CENTRAL OAKS SOUTH DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS	THIS IS TO CERTIFY THAT THE PLAN APPROVED THIS PLAT (OR INSTRUMEN
ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL	SOUTH IN CONFORMANCE WITH THE THE CITY OF HOUSTON, AS SHOWN (OR INSTRUMENT WHEN APPROPRIATE)
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.	THIS DAY OF
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 (117)	BY: MARTHA L. STEIN (OR) M. SONN
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	CHAIR OR VICE CHAIRMAN
INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21° 6°°) IN WIDTH.	BY:
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 DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.	\     
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° 0°°) 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.	
FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.	
WITNESS MY HAND IN THE CITY OF HOUSTON, TEXAS,	
THIS, 2023.	
DOUGLAS CYRIL, OWNER	
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOUGLAS CYRIL, OWNER 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, 2023.	
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	
PRINT NAME:  MY COMMISSION EXPIRES:	
I, FROST BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS CENTRAL OAKS SOUTH SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. RP-2020-52591, 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 THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND I HEREBY CONFIRM THAT I AM THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.	
BY:CECILIA DONALDSON, LIENHOLDER	LINE BEARING DISTAN L1 S 85°34'14" W 18.25
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CECILIA DONALDSON, LIENHOLDER 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,	
STEET STEET HE HARD AND SEAL OF STEELS,	RESER' SOUTH HOUST NO 8 PARTIAL PER FILM CODE
THIS, 2023.	
THIS DAY OF, 2023.  NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS PRINT NAME:	
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS PRINT NAME:  MY COMMISSION EXPIRES:	_ — — — —
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS PRINT NAME:  MY COMMISSION EXPIRES:  I, RICHARD FUSSELL, 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	
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS PRINT NAME:  MY COMMISSION EXPIRES:	

RICHARD FUSSELL TEXAS REGISTRATION NO. 4148

APP SOL THE OR	S IS TO CERTIFY THAT THE PLANNING COMMISSION OF PROVED THIS PLAT (OR INSTRUMENT WHEN APPROPRIATE JTH IN CONFORMANCE WITH THE LAWS OF THE STATE CITY OF HOUSTON, AS SHOWN HEREON, AND AUTHO INSTRUMENT WHEN APPROPRIATE)  S DAY OF	E) AND SUBDIVISION OF CENTRAL OAKS OF TEXAS AND THE ORDINANCES OF PRIZED THE RECORDING OF THIS PLAT	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			
BY:	MARTHA L. STEIN (OR) M. SONNY GARZA CHAIR OR VICE CHAIRMAN		TENESHIA HUDSPETH COUNTY CLERK OF HARRIS COUNTY, TEXAS			
BY:	MARGARET WALLACE BROWN AICP, CNU—A SECRETARY		BY: DEPUTY	<b>(1)</b>		
		FND 1/2" IR W/CAP MARKED "SURVEY 1" X = 3158064.95 Y = 13795212.46	50' SHELL PIPE LINE EASEMENT PER VOL 2403 PAGE 629 H.C.D.R.  N 85°34'14" E 443.63'	(A) FND 5/8" I.R. X = 3158507.26 Y = 13795246.73		
	1	P.O.C.  P.O.B.  P.O.B.				
	DIIO   PER	CALLED 1.00 ACRES RIO—NEELY LIVING TRUST H.C.C.F. NO. 20120271048				
		CALLED 1.00 ACRES				
	         	CALLED 1.00 ACRES FOY LEE CLARK ER H.C.C.F. NO. 20100289398  V 04 25 46 W			ω	
	PER VOLUM	- - - -	UNRESTRICTED RESERVE A 6.0119 ACRES 261,882 SQUARE FEET		O4°25' CALLED 3.4451 ACRES REEF INDUSTRIES INC PER H.C.C.F. NO. X456167  629.47	
	RADIO ROAD 50' PUBLIC ROW VOLUME 3, PAGE 49 HCMR	CALLED 1.00 ACRES TIMOTHY L. STANTON PER H.C.C.F. NO. 20140494485			7	
		CALLED 0.4076 ACRES E J STANTON LP PER H.C.C.F.NO. S270306				
		FND 1/2" IR W/CAP MARKED "SURVEY 1"	N 85°34'14" E 123.00'			

SHARED DRIVEWAY\_

CALLED 1.00 ACRES
CHESTER D NYSTROM
PER H.C.C.F. NO. X270784

BLOCK 1

0.3518 ACRES

15,324 SQUARE FEET

CALLED 2.382 ACRES DOMINIC VU TUC PER H.C.C.F. NO. V694695

**SURVEYOR OF RECORD:** 

SURVEY 1, INC.

P.O. BOX 2543

ALVIN, TEXAS 77512

281-393-1382 PHONE

FIRM REGISTRATION #100758-00

ALMEDA GENOA ROAD

100' PUBLIC ROW PER VOL 1010 PAGE 12 HCDR

PER HCCF NO D423673 PER HCCF NO D439744

PER HCCF NO D423670 PER HCCF NO D537057 PER HCCF NO D454970

CALLED 1.96 ACRES
ENDURANCE OILFIELD EQUIPMENT INC
PER H.C.C.F. NO. RP-2017-292137

FND 5/8" I.R.

X = 3158103.95 Y = 13794708.97

X = 3158122.15 Y = 13794710.38

FND 1/2" IR W/CAP MARKED

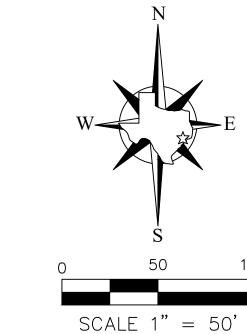
"SURVEY 1"

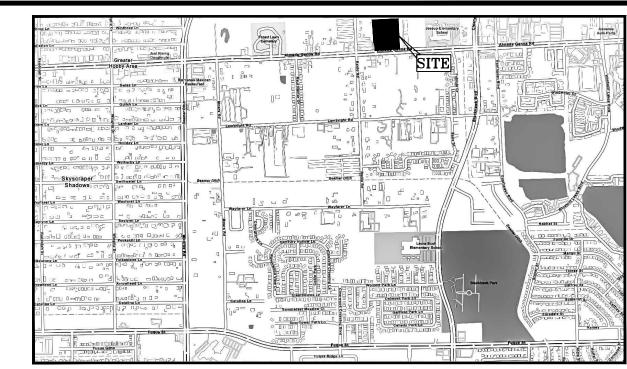
FND 1/2" IR W/CAP MARKED "SURVEY 1"

X = 3158131.80 Y = 13794585.76

RESERVE A HARMOUCH CENTER FILM CODE NO 665260

RESERVE A SOUTH HOUSTON GARDENS NO 8 PARTIAL REPLAT NO 2 PER FILM CODE NO. 667286





KEY MAP - #575R

<u>LEGEND</u>

H.C.M.R. - HARRIS COUNTY MAP RECORDS H.C.C.F. - HARRIS COUNTY CLERK FILE B.L. - BUILDING LINE H.C.D.R. - HARRIS COUNTY DEED RECORDS

I.R. - IRON ROD P.G. - PAGE

S.F. - SQUARE FEET VOL. – VOLUME

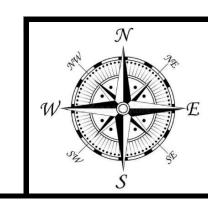
- 1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAYBE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.9998781. 2. UNLESS OTHERWISE INDICATED, THE BUILDING LINES [B.L.], WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION 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. 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 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
- 4. IF THIS PLAT IS PROPOSED TO BE A 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 PLAT AT THIS TIME.
- 5. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PART WAY TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
- 6. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED. 7. EACH LOT SHALL BE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.
- 8. THIS PROPERTY IS LOCATED IN PARK SECTOR 7.

## CENTRAL OAKS SOUTH

ONE RESERVE, ONE LOT, ONE BLOCK

A SUBDIVISION OF 6.3638 ACRES (277,206 SQUARE FEET), SITUATED IN THE JOHN ROBINSON SURVEY, ABSTRACT NO. 680, HARRIS COUNTY, TEXAS, AND BEING A PORTION OF LOTS 9 & 10, IN BLOCK 11, OF SOUTH HOUSTON GARDENS, NUMBER 6, AS RECORDED IN VOLUME 3, PAGE 49 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, ALSO KNOWN AS GENOA ACRES AS RECORDED IN VOLUME 1, PAGE 1 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

MAY 2023



OWNER OF RECORD:

**DOUGLAS CYRIL** 

10220 MOERS RD

HOUSTON TX 77075-3805

HOUSTON REPLATS 4115 LOUETTA RD SUITE 6312 SPRING TX 77388 832-819-4066 in fo@houst on replats. com