

STATE OF TEXAS  
COUNTY OF HARRIS

We, 3405 SAKOWITZ ST LLC, a Texas limited liability company acting by and through, ANDREW BEAVER, being officers of 3405 SAKOWITZ ST LLC, a Texas limited liability company hereinafter referred to as Owners (whether one or more of the 0.1492 acre tract described in the above and foregoing map of CLYBURN LANDING, 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 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.

IN TESTIMONY WHEREOF, 3405 SAKOWITZ ST LLC, a Texas limited liability company has caused these presents to be signed by ANDREW BEAVER, officers, thereto authorized this \_\_\_\_ day of \_\_\_\_\_, 2024.

3405 SAKOWITZ ST LLC, a Texas limited liability company

By: ANDREW BEAVER  
Managing Member

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared ANDREW BEAVER, known to me to be the persons whose names is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2024.

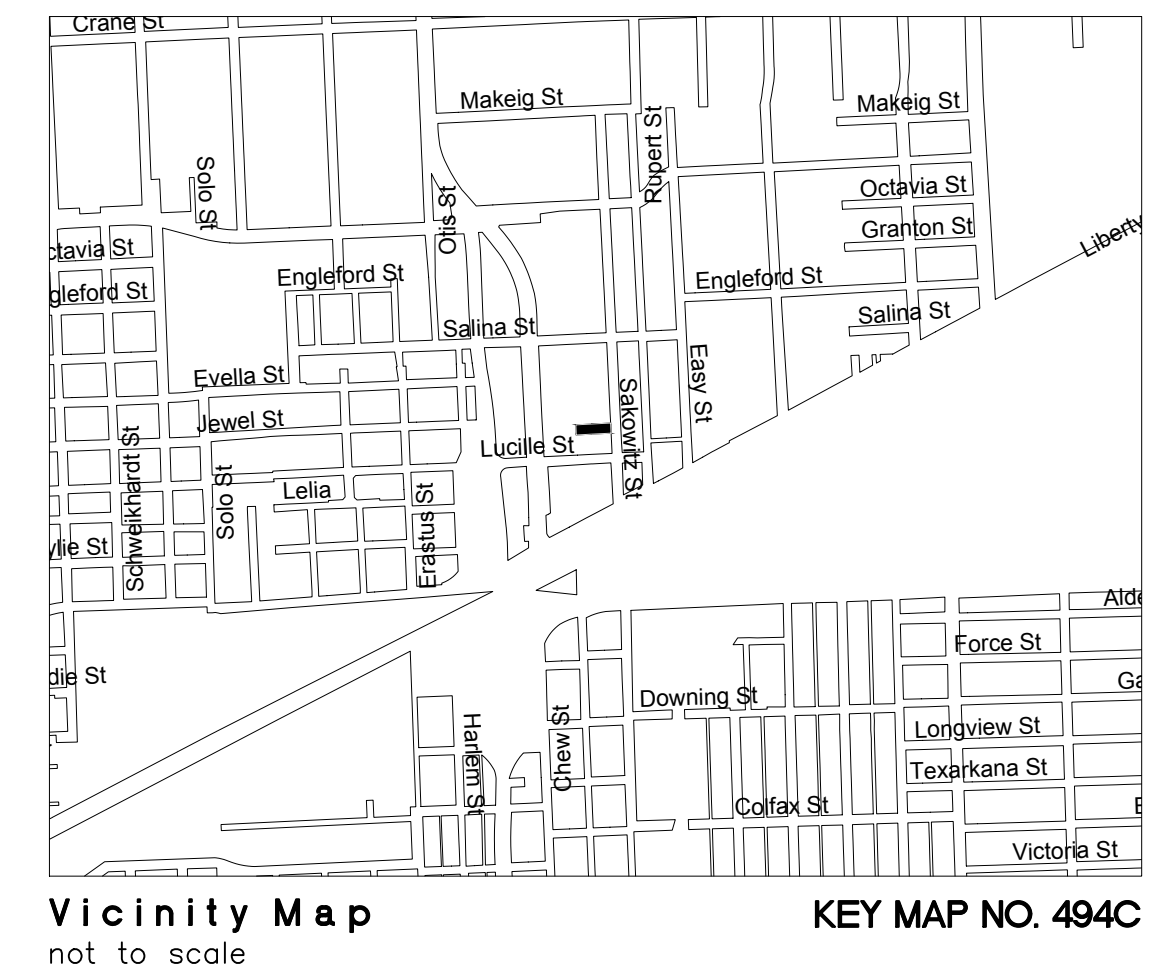
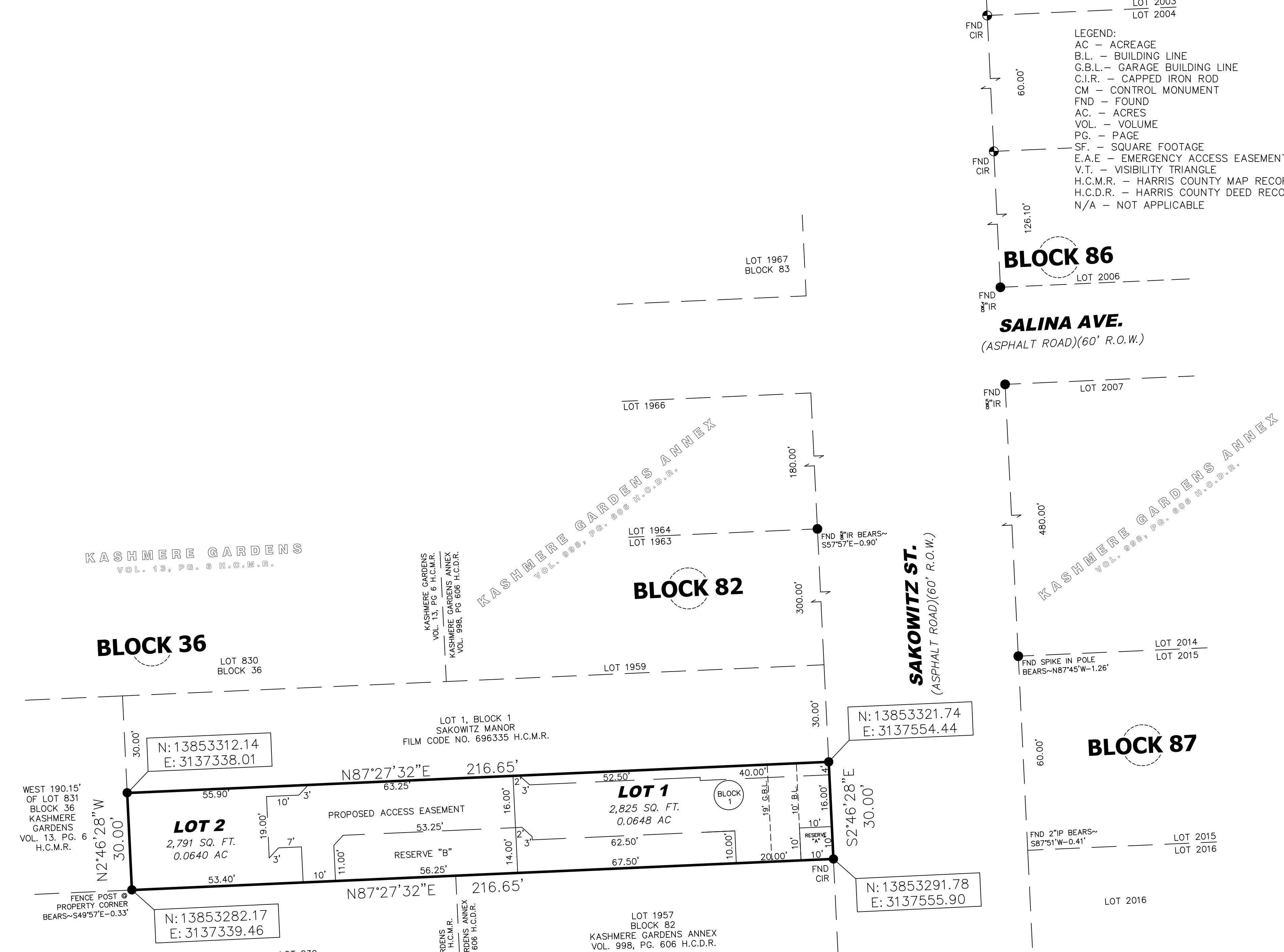
Notary Public in and for the State of Texas

Print Name: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

I, Billy L. Shanks 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 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.

Billy L. Shanks, RPLS  
Texas Registration No. 1821



- GENERAL NOTES:
1. All lots are restricted to Single-Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.
2. Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
3. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may be brought to surface by applying the following scale factor 1.0.
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. 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.
6. At least 150 square feet of permeable area is required per lot (300) sq. of permeable area shall be provided within the boundary of this subdivision. Reference 42-1 permeable area definition.
7. All lots shall have an adequate wastewater collection service.
8. This property lies within Park Sector No. 17.
9. No land is being established as Private Park or dedicated to the public for Park Purposes.
10. No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.
11. This percentage is (100%) shall be applied to the then-current fee in lieu of dedication.
12. The then current fee in lieu of dedication shall be applied to this number (2 units) of dwelling units.
13. This subdivision contains one or more shared driveways that have not been dedicated to or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.
14. The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.
15. No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.

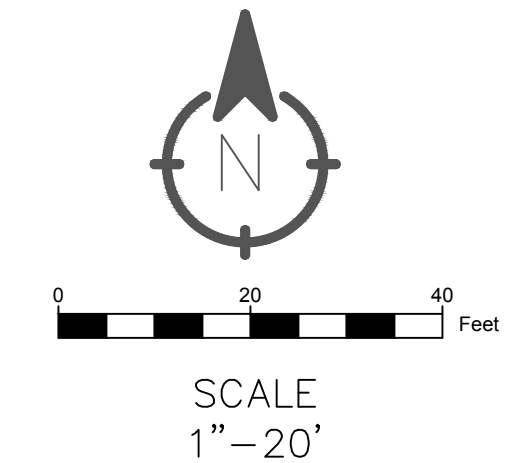
# CLYBURN LANDING

A SUBDIVISION OF 0.1492 ACRES OF LAND SITUATED IN LOT 2, BLOCK 1, OF SAKOWITZ MANOR, MAP/PLAT RECORDED IN FILM CODE: 696335 OF H.C.M.R. OF HARRIS COUNTY, TEXAS HOUSTON, TEXAS

DATE: JULY, 2024 SCALE: 1" = 20'  
LOTS: 2, RESERVE: 2, BLOCKS: 1

REASON FOR REPLAT: TO CREATE TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS and TWO (2) RESERVES

LAND PLANNER: CGEA | PLANNING +DESIGN  
2016 MAIN STREET #917 HOUSTON, TEXAS 77002  
O:713.965.7385  
E: INFO@CGEAPLANNING.COM  
OWNER: 3405 SAKOWITZ ST LLC  
3405 Sakowitz St. Houston, Texas 77026



PARKS AND OPEN SPACE TABLE

Number of Existing Dwelling Units	0
<input checked="" type="checkbox"/> Owner hereby certifies that information provided is true	

DWELLING UNIT DENSITY TABLE

COLUMN A	COLUMN B	COLUMN C
TOTAL NO. OF DWELLINGS	TOTAL GROSS ACREAGE (AC)	TOTAL PROJECT DENSITY
2	0.1492	13.40

LOT SIZE AND COVERAGE TABLE (45-184(1))

LOT NO.	LOT SIZE (SF)	MAXIMUM BLDG. COVERAGE (SF)	MAXIMUM % COVERAGE (COL. C/COL. B)
1	2,825	1,695	60%
2	2,791	1,674	60%

RESERVE TABLE

RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.0022	100	Open Space/Landscape
B	0.0179	783	Open Space/Landscape

I, Tenneshia 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.

Tenneshia Hudspeth  
County Clerk  
Of Harris County, Texas

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

By: Lisa M. Clark  
Chair  
Or: M. Sonny Garza  
Vice-Chairman

By: Jennifer Ostlund, Secretary