

LOCATION MAP
NOT TO SCALE
KEY MAP 292W

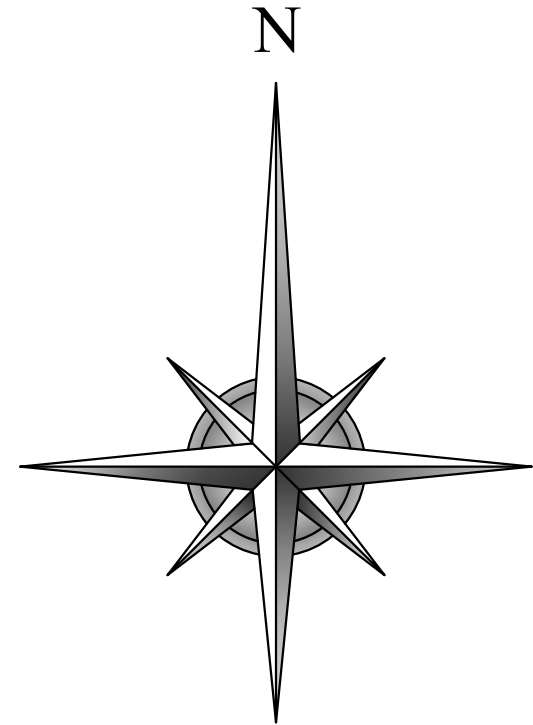
LINE TABLE			CURVE TABLE				
NO.	BEARING	LENGTH	NO.	LENGTH	RADIUS	DELTA	CHD. BRG.
L1	S 55°49'24" W	17.82'	C1	19.50'	50.00	22°20'24"	N 23°00'24" W
L2	S 71°33'08" E	35.96'	C2	2.68'	50.00	3°04'12"	N 35°42'42" W
L3	N 78°09'49" E	24.61'	C3	14.05'	50.00	16°06'19"	S 47°46'15" W
L4	S 55°48'10" W	15.16'	C5	78.54'	50.00	90°00'00"	S 10°49'24" W
L5	N 05°57'38" E	28.22'	C6	94.25'	60.00	90°00'00"	N 10°49'24" E
L6	S 45°22'32" E	44.89'	C7	30.77'	25.00	70°31'44"	S 20°33'32" W
L7	N 75°45'44" W	18.28'	C8	218.63'	50.00	250°31'44"	S 69°26'28" E
L8	S 66°32'10" E	43.42'	C9	30.77'	25.00	70°31'44"	N 20°32'18" E
L9	N 34°10'36" W	5.56'	C10	218.63'	50.00	250°31'44"	S 69°27'42" E
L10	N 34°11'50" W	25.00'	C11	78.56'	50.00	90°01'15"	S 79°11'13" E
L11	N 34°10'36" W	25.00'	C12	47.12'	30.00	90°00'00"	S 10°49'24" W
			C13	39.27'	25.00	90°00'00"	S 10°49'24" W
			C14	39.28'	25.00	90°01'15"	S 79°11'13" E

LEGEND / ABBREVIATIONS

B.L.	BUILDING LINE
C.F.N.	CLERK'S FILE NUMBER
FND.	FOUND
I.R.	IRON ROD
O.P.R.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
H.C.T.	HARRIS COUNTY, TEXAS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
P.G.	PAGE
R.O.W.	RIGHT OF WAY
RP	REAL PROPERTY
VOL.	VOLUME
O	PROPERTY MARKER

RESTRICTED RESERVE TABLE

RESERVE NO.	RESTRICTED TO	SQUARE FEET	ACRES
A	DRAINAGE AND OPEN SPACE	97,626	2.241
B	DRAINAGE, UTILITIES AND OPEN SPACE	5,400	0.124



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



DEVONSHIRE PARK
A SUBDIVISION OF
12.474 ACRES (543,353 SQ. FT.)
LYING IN THE
DANIEL HARMAN SURVEY, ABSTRACT 315

49 LOTS 2 RESERVES 1 BLOCK

AUGUST 2022

SURVEYOR:



LAND SURVEYING TBPLS REG NO. 10194560

10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 224.828.1208
corelandsurveying.com

OWNER:

GEOMETRY DEVELOPMENTS, LLC
15 JONQUIL PLACE
TOMBALL, TEXAS 77375
T: 936.217.4220

ENGINEER:



26310 OAK RIDGE DR SUITE 46
THE WOODLANDS TX 77380

GENERAL NOTES:

- The 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 1.00026952.
- Unless otherwise indicated, the building line (B.L.) whether one or more, shown on the 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.
- 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.

STATE OF TEXAS
COUNTY OF HARRIS

We, Geometry Developments, a Limited Liability Company, acting by and through Martin Navarro, COO, and Jorge Jaidar, CEO, being officers of Geometry Developments, a Limited Liability Company, owner hereinafter referred to as Owners (whether one or more) of the 12.474 tract described in the above and foregoing map of DEVONSHIRE PARK, 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 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 Geometry Developments, a Limited Liability Company has caused these presents to be signed by Martin Navarro, its COO, thereunto authorized, attested by its CEO (or authorized trust officer), Jorge Jaidar, this ____ day of _____, 2022.

Geometry Developments, a Limited Liability Company

By: _____
Martin Navarro, COO

Attest: _____
Jorge Jaidar, CEO

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Martin Navarro, COO and Jorge Jaidar, CEO known to me to be the person whose name 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

Print Name: _____

My Commission expires: _____

I, Clemente Turrubiarres Jr., 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.

Clemente Turrubiarres Jr.
Texas Registration No. 6657

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of DEVONSHIRE PARK 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 _____, 2022.

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

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 _____, 2022 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 _____, 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.

Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

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.
Interim County Engineer

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A SUBDIVISION OF
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LYING IN THE
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