

STATE OF TEXAS
COUNTY OF HARRIS

We, W&P Development Corporation, acting by and through _____ being referred to as Owners of the 5.676 acre tract described in the above and foregoing map of CHAMON POWER SECTION 1, do hereby make and establish said subdivision and development plan of said property according to all laws, 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 seven feet, six inches (7' 6") for ten feet (10') perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14') perimeter ground easements, or five feet, six inches (5' 6") for sixteen feet (16') perimeter ground easements, from a plane sixteen feet (16') 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 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') for ten feet (10') back-to-back ground easements, or eight feet (8') for fourteen feet (14') back-to-back ground easements, or seven feet (7') for sixteen feet (16') back-to-back ground easements, from a plane sixteen feet (16') 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') 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 feet (15') wide on each side of the center line of any and all bays, creeks, gulches, 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.

FURTHER, Owners certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, the W&P Development Corporation has caused these presents to be signed by its Secretary (or authorized trust officer), thereunto authorized, attested by its Secretary (or authorized trust officer), this _____ day of November, 2021.

By: _____
Name & Title _____
Attest: _____
Name & Title _____

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 and in the capacity therein and herein stated, and as the act and deed of said corporation.

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: _____

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 and in the capacity therein and herein stated, and as the act and deed of said corporation.

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, Teneisha Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____, 20____ by an order entered into the minutes of the court.

Teneisha Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

I, Teneisha 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 _____, 20____ at _____ o'clock _____ M., and duly recorded on _____, 20____ at _____ o'clock _____ M., and at Film Code Number _____ of the Map Records of Harris County for said county.

Teneisha Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

I, Loyd Smith, Interim County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Loyd Smith,
Interim County Engineer

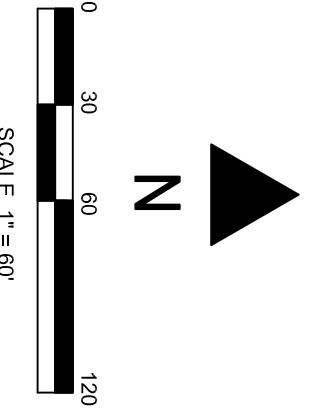
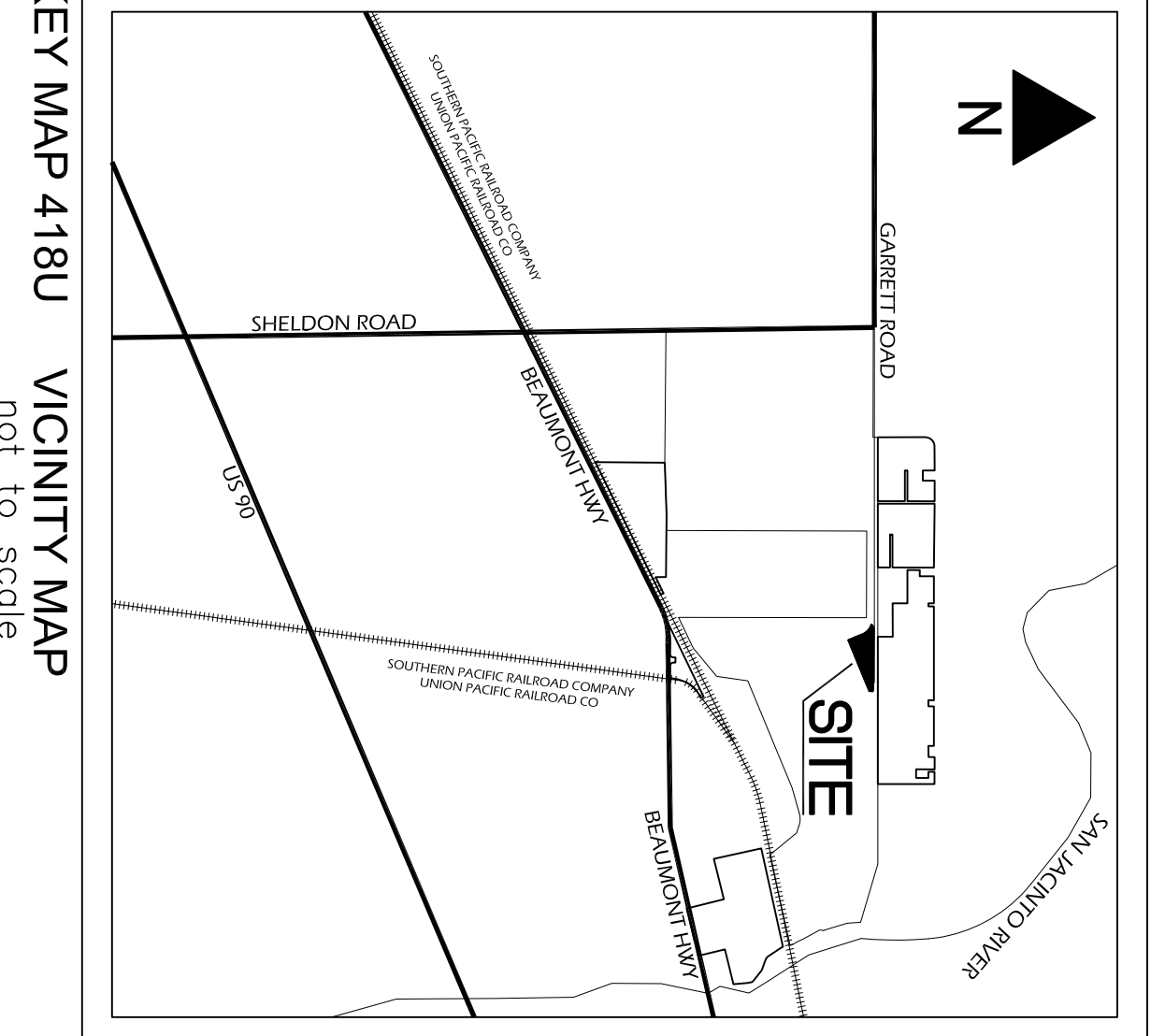
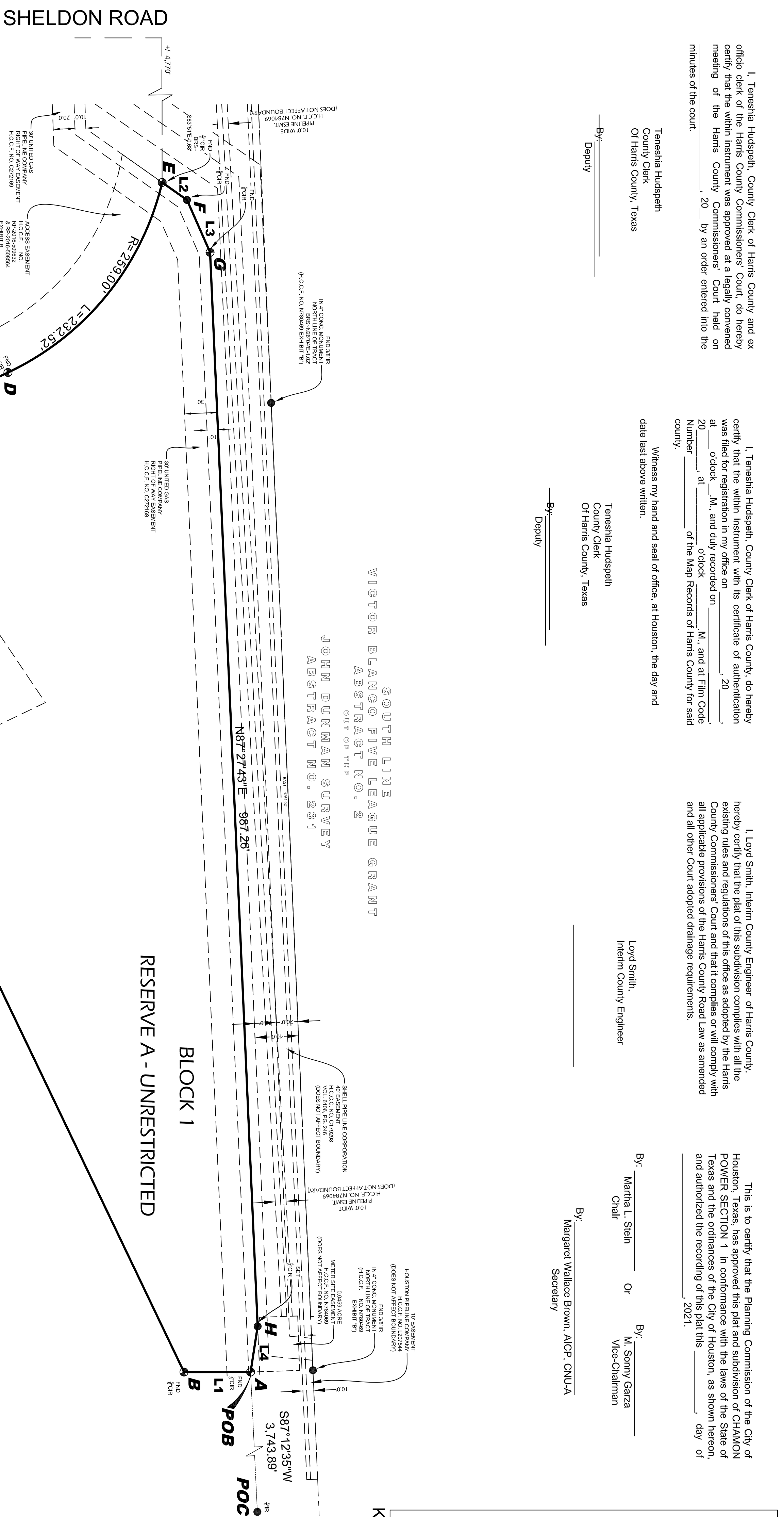
By: _____
Deputy

This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat and subdivision of CHAMON POWER SECTION 1. 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: _____
M. Sonny Garza
Vice-Chairman

By: _____
Margaret Wallace Brown, AICP, CNUA
Secretary

By: _____
Martha L. Stein
Chair



NOTES:

1. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on the subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
2. The 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 of 0.000000XXXX.
3. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and painted wooden fences along the perimeter and back to back easements and alongside rear lots 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 painted wooden fences back up, but generally will not replace with new fencing. This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure.
4. New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
- 5.

CHAMON POWER SECTION 1

A SUBDIVISION OF 5.676 ACRES, LOCATED IN JOHN DUMMAN SURVEY, ABSTRACT NO. 231, HARRIS COUNTY, TEXAS

1 UNRESTRICTED RESERVE 1 BLOCK
OWNERS: W&P Development Corporation

DATE: NOVEMBER 2021 SCALE: 1" = 60'

PROPERTY BOUNDARY STATE PLANE COORDINATES:

KEY	NORTHING	EASTING
"A"	13889393.41	3201062.15
"B"	13889332.26	3201062.22
"C"	1388943.86	3200250.94
"D"	13889170.49	3200144.27
"E"	13889312.19	3199969.76
"F"	13889335.01	3200033.92
"G"	13889356.20	3200033.92
"H"	13889399.91	3201020.22

LINE TABLE:

KEY	BEARING	DISTANCE
"L1"	S00°03'48"E	61.13'
"L2"	N53°05'43"E	27.91'
"L3"	N65°13'43"E	52.56'
"L4"	S81°11'29"E	42.43'

LEGEND:

- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- H.C.C.F. NO. - HARRIS COUNTY CLERK FILE NUMBER
- C.M. - CONTROL MONUMENT
- SQ. FT. - SQUARE FEET
- R.O.W. - RIGHT-OF-WAY
- LR. - IRON ROD

TRACT 3
831.061 ACRES
H.C.F. NO. 20120030146
JOHN DUMMAN SURVEY
ABSTRACT NO. 231
JOHN JONES SURVEY
ABSTRACT NO. 483

TRS 2 & 12A
JOHN DUMMAN SURVEY
ABSTRACT NO. 231
&
JOHN JONES SURVEY
ABSTRACT NO. 483

We, INVESTEC BANK P.L.C. owner and holder of a lien against the property (see lines) herein known as CHAMON POWER SECTION 1, said lien (see lines) herein known as CHAMON POWER SECTION 1, File No. RP-2021-568953, 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 we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

Name & Title: _____

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 and in the capacity therein and herein stated, and as the act and deed of said corporation.

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: _____

DAVID R. STRICKLAND
Texas Registration No. 5124