

STATE OF TEXAS
COUNTY OF MONTGOMERY

WE, RPEP KELLY ESTATES, LLC, ACTING BY AND THROUGH XXXXX, XXXXX, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF KELLY ESTATES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS KELLY ESTATES IN THE SEMORE GARSEE SURVEY, ABSTRACT 229, MONTGOMERY COUNTY, TEXAS; AND ON BEHALF OF SAID RPEP KELLY ESTATES, LLC; AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT WE, RPEP KELLY ESTATES, LLC, HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY.

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 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 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, WE, DO HEREBY DEDICATE FOR EVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING MONTGOMERY COUNTY AND/OR OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURE.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF MONTGOMERY COUNTY, BY MONTGOMERY COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.

2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT).

IN TESTIMONY WHEREOF, RPEP KELLY ESTATES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY XXXXX, XXXXX, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS ____ DAY OF ____ 2023.

RPEP KELLY ESTATES, LLC

BY: _____
XXXXX, XXXXX

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED XXXXX, 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: _____
COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF KELLY ESTATES 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 ____ 2023.

BY: _____
MARTHA L. STEIN, CHAIR OR
M. SONNY GARZA, VICE CHAIRMAN

BY: _____
MARGARET WALLACE BROWN, AICP, CNU-A
SECRETARY

I, JEFF JOHNSON, P.E., MONTGOMERY COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE MONTGOMERY COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

JEFF JOHNSON, P.E.
MONTGOMERY COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS ____ DAY OF _____, 2023.

ROBERT C. WALKER
PRECINCT 1, COUNTY COMMISSIONER

CHARLIE RILEY
PRECINCT 2, COUNTY COMMISSIONER

MARK KEOUGH
COUNTY JUDGE

JAMES NOACK
PRECINCT 3, COUNTY COMMISSIONER

JAMES METTS
PRECINCT 4, COUNTY COMMISSIONER

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON ____ 2023 AT ____ O'CLOCK, . M., AND DULY RECORDED ON ____ 2023, AT ____ O'CLOCK, .M., IN CABINET _____, SHEET ____ OF RECORD OF _____ FOR SAID COUNTY.

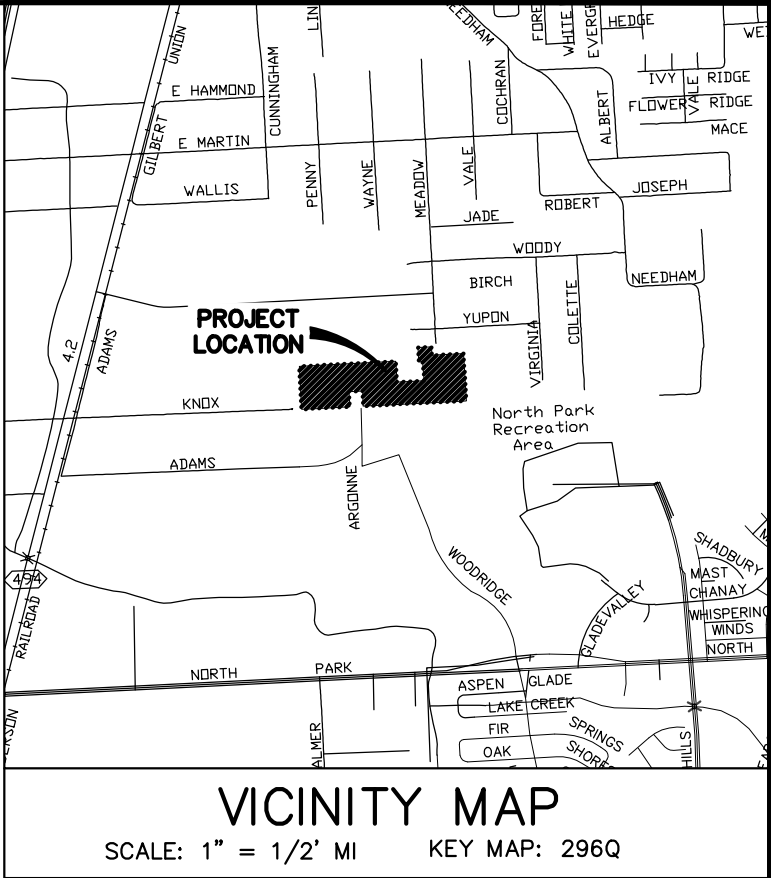
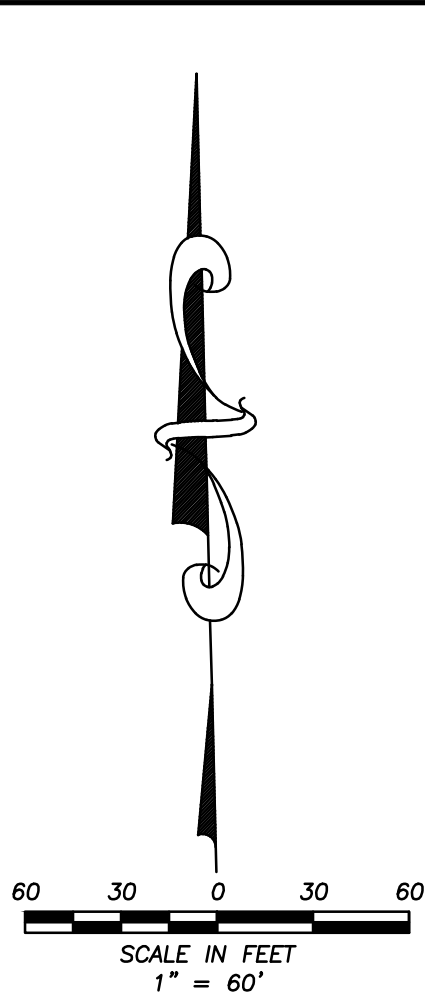
WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

L. BRANDON STEINMANN, CLERK, COUNTY COURT
MONTGOMERY COUNTY, TEXAS

BY: _____
DEPUTY

I, CHRIS RHODES, 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 CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS THAT HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3"); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

CHRIS RHODES, R.P.L.S.
TEXAS REGISTRATION NO. 6532



KELLY ESTATES

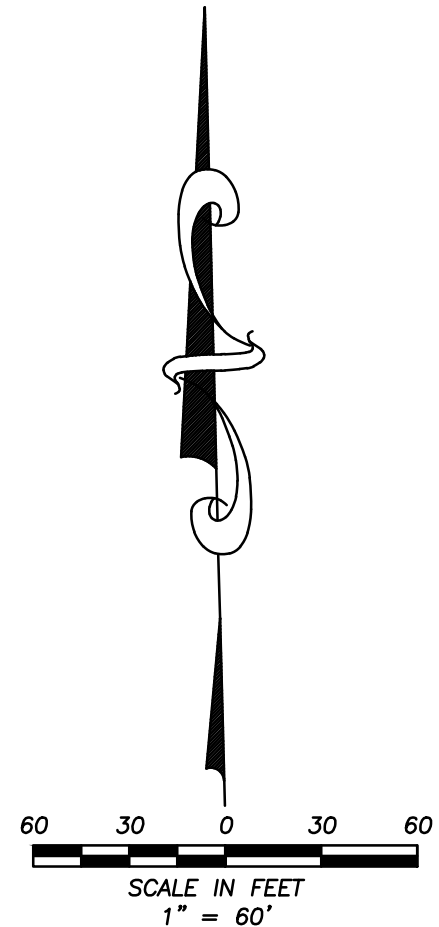
A SUBDIVISION OF 28.044 ACRES OF LAND, INCLUSIVE OF A REPLAT OF LOT 62 OF TIMBERLAND ACRES SUBDIVISION- SECTION EIGHT AS RECORDED IN VOLUME 8, PAGE 361, OF THE M.C.M.R., LOCATED IN THE N.S. SCHMITZ SURVEY, A-699, CITY OF HOUSTON ETJ, MONTGOMERY COUNTY, TEXAS

2 BLOCKS 0 LOTS 4 RESERVES
REASON FOR REPLAT: TO CREATE 4 RESERVES AND A PUBLIC ROAD
DATE: MAY, 2023 JOB NO. 22045
OWNER: RPEP KELLY ESTATES, LLC

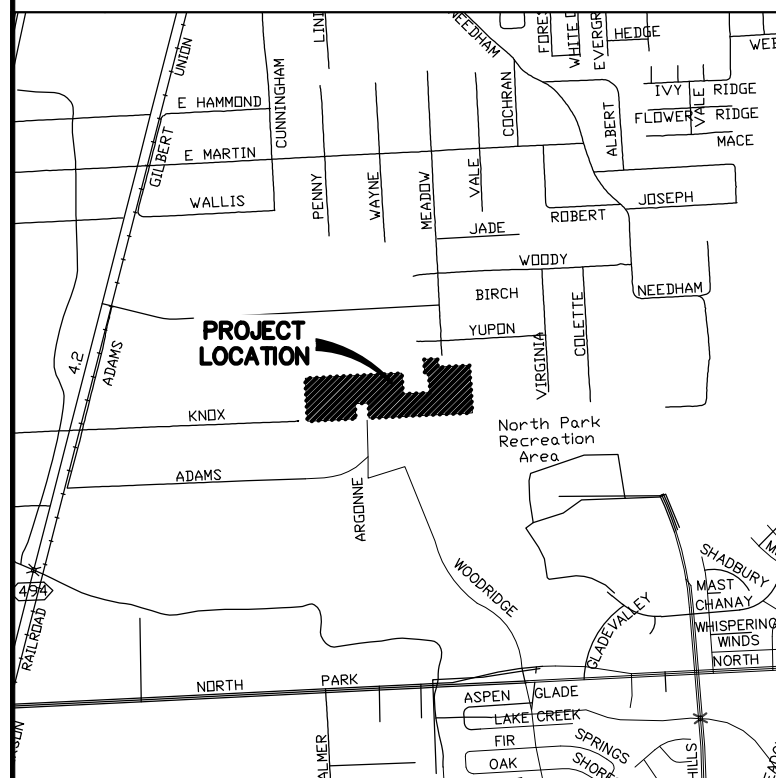


ABBREVIATIONS

M.C.C.F. = MONTGOMERY COUNTY CLERK'S FILE
M.C.D.R. = MONTGOMERY COUNTY DEED RECORDS
M.C.M.R. = MONTGOMERY COUNTY MAP RECORDS
CAB. = CABINET
SHT. = SHEET
No. = NUMBER
PG. = PAGE
R.O.W. = RIGHT OF WAY
VOL. = VOLUME
FND. = FOUND
I.R. = IRON ROD
C.I.R. = CAPPED IRON ROD
I.P. = IRON PIPE
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
STM.S.E. = STORM SEWER EASEMENT
W.L.E. = WATERLINE EASEMENT
D.E. = DRAINAGE EASEMENT
O = SET 5/8" CAPPED C.I.R.



EAST KNOX DRIVE
(60' R.O.W.)
(VOL. 5, PG. 236 - M.C.M.R.)



VICINITY MAP

SCALE: 1" = 1/2" MI KEY MAP: 296Q

LOT 1, BLOCK 1
OAK LANE ACRES
VOL. 5, PG. 236
M.C.M.R.

SOUTHWEST CORNER
OF N.S. SCHMITZ
SURVEY, A-699
NORTHWEST CORNER
H.T.&B. R.R. Co.
SURVEY, A-283
X: 3911016.37
Y: 10029454.58

RESTRICTED
RESERVE "E"

CALLED 8.2 ACRES
ROBERT M. WOOD AND
ALMA SUE WOOD
M.C.C.F. NO. 8429126

RESTRICTED RESERVE "C"
BROOKLYN TRAILS SEC 2
CAB. Z, SHT. 6883
M.C.M.R.

CALLED 28.099 ACRES
JOSEPHINE SALMON ROBINSON
INDEPENDENT EXECUTRIX
M.C.C.F. NO. 2014098227

CALLED 10 ACRES
WILLIAM E. GATHRIGHT AND LILLIAN D. GATHRIGHT
M.C.C.F. NO. 2004013750

①
RESTRICTED RESERVE "A"
**RESTRICTED TO DRAINAGE
AND DETENTION USES**
9.979 ACRES
(434,699 SQUARE FEET)

②
**UNRESTRICTED
RESERVE "D"**
9.787 ACRES
(426,332 SQUARE FEET)

RESTRICTED RESERVE "H"
WOODRIDGE FOREST SEC. 6
CAB. Z, SHT. 2521
M.C.M.R.

CALLED 23.002 ACRES
NEW CANEY INDEPENDENT SCHOOL DISTRICT
M.C.C.F. NO. 2012062587

RESTRICTED RESERVE "I"
WOODRIDGE FOREST SEC. 6
CAB. Z, SHT. 2521
M.C.M.R.

CALLED 10.521 ACRES
D.E.
M.C.C.F. NO. 2008032489

RESTRICTED RESERVE "J"
WOODRIDGE FOREST SEC. 6
CAB. Z, SHT. 2521
M.C.M.R.

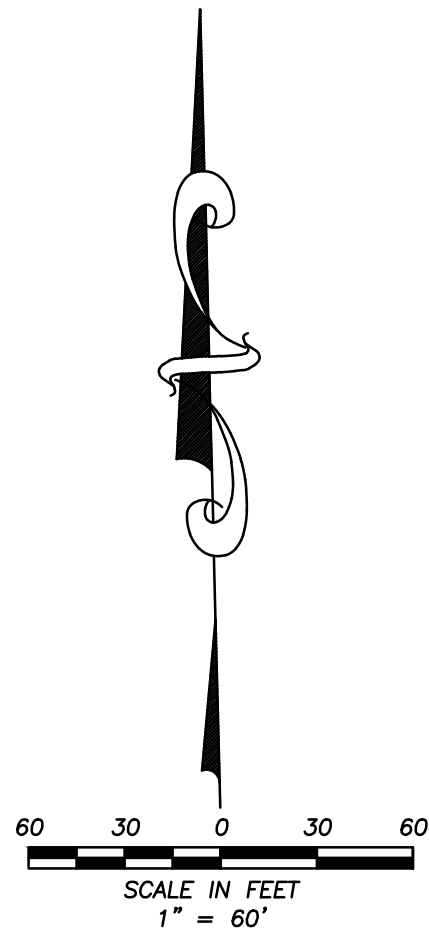
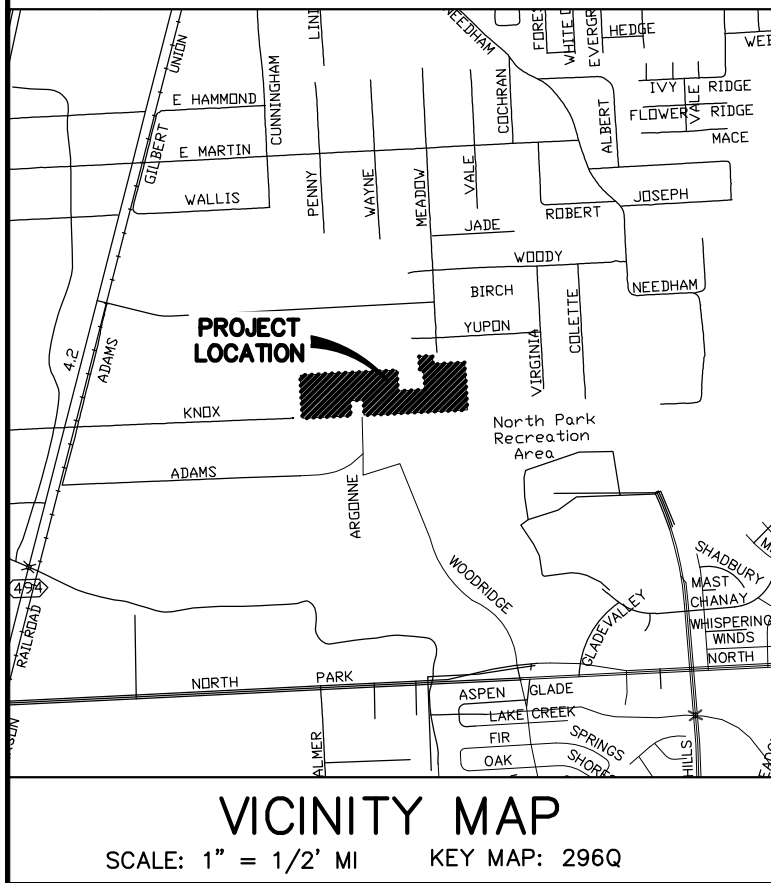
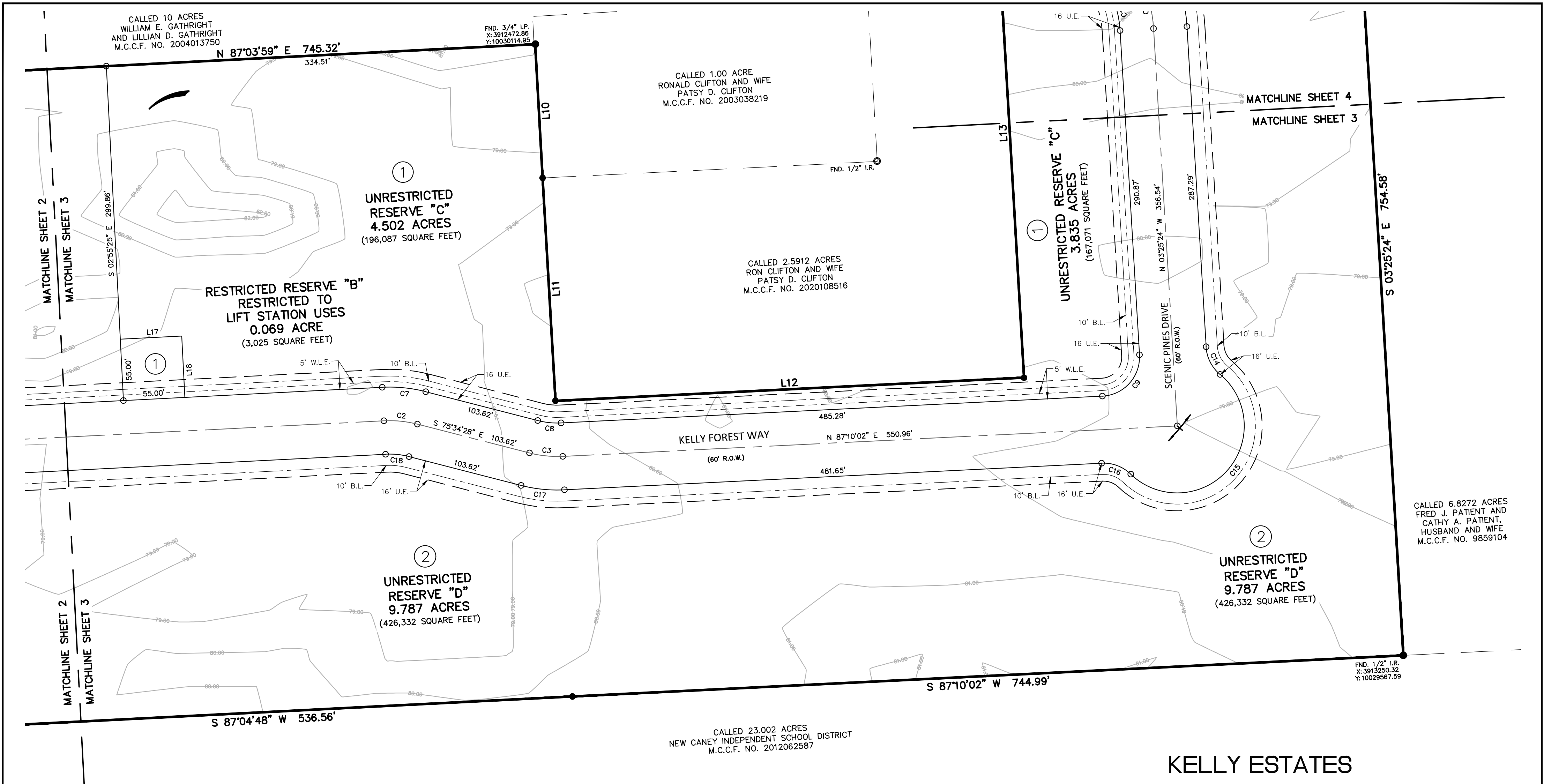
KELLY ESTATES

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OF LOT 62 OF TIMBERLAND ACRES SUBDIVISION- SECTION EIGHT AS
RECORDED IN VOLUME 8, PAGE 361, OF THE M.C.M.R., LOCATED IN
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DATE: MAY, 2023 JOB NO. 22045
OWNER: RPEP KELLY ESTATES, LLC

SHEET 2 OF 4





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TIMBERLANE ACRES
SUBDIVISION
SECTION EIGHT
VOL. 8, PG. 361
M.C.M.R.

TIMBERLANE ACRES
SUBDIVISION
SECTION EIGHT
VOL. 8, PG. 361
M.C.M.R.

SITE BENCHMARK

ELEV. 81.08'

BEING A BRASS DISC STAMPED "ELEV. 81.08 NAVD88 (GEOID09)" ALONG THE EAST
RIGHT-OF-WAY LINE OF MEADOW LANE APPROXIMATELY 170' SOUTH OF THE
INTERSECTION OF MEADOW LANE AND YUPON STREET.
(NAVD88 GEOD 09, 2001 ADJ.)

BOUNDARY LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 86°54'29" E	200.00'
L2	S 3°05'31" E	174.74'
L3	N 87°12'30" E	183.38'
L4	N 3°00'46" W	209.14'
L5	S 87°04'59" W	208.71'
L6	S 2°50'06" E	208.59'
L7	S 86°47'05" W	162.96'
L8	S 87°06'48" W	345.00'
L9	S 87°03'00" W	237.91'
L10	S 3°11'07" E	119.99'
L11	S 3°17'25" E	199.93'
L12	N 87°10'02" E	420.10'
L13	N 3°19'00" W	439.60'
L14	S 87°12'30" W	60.01'
L15	N 3°18'56" W	50.00'
L16	N 3°05'31" W	173.69'

RESERVE LINE TABLE

LINE #	DIRECTION	LENGTH
L17	N 87°04'35" E	55.00'
L18	S 2°55'25" E	55.00'

RIGHT-OF-WAY LINE TABLE

LINE #	DIRECTION	LENGTH
L19	N 48°05'31" W	21.21'
L20	S 41°54'29" W	21.21'

CENTERLINE CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	65.00'	89°57'19"	102.05'	N 42°05'55" E	91.89'
C2	100.00'	17°20'56"	30.28'	S 84°14'57" E	30.16'
C3	100.00'	17°15'30"	30.12'	S 84°12'13" E	30.01'
C4	125.00'	16°32'37"	36.09'	N 11°41'42" W	35.97'
C5	125.00'	16°52'30"	36.82'	N 11°31'46" W	36.68'

RIGHT-OF-WAY CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C6	100.00'	89°57'19"	157.00'	N 42°05'55" E	141.37'
C7	130.00'	17°20'56"	39.36'	S 84°14'57" E	39.21'
C8	70.00'	17°15'30"	21.08'	S 84°12'13" E	21.01'
C9	35.00'	90°35'26"	55.34'	N 41°52'19" E	49.75'
C10	95.00'	16°32'37"	27.43'	N 11°41'42" W	27.34'
C11	155.00'	16°52'30"	45.65'	N 11°31'46" W	45.49'
C12	95.00'	16°52'30"	27.98'	S 11°31'46" E	27.88'
C13	155.00'	16°32'37"	44.75'	S 11°41'42" E	44.60'
C14	35.00'	46°48'23"	28.59'	S 26°49'35" E	27.80'
C15	60.00'	184°13'24"	192.92'	S 41°52'55" W	119.92'
C16	35.00'	46°49'35"	28.60'	N 69°25'10" W	27.82'
C17	130.00'	17°15'30"	39.16'	N 84°12'13" W	39.01'
C18	70.00'	17°20'56"	21.20'	N 84°14'57" W	21.11'
C19	35.00'	89°57'19"	54.95'	S 42°05'55" W	49.48'

KELLY ESTATES

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OWNER: RPEP KELLY ESTATES, LLC



TIMBERLANE ACRES
SUBDIVISION
SECTION EIGHT
VOL. 8, PG. 361
M.C.M.R.

TIMBERLANE ACRES
SUBDIVISION
SECTION EIGHT
VOL. 8, PG. 361
M.C.M.R.

YUPON STREET
(60' R.O.W.)
(VOL. 8, PG. 361 - M.C.M.R.)

MEADOW LANE
(60' R.O.W.)
(VOL. 8, PG. 361 - M.C.M.R.)

SITE BM

FND. MAG NAIL

FND. 1/2" I.R.

CALLLED 1.00 ACRE
RONALD CLIFTON AND WIFE
PATSY D. CLIFTON
VOL. 936, PG. 327
M.C.D.R.

CALLLED 0.0344 ACRE
TRACT III
M.C.C.F. NO. 2021161664

CALLLED 0.0344 ACRE
TRACT II
M.C.C.F. NO. 2021161664

CALLLED 1.00 ACRE
RONALD CLIFTON AND WIFE
PATSY D. CLIFTON
M.C.C.F. NO. 2003038219

CALLLED 6.8272 ACRES
FRED J. PATIENT AND
CATHY A. PATIENT,
HUSBAND AND WIFE
M.C.C.F. NO. 9859104

UNRESTRICTED
RESERVE "D"
9.787 ACRES
(426,332 SQUARE FEET)

MATCHLINE SHEET 4
MATCHLINE SHEET 3

UNRESTRICTED RESERVE "C"
3.835 ACRES
(167,071 SQUARE FEET)

CALLLED 2.5912 ACRES
RON CLIFTON AND WIFE
PATSY D. CLIFTON
M.C.C.F. NO. 2020108516

NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR: 1.00001055.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480483, DATED AUGUST 18, 2014, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "AE", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AND FLOODWAY AREAS IN ZONE "AE", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 48339C0750H.
- 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, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- THE SURVEYED PROPERTY IS SUBJECT TO A NON-PLOTTABLE BOUNDARY LINE AGREEMENT OF RECORD IN VOLUME 854, PAGE 52, OF THE M.C.D.R.

VICINITY MAP

SCALE: 1" = 1/2" MI KEY MAP: 296Q