

STATE OF TEXAS  
COUNTY OF HARRIS

We, WOODMERE DEVELOPMENT CO., LTD., a Texas limited partnership, acting by and through, AARON ALFORD, EXECUTIVE VICE PRESIDENT, being an officer of WOODMERE G.P., L.L.C., a Texas limited liability company, its GENERAL PARTNER, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 2.959 acre tract described in the above and foregoing map of HCMUD 583 WATER PLANT NO 1, 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 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 the 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 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 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 WOODMERE DEVELOPMENT CO., LTD., a Texas limited partnership, acting by and through, WOODMERE G.P., L.L.C., a Texas limited liability company, ITS GENERAL PARTNER, has caused these presents to be signed by AARON ALFORD, its EXECUTIVE VICE PRESIDENT, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

WOODMERE DEVELOPMENT CO., LTD.,  
a Texas limited partnership

By: WOODMERE G.P., L.L.C.  
a Texas limited liability company,  
its General Partner

By: \_\_\_\_\_  
AARON ALFORD,  
Executive Vice President

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared AARON ALFORD, EXECUTIVE VICE PRESIDENT, known to me to be the person(s) whose name(s) is/are 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 \_\_\_\_\_, 2024

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

I, Michael L. Swan, am authorized 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.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

Michael L. Swan, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 5551

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of HCMUD 583 WATER PLANT NO 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 (or instrument when appropriate) this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By: Martha L. Stein or M. Sonny Garza  
Chair Vice Chair

By: Margaret Wallace Brown, AICP, CNU-A  
Secretary

I, Milton Rahman, 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.

Milton Rahman, P.E.  
County Engineer

I, Tenehia 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 \_\_\_\_\_, 2024 by an order entered into the minutes of the court.

Tenehia Hudspeth  
County Clerk  
Of Harris County, Texas

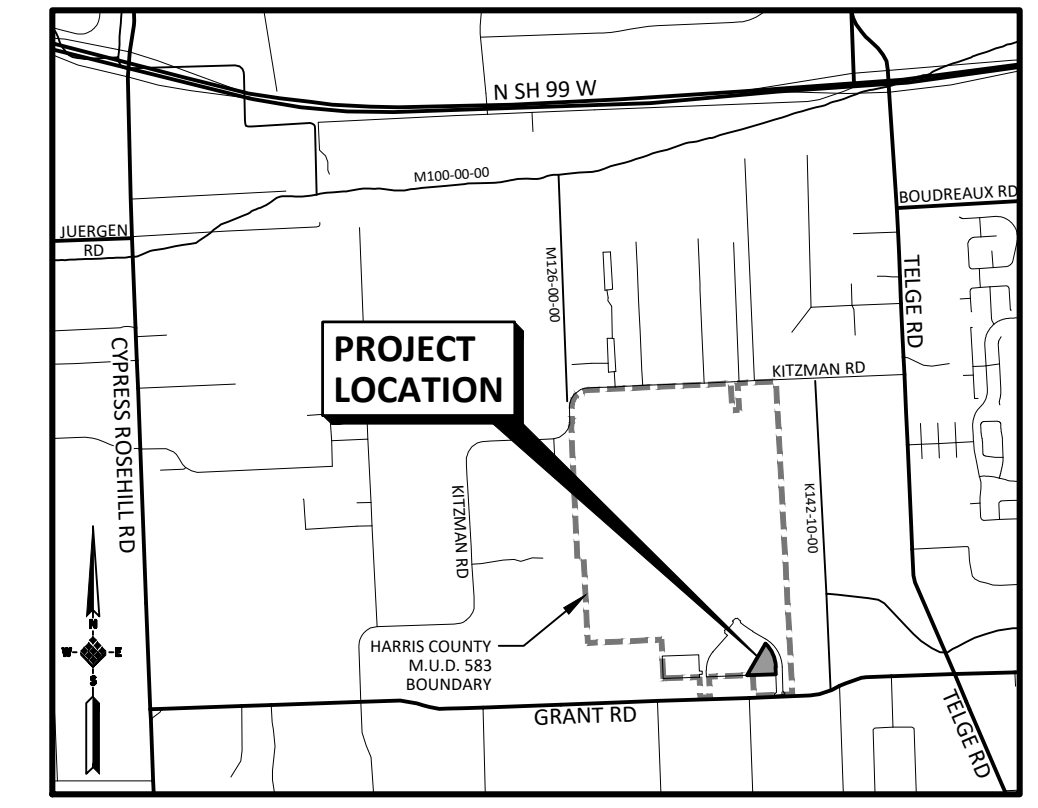
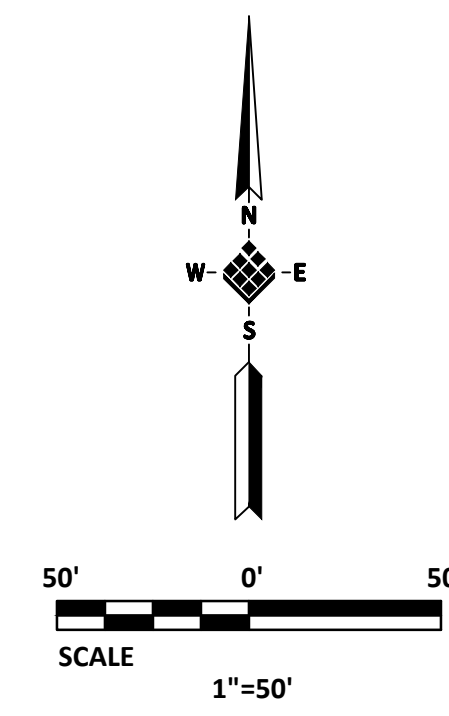
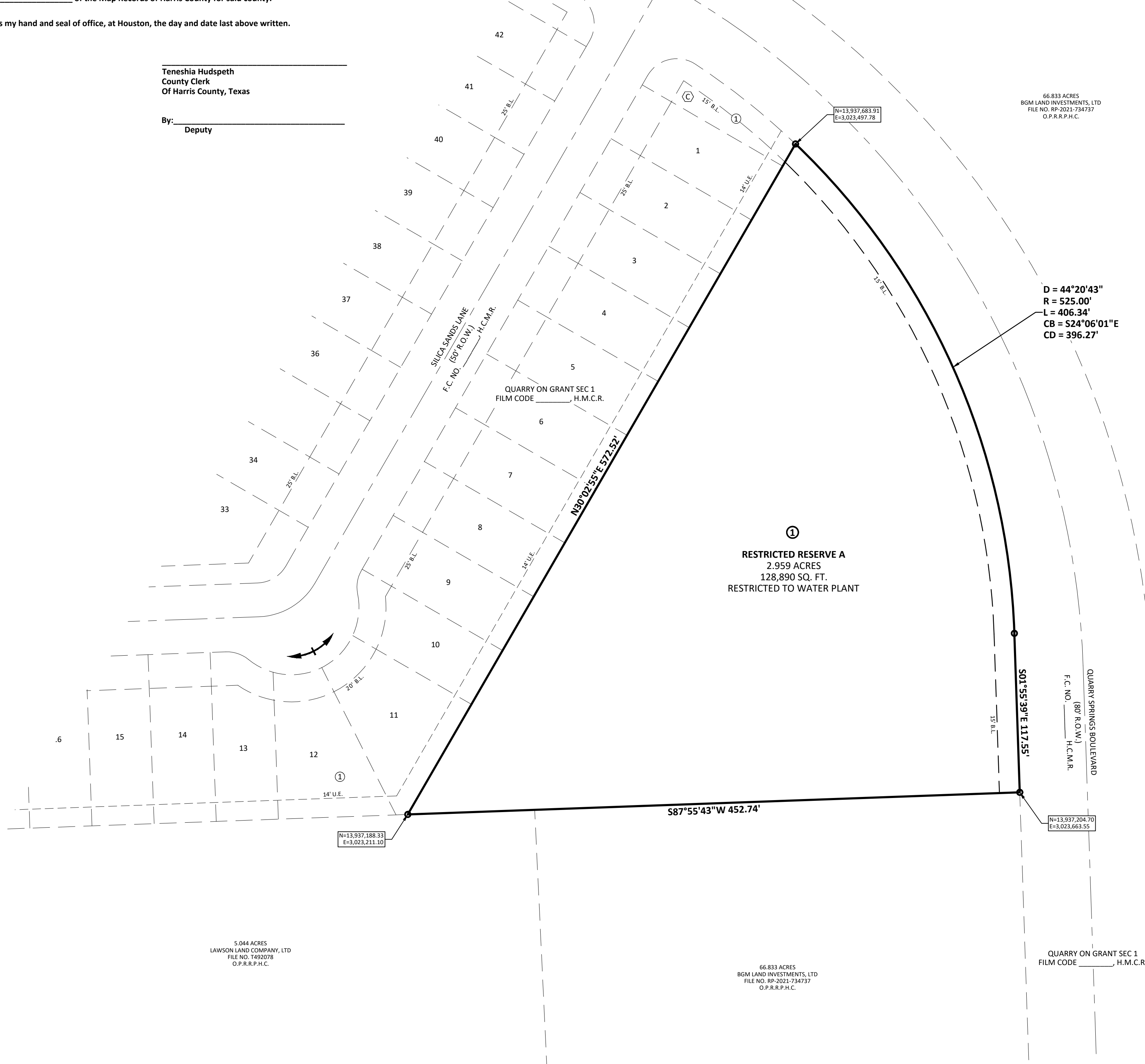
By: \_\_\_\_\_  
Deputy

I, Tenehia 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 \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock \_\_\_\_\_M., and duly recorded on \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock \_\_\_\_\_M., and at Film Code Number \_\_\_\_\_ 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.

Tenehia Hudspeth  
County Clerk  
Of Harris County, Texas

By: \_\_\_\_\_  
Deputy



VICINITY MAP  
N.T.S.  
KEY MAP NO. 327G & 327L

- Legend:
1' RES. indicates a one foot reserve
B.L. indicates a building line
D.E. indicates a drainage easement
ESMT. indicates Easement
F.H.E. indicates a fire hydrant easement
FND. indicates found
G.B.L. indicates a garage building line
H.C.C.F. No. indicates Harris County Clerk File Number
H.C.D.R. indicates Harris County Deed Records
H.C.F.C.D. indicates Harris County Flood Control District
H.C.M.R. indicates Harris County Map Records
H.C.O.P.R.R.P. indicates Harris County Official Public Records of Real Property
H.L. & P. indicates Houston Lighting and Power
I.R. indicates a iron rod
O.P.R.O.R.P. indicates Official Public Records of Real Property
R.O.W. indicates right of way
S.S.E. indicates a sanitary sewer easement
STM.S.E. indicates a storm sewer easement
U.E. indicates a utility easement
U.V.E. indicates unobstructed visibility easement
VOL., PG. indicates Volume, Page
W.L.E. indicates a water line easement
• indicates found 5/8" iron rod (unless otherwise noted)
○ indicates set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)

- Notes:
1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by applying the combined scale factor of 0.99910987.
2. All non-perimeter easements on property lines are centered unless otherwise noted.
3. All bearings are based on the Texas State Plane Coordinate System, South Central Zone.
4. 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.
5. 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.
6. 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.
7. Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.

# HCMUD 583 WATER PLANT NO 1

A SUBDIVISION OF  
**2.959 ACRES**  
HERMAN MATZKE SURVEY, ABSTRACT NUMBER 1552,  
C. THEEK SURVEY, ABSTRACT NUMBER 1560  
HARRIS COUNTY, TEXAS  
**1 BLOCK 1 RESERVE**

OWNERS: WOODMERE DEVELOPMENT CO., LTD.  
A TEXAS LIMITED PARTNERSHIP  
15915 KATY FREEWAY, STE. 405, HOUSTON, TEXAS 77044

ENGINEER: **IDS Engineering Group**  
13430 NW, Freeway Suite 700  
Houston, Tx. 77040  
713.462.3178  
TxEng Firm 2726  
TcSurv Firm 10110700

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