

COTTON OAKS ESTATES  
REPLAT NO 1

A SUBDIVISION OF 10.00 ACRES BEING A REPLAT OF LOT 1 IN BLOCK 1 OF COTTON OAKS ESTATES SITUATED IN THE JOHN BROCK SURVEY, A-122 AND LEVI GOSLING SURVEY, A-230, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN FILM CODE NO. 465017 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 38 RESIDENTIAL LOTS & 3 RESERVES

CONTAINING  
38 LOTS 3 RESERVES 1 BLOCK  
JULY 2022

OWNER  
RYE STREET DEVELOPMENT LLC  
25802 BUDDE RD  
SPRING, TX 77380-2010

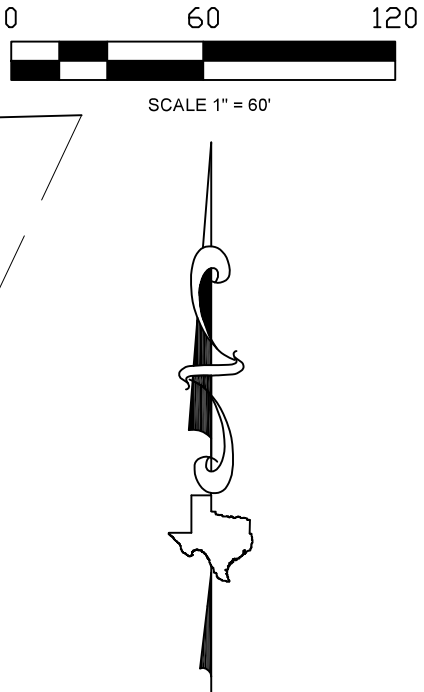
SURVEYOR  
TEXAS PROFESSIONAL SURVEYING  
FIRM REGISTRATION No. 100834-00  
3032 NORTH FRAZIER  
CONROE, TX 77303

ROBERT WARD SUBDIVISION  
RESTRICTED RESERVE "A"  
F.C. NO. 634200, H.C.M.R.

WILLOWCREEK GOLF CLUB INC  
RESTRICTED RESERVE "A"  
H.C.C.F. NO. H755346

DOVERSHIRE BLUFF WAY  
(VARIABLE WIDTH R.O.W.)  
F.C. NO. 401101 H.C.M.R.

DOVERSHIRE PLACE  
SECTION 2, BLOCK 1  
F.C. NO. 6903544, H.C.M.R.



LOT	SQ. FT.	ACRES
1	5597.28	0.13
2	5598.75	0.13
3	5598.76	0.13
4	5598.76	0.13
5	5598.75	0.13
6	5276.58	0.12
7	5015.07	0.12
8	5015.76	0.12
9	5016.01	0.12
10	5134.37	0.12
11	5004.41	0.11
12	5044.18	0.12
13	5009.79	0.12
14	6421.07	0.15
15	5524.19	0.13
16	10695.06	0.25
17	8023.68	0.18
18	5783.45	0.13
19	5016.05	0.12
20	5053.60	0.12
21	5187.75	0.12
22	5478.32	0.13
23	5250.02	0.12
24	5296.90	0.12
25	5231.48	0.12
26	5263.95	0.12
27	5251.98	0.12
28	5264.62	0.12
29	5023.45	0.12
30	5109.93	0.12
31	11609.11	0.27
32	7048.27	0.16
33	5014.20	0.12
34	5463.23	0.13
35	5468.03	0.13
36	5468.93	0.13
37	5468.93	0.13
38	5574.22	0.13

Line Table		
LINE	BEARING	DISTANCE
L1	N 11°36'15" W	2.14'
L2	S 45°37'10" W	6.35'
L3	N 88°24'44" E	4.99'
L4	S 88°11'19" W	4.99'
L5	S 78°53'34" E	27.85'
L6	N 78°53'34" W	11.02'
L7	N 42°05'46" E	50.66'
L8	N 43°00'54" E	28.13'

Curve Table				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	3705.26'	158.28'	2°26'51"	N 54°48'12" W
C2	25.00'	43.90'	100°36'21"	N 04°41'00" W
C3	392.57'	19.12'	2°47'27"	N 42°05'46" E
C4	275.00'	25.00'	5°12'32"	N 43°00'54" E
C5	100.00'	74.30'	42°34'09"	N 66°54'15" E
C6	25.00'	39.37'	90°13'23"	S 46°41'59" E
C7	25.00'	39.17'	89°46'37"	S 43°18'01" W
C8	25.00'	21.03'	48°11'23"	N 67°42'59" W
C9	50.00'	241.19'	276°22'48"	S 01°48'41" E
C10	25.00'	21.03'	48°11'23"	N 64°05'38" E
C11	25.00'	21.03'	48°11'23"	S 67°42'59" E
C12	50.00'	168.75'	191°05'08"	N 40°50'08" E
C13	25.00'	23.18'	53°07'08"	N 28°08'52" W
C14	25.00'	23.18'	53°07'24"	N 24°58'24" E
C15	50.00'	167.16'	191°32'46"	N 44°13'39" W
C16	25.00'	21.03'	48°11'23"	S 64°05'38" W
C17	150.00'	111.45'	42°34'09"	S 66°54'15" W
C18	25.00'	23.18'	53°07'08"	S 43°00'54" W
C19	275.00'	25.00'	5°12'32"	S 43°00'54" W
C20	25.00'	35.19'	80°38'49"	S 85°56'34" W
C21	125.00'	92.87'	42°34'09"	N 66°54'15" E

RESERVE TABLE		
RESERVE	ACREAGE/SQ. FT.	RESTRICTION
(A)	0.07 AC / 2,923.0 S.F.	LANDSCAPE / OPEN SPACE
(B)	0.41 AC / 17,924.5 S.F.	LANDSCAPE / OPEN SPACE
(C)	3.00 AC / 130,589.12 S.F.	DETENTION

STATE OF TEXAS  
COUNTY OF HARRIS

We, Rye Street Development LLC, a Texas Limited Liability Company, acting by and through Arthur Smalley, its President being an officer of Rye Street Development LLC, owners hereinafter referred to as Owners of the 10.00 acre tract described in the above and foregoing map of Cotton Oaks Estates Replat 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 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 covenant and agree that all of the property within the boundaries of this plat is hereby restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1- 3/4) square feet (18" diameter) with culverts or bridges to be provided for all the private driveways or walkways crossing such drainage facilities.

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.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, the Rye Street Development LLC, has caused these presents to be signed by Arthur Smalley, its president, thereunto authorized this \_\_\_\_ day of \_\_\_\_\_, 2021.

Rye Street Development LLC, a Texas Limited Liability

By: \_\_\_\_\_  
Arthur Smalley, President

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Arthur Smalley, President of Rye Street Development LLC, a Texas Limited Liability Company, 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 \_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Notary Public in and for the State of Texas

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

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

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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Cotton Oaks Estates Replat 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 this \_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Martha L. Stein (or) M. Sonny Garza  
Title Chair or Vice Chairman

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

I, Teneshia 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 \_\_\_\_\_, 2021 by an order entered into the minutes of the court.

\_\_\_\_\_  
Teneshia Hudspeth  
County Clerk  
Of Harris County, Texas

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

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 \_\_\_\_\_, 2021, at \_\_\_\_\_ o'clock \_\_\_\_ M., and duly recorded on \_\_\_\_\_, 2021, 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

We, Spirit of Texas Bank, ssb, owner and holder of a lien against the property described in the plat known as Cotton Oaks Estates Replat No 1, said lien being evidenced by instrument of record in the Clerk's File Nos. RP-2018-177164, RP-2018-177165, RP-2018-177166, RP-2019-204281 and RP-2019-448974 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 we hereby confirm that we are the present owner and have not assigned the same nor any part thereof.

By: \_\_\_\_\_  
Assistant Vice President  
Jamie A. Lee

STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of Spirit of Texas Bank, 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 and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2021

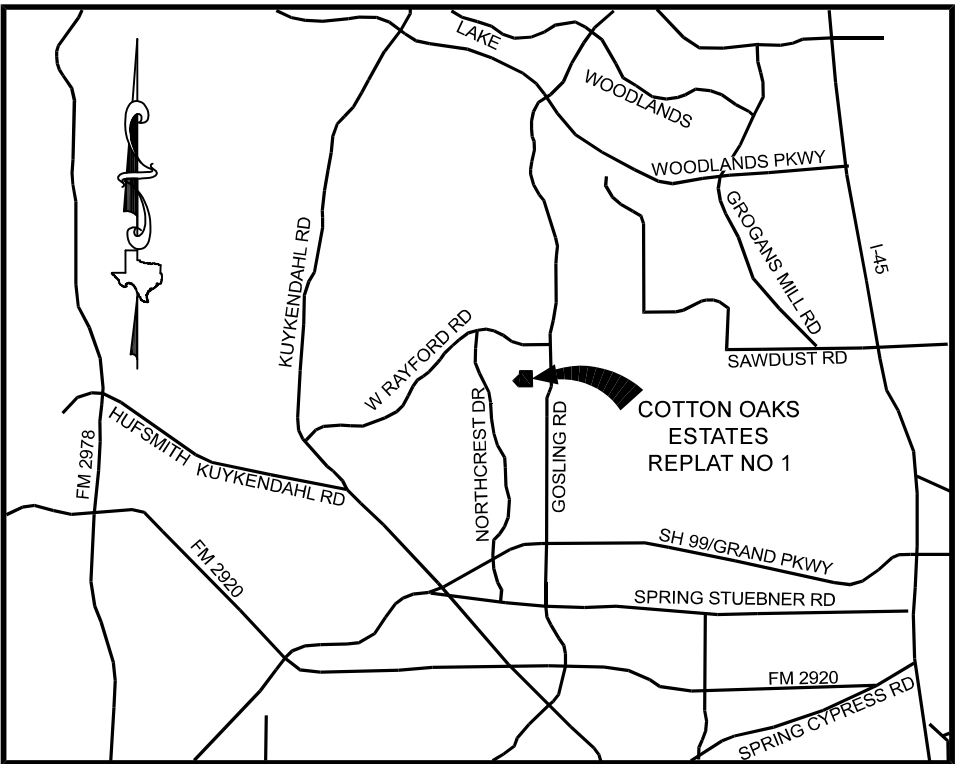
\_\_\_\_\_  
Notary Public in and for the State of Texas

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

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

I, Carey A. Johnson, 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.

\_\_\_\_\_  
Carey A. Johnson  
Texas Professional Land Surveyor  
Texas Registration No. 6524



VICINITY MAP  
(NOT TO SCALE)  
KEY MAP-250Z

## COTTON OAKS ESTATES REPLAT NO 1

A SUBDIVISION OF 10.00 ACRES BEING A REPLAT OF LOT 1 IN BLOCK 1 OF COTTON OAKS ESTATES SITUATED IN THE JOHN BROCK SURVEY, A-122 AND LEVI GOSLING SURVEY, A-230, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN FILM CODE NO. 465017 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 38 RESIDENTIAL LOTS & 3 RESERVES

38 LOTS		CONTAINING 3 RESERVES	1 BLOCK
		JULY 2022	
OWNER		SURVEYOR	
RYE STREET DEVELOPMENT LLC 25802 BUDDE RD SPRING, TX 77380-2010		TEXAS PROFESSIONAL SURVEYING FIRM REGISTRATION No. 100834-00 3032 NORTH FRAZIER CONROE, TX 77303	

### LEGEND

- |             |                                       |
|-------------|---------------------------------------|
| 1) U.E.     | INDICATES "UTILITY EASEMENT"          |
| 2) B.L.     | INDICATES "BUILDING LINE"             |
| 3) R.O.W.   | INDICATES "RIGHT-OF-WAY"              |
| 4) F.C. NO. | INDICATES "FILM CODE NUMBER"          |
| 5) H.C.M.R. | INDICATES "HARRIS COUNTY MAP RECORDS" |
| 6) H.C.C.F. | INDICATES "HARRIS COUNTY CLERKS FILE" |
| 7) FND      | INDICATES "FOUND"                     |

### PLAT NOTES

1) Restrictive covenants as recorded in Clerk's File Nos. S242325, S378402 and RP-2019-37503 and as recorded in Film Code No. 465017.

2) All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 1.000062523.

3) 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 party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.

4) 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.

5) Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.

6) This plat requires compliance with the landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure.

8) Unless otherwise indicated, the building line (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.

9) 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 lot 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.

10) All lots shall have adequate wastewater collection service.

11) Notice of Detention Requirements as set forth and recorded under Clerk's File No. RP-2019-435007.