

L9 N84°23'34"W 9.55'

C16 470.00'

C17 270.00'

C18 | 25.00' |

6°08'49"

7*37'00"

93°15'31"

50.42' S 88*56'10" E

35.89' N 88°12'04" W

40.69' N 37*45'49" W

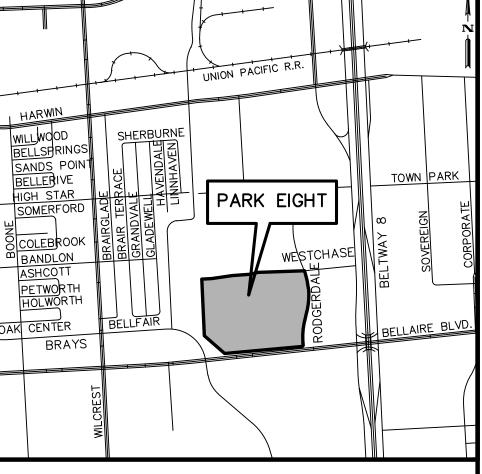
50.40'

35.87

36.35

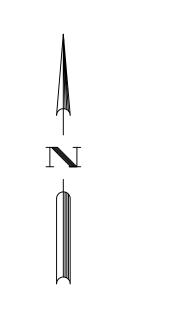
GENERAL NOTES

- "(1)" indicates Block Number.
- 2. "A. E." indicates Aerial Easement.
- 3. "B. L." indicates Building Line.
- 4. "W. L. E." indicates Water Line Easement.
- 5. "SAN. S.E." indicates Sanitary Sewer Easement.
- 6. "STM. S. E." indicates Storm Sewer Easement.
- 7. "H. C. C. F." indicates Harris County Clerk's File Number.
- 8. "H. C. M. R." indicates Harris County Map Records.
- 9. "H. C. D. R." indicates Harris County Deed Records.
- 10. "F. C." indicates Film Code.
- 11. "VOL." indicates Volume.
- 12. "PG." indicates Page.
- 13. "PVT." indicates Private. 14. "Fnd." indicates Found.
- 15. "I." indicates Iron.
- 16. Bearing orientation is based on the Texas State Plane Coordinate System South Central Zone 4204, NAD83.
- 17. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing the following combined scale 0.999889554.
- 18. The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed
- 19. 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.
- 20. This property is located in Park Sector Number 18.
- 21. 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.
- 22. If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of the plat at this time.
- 23. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.
- 24. Blanket easement granted to CenterPoint Energy Houston Electric, LLC, as recorded under Harris County Clerk's File No. X297566. Affected by a Release of easement recorded under Harris County Clerk's File No.
- 25. All corners are set 3/4" iron rod with "BGE INC" cap unless otherwise



VICINITY MAP

KEY MAP 529G



PARK EIGHT

A SUBDIVISION OF 49.00 ACRES OF LAND LOCATED IN THE DAVID HANSON SURVEY, ABSTRACT NO. 381, THE W. LYON SURVEY, ABSTRACT NO. 516 AND THE F. SMITH SURVEY, ABSTRACT NO. 1308 CITY OF HOUSTON, HARRIS COUNTY, TEXAS ALSO BEING A REPLAT OF BELLAIRE CONCOURSE, BLOCK 1, RESERVE "A" AND A PARTIAL REPLAT OF RESTRICTED RESERVE "D" OF CONCOURSE, RECORDED

> REASON FOR REPLAT: TO CREATE PUBLIC RIGHTS-OF-WAY AND 3 RESERVES

UNDER VOL. 301, PG. 96 OF THE H.C.M.R.

RESERVE: 2 SCALE: 1"=100'

BLOCK: 2 DATE: MAY, 2023

68B LLC, A TEXAS LIMITED LIABILITY COMPANY 10200 BELLAIRE BLVD HOUSTON, TEXAS 77072



BGE, Inc. 10777 Westheimer, Suite 400, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00

STATE OF TEXAS COUNTY OF HARRIS

We, 68B LLC, A TEXAS LIMITED LIABILITY COMPANY, acting by and through _______, being officers of 68B LLC, A TEXAS LIMITED LIABILITY COMPANY, owner hereinafter referred to as Owners of the 49.00 acre tract described in the above and foregoing map of PARK EIGHT, 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, síx inches (5°6") for sixteen feet (16'0") perimeter ground easéments, 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, 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 purposés, 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 hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we

IN TESTIMONY WHEREOF, t	ne 68B LLC, A	TEXAS LIMITED	LIABILITY	COMPANY ha	s caused	these present	ts to be	signed
	, its		, tr	iereunto auth	orized,			
this day of		, 2023.						
8B LLC, A TEXAS LIMITED LIABIL	ITY COMPANY							
Ву:								
Printed Name:								
Title:								
TATE OF TEXAS DUNTY OF HARRIS								
BEFORE ME, the undersigned IMITED LIABILITY COMPANY known o me that they executed the so	n to me to be the	person(s) whose	name(s) is/	are subscrib				
	L OF OFFICE, this	•	•		0000			

Notary Public in and for the State of Texas

Commission Expires: _____

I, Anthony L. Meier, am authorized (or 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.

> Anthony L. Meier, R.P.L.S. Texas Registration No. 6712

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of PARK EIGHT 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.

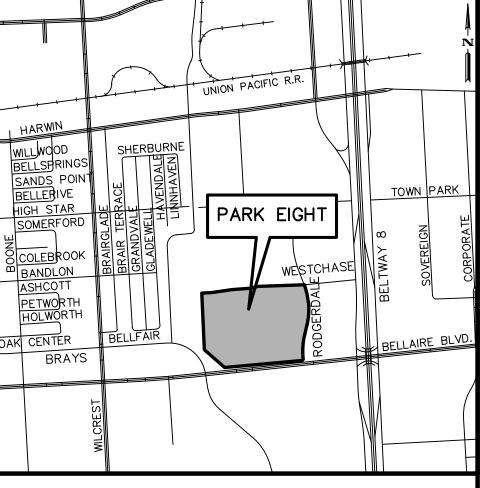
Martha L. Stein M. Sonny Garza Vice Chairman

Margaret Wallace Brown, AICP, CNU-A

I, Teneshia 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 _______, 2023, at ______o'clock _____.M., and duly recorded on _____, 2023, 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.

Teneshia Hudspeth County Clerk of Harris County, Texas



VICINITY MAP KEY MAP 529G

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OF CONCOURSE, RECORDED UNDER VOL. 301, PG. 96 OF THE H.C.M.R. REASON FOR REPLAT:

TO CREATE PUBLIC RIGHTS-OF-WAY AND 3 RESERVES RESERVE: 2

BLOCK: 2 DATE: MAY, 2023

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SCALE: 1"=100'

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SHEET 2 OF 2