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 an 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, thereunto 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.

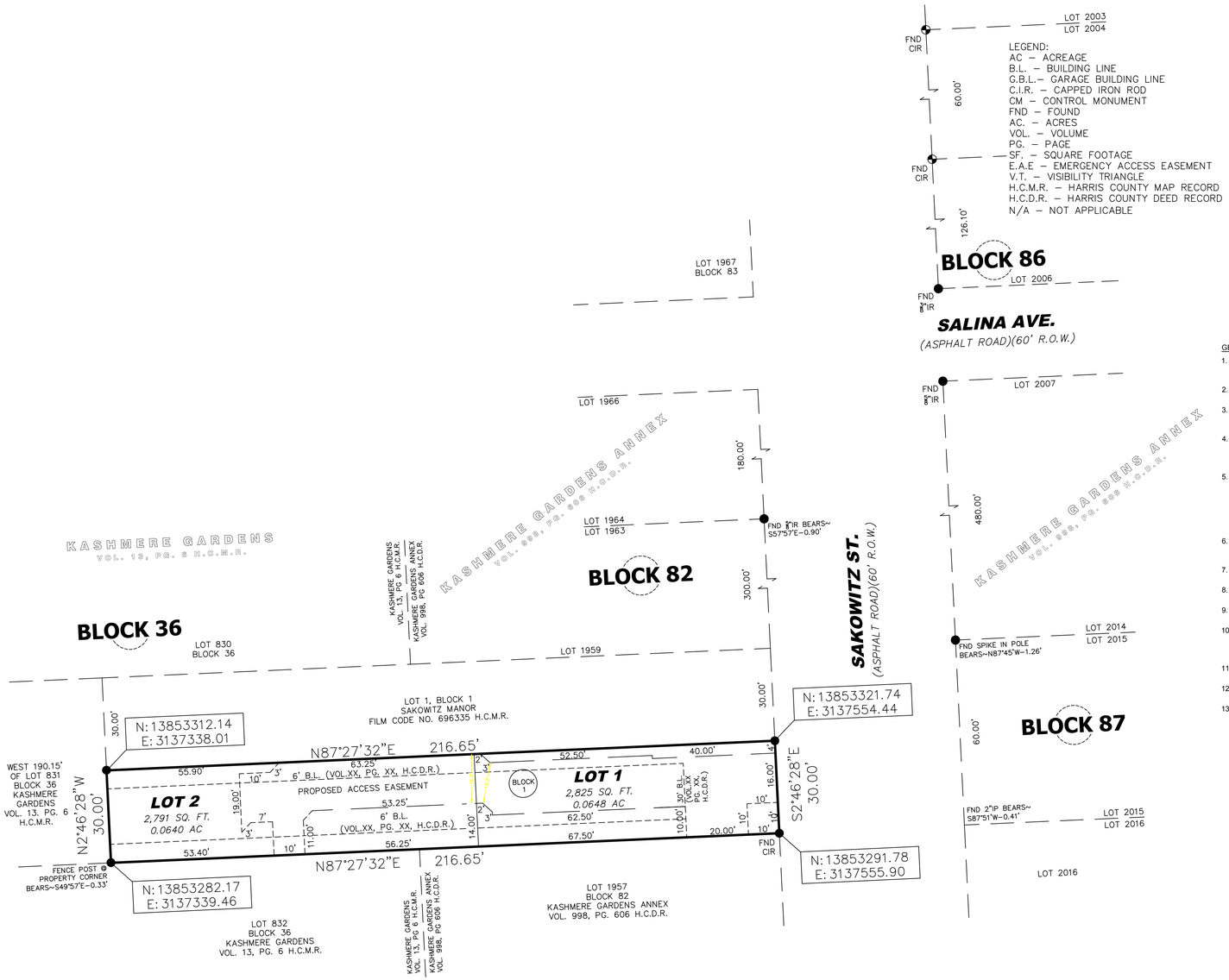
_____
Billy L. Shanks, RPLS
Texas Registration No. 1821

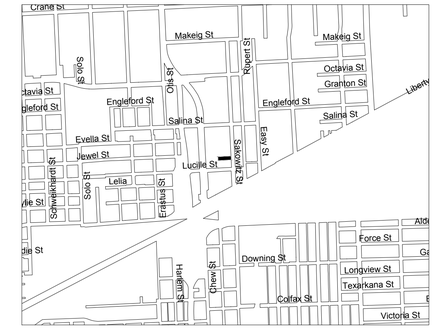
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CLYBURN LANDING in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this

____ day of _____ 2024.

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

By:_____
Vonn Tran, Secretary





Vicinity Map
not to scale

KEY MAP NO. 494C

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 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 the incremental (proposed minus existing) dwelling units.
13. The Planning Commission granted a variance to allow a single-family residential lot to have frontage on a 16' private access easement in lieu of the required public street frontage subject to the conditions on 09/19/24. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

PARKS AND OPEN SPACE TABLE	
Number of Existing Dwelling Units ☒ Owner hereby certifies that information provided is true	0

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))			
COLUMN A	COLUMN B	COLUMN C	COLUMN D
LOT NO.	LOT SIZE (SF)	MAXIMUM BLDG. COVERAGE (SF)	MAXIMUM % COVERAGE (COL. C/COL. B)
BLOCK 1			
1	2,835	1,701	60%
2	3,664.5	2,198.7	60%

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_____, 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.

_____
Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By:_____
Deputy

N

0 20 40 Feet

SCALE
1"=20'

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

HABLAMOS ESPAÑOL

OWNER:

3405 SAKOWITZ ST LLC
3405 Sakowitz St.
Houston, Texas 77026