

STATE OF TEXAS
COUNTY OF HARRIS

We, SOUTH POST OAK WILLOW, L.P., a Texas Limited Partnership, acting by and through (name and title of officer), being officers of SOUTH POST OAK WILLOW, L.P., a Texas Limited Partnership, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 2.87-ACRE tract described in the above and foregoing map of PARK AT PINEMONT, 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 plan 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 do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors, and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private streets or permanent access easements.

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.

IN TESTIMONY WHEREOF, SOUTH POST OAK WILLOW, L.P., a Texas Limited Partnership has caused these presents to be signed by XXXXXX, its Manager, thereunto authorized, this _____ day of _____, 2022.

By: SOUTH POST OAK WILLOW, L.P.,
a Texas Limited Partnership

By: _____
Name
Manager

BEFORE ME, the undersigned authority, on this day personally appeared XXXXX, Manager, known to be the person whose name 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 _____, 2022.

Notary Public in and for the
State of Texas
My Commission Expires: _____

I, DAMIAN M. JAGERS, 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 boundary corners, angle points, points of curvature, and other points of reference have been marked with iron (or other objects of 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.

DAMIAN M. JAGERS
Texas Registration No. 6269

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 PARK AT PINEMONT 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 _____, 2022.

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

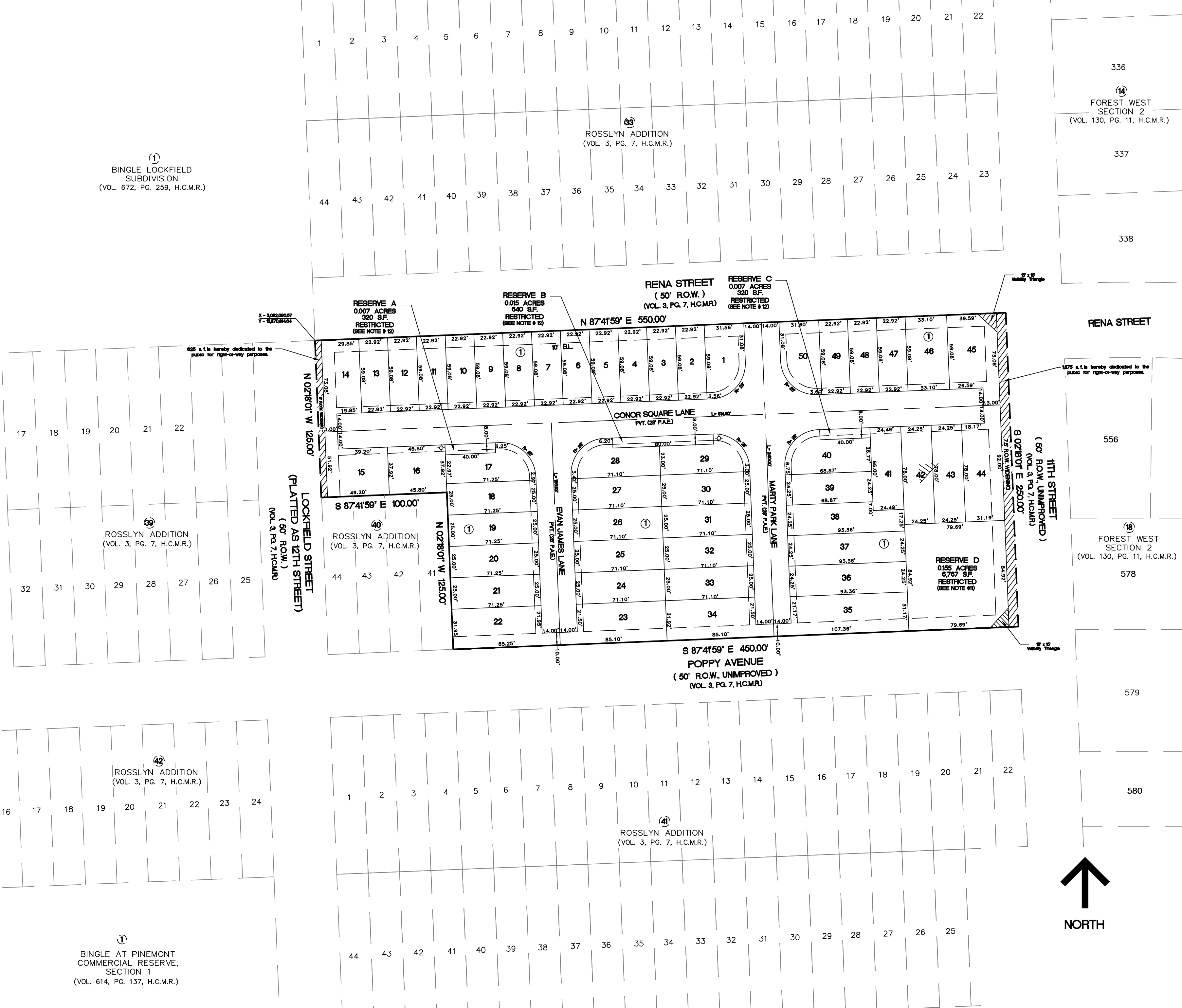
By: _____
Margaret Wallace Brown, AICP, CNU-A
Secretary

I, Tenshia 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 _____, 2022, at _____ o'clock _____M., and duly recorded on _____, 2022, 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.

Tenshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy



NOTES:

- Each lot shall be restricted to single-family residential uses so defined by Chapter 42 (Ordinance 1999-282).
- 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.
- Unless otherwise indicated in a separately recorded instrument, 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.
- 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.
- This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local governmental agency as public rights-of-way. The City of Houston has no obligation, nor does any other local governmental agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of the property in this subdivision.
- Access to the Permanent Access Easement is hereby denied to all properties outside of the plat boundary.
- At least 150 square feet of permeable area is required per lot (7,500 s.f.). This area shall be provided within the boundary of this subdivision.
- The number of single family residential dwelling units that can be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plat.
- All lots shall have adequate wastewater collection service.
- Building coverage limited to 60% of area of each lot.
- Reserve D is restricted detention, drainage and incidental utility purposes only.
- Reserves A-C are restricted parking purposes only.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid coordinates (NAD 83) and may be brought to the surface by applying the following combined scale factor of 0.9998955276.
- 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.
- The residential units or lots encompassed by this plat are ineligible for solid waste collection service by the city. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of the property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.
- B.L. indicates building line.
- R.O.W. indicates right of way.
- H.C.C.F. indicates Harris County Clerk's File Number.
- H.C.M.R. indicates Harris County Map Records.
- H.C.D.R. indicates Harris County Deed Records.
- No land is being established as Private park or dedicated to the public for Park purposes.
- ↗ indicates proposed fire hydrant.
- The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.
- 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 funds required under provision of section 42-253 of the Code of Ordinances of the City of Houston, Texas has been submitted and accepted by the City.
- This property is located in Park Sector number 1.
- This percentage is (100%) shall be applied to the then-current fee in lieu of dedication.
- The then-current fee in lieu of dedication shall be applied to this number (50 units) of dwelling units.

A	Number of Existing Dwelling Units	0
(I hereby certify that the information provided herein is true.)		
B	Number of Proposed Dwelling Units	50
C	Number of Incremental Dwelling Units (B-A)	50

UNIT DENSITY CALCULATION

# of Lots	Project Acreage	Density
50	2.87 AC.	17.42 du./ac.

42-98 PARKING FOR SF RESIDENTIAL USE

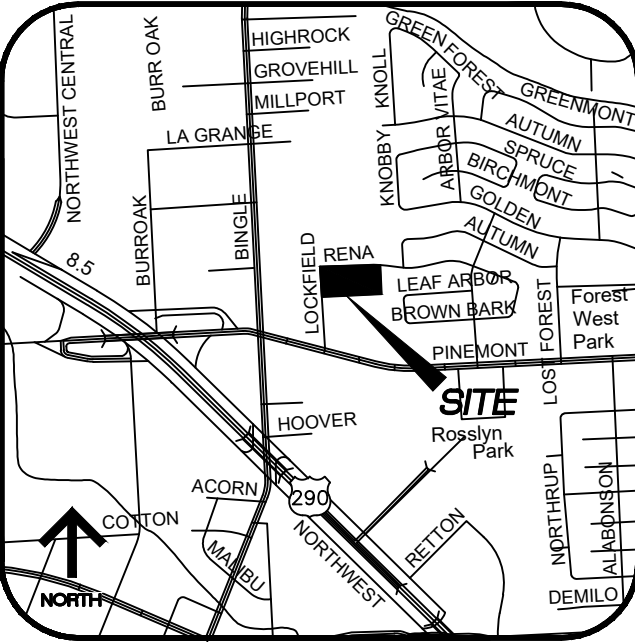
# of Lots	# of Additional Parking Required	# of On-Street Parking	# of On-Site Parking
50	8	0	8

PARK AT PINEMONT

A SUBDIVISION OF 2.87 ACRES BEING A REPLAT OF LOTS 1-40, BLOCK 40, ROSSLYN ADDITION (VOL. 3, PG. 7, H.C.M.R.), HARRIS COUNTY, TEXAS.

1 BLOCK, 50 LOTS, AND 4 RESERVES, TOTALING 0.185 ACRES

OWNER: SOUTH POST OAK WILLOW, L.P., A TEXAS LIMITED PARTNERSHIP
SURVEYOR: INTERLAND



0' 10' 25' 50' 100'
SCALE: 1" = 50'

JOB CODE: RENA

FILE:

DRAWN BY: DJP

DATE: 06-2-2022