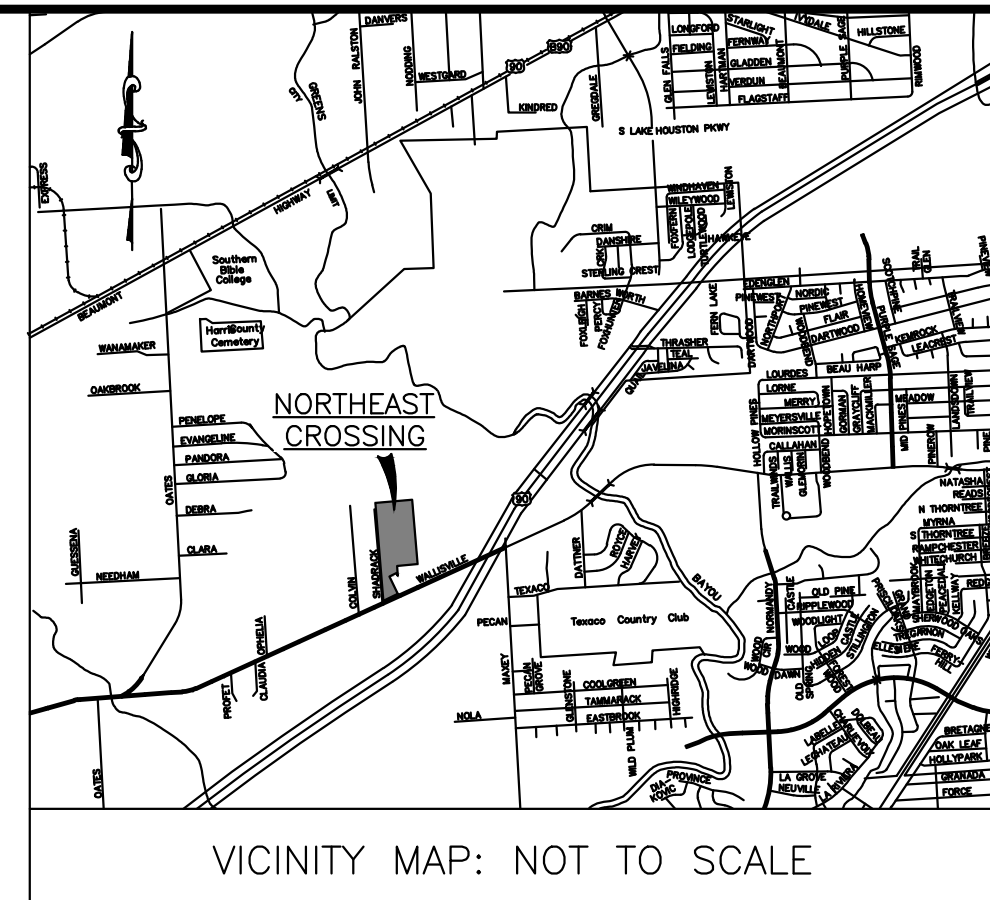
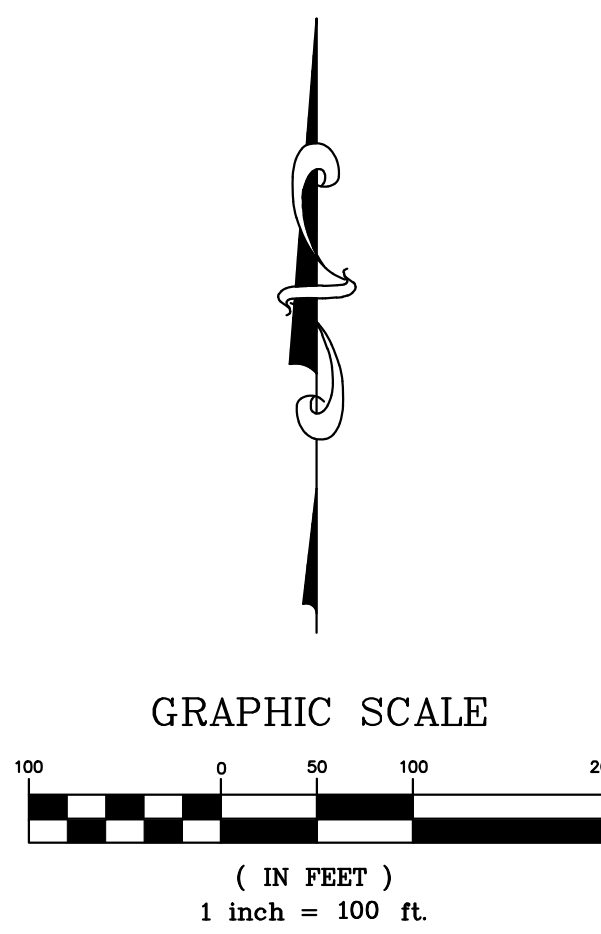
Curve Table with columns: NO., Length, Radius, Delta, Chord, Chord Length. Row 1: C1, 47.72', 25.00, 109°21'58", N58°54'05"W, 40.80'

NOTES:

- 1. State Plane Coordinates are in NAD 83; and NAVD 1988 with 2001 adjustment.
2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to Grid by dividing by the following combined scale 0.999870017 (1.00013).
3. Unless otherwise indicated, the building lines (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
4. The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this section.
5. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unapproved improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

ABBREVIATIONS LEGEND

- (CM) CONTROL MONUMENT
CONC CONCRETE
F.C. FILM CODE
FND FOUND
H.C.C.F. NO. HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R. HARRIS COUNTY DEED RECORDS
H.C.M.R. HARRIS COUNTY MAP RECORDS
I.R. IRON ROD
R.O.W. RIGHT OF WAY
SAN SANITARY SEWER
SQ. FT. SQUARE FEET
STM STORM SEWER
TxDOT TEXAS DEPARTMENT OF TRANSPORTATION
VOL. VOLUME
PG. PAGE
SET IR SET 5/8" IR WITH PLASTIC CAP STAMPED "TERRA SURVEYING"



NORTHEAST CROSSING

A SUBDIVISION OF 27.445 ACRES OF LAND BEING A REPLAT OF ALL LOTS 12, 13, 14 AND 15 AND PARTS OF LOTS 11 AND 16, L.M. WILSON'S SUBDIVISION NO. 1, RECORDED UNDER VOL. 3, PG. 15, H.C.M.R. LOCATED IN THE REELS & TROBROUGH SURVEY, A-59 CITY OF HOUSTON, TEXAS

1 BLOCK 1 RESERVE
REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE

OWNER:
JACKSON SHAW COMPANY
825 TOWN COUNTRY LANE, STE 1200
HOUSTON, TEXAS 77024
(713) 703-4964

SURVEYOR:
TERRA SURVEYING COMPANY, LLC
A LANDPOINT COMPANY
3000 WILCREST DRIVE, STE 210
HOUSTON, TEXAS 77042
(713) 993-0327
TBPLS FIRM NO. 10043600

OCTOBER, 2021

PROJECT NO. 20-2056

P:\PROJECTS\LANDPOINT\20-2056\Wellisville_20-2056\Plat_submittal_docs\REV_ACAD_V2004_NORTHEAST_CROSSING - 20-2056 - 2021-10-20.dwg