

STATE OF TEXAS
COUNTY OF HARRIS

We, INWOOD HEIGHTS GROUP, LLC, a Texas limited liability company, acting by and through _____, its President, herein referred to as Owners of the 10,9882 acre tract described in the above and foregoing map of INWOOD PINES VILLAGE, 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 to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes 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 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 each 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 each 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 shall be 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 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 established as private streets or permanent access easements.

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 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 is hereby 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; 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, INWOOD HEIGHTS GROUP, LLC, a Texas limited liability company, has caused by these presents to be signed by _____, its President, thereunto authorized, this ____ day of _____, 2022.

INWOOD HEIGHTS GROUP, LLC
a Texas limited liability company

BY : _____
President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement 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

Printed Name: _____

My Commission expires: _____

I, Kevin K. Kolb, 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 suitable permanent metal) pipes or rods have an outside diameter of not less than five eights (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.

Total Surveyors Inc.
4301 Center St.
Deer Park, Texas 77536
281-479-8719

KEVIN K. KOLB
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5269
STATE OF TEXAS

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of INWOOD PINES VILLAGE 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 the _____ day of _____, 2022.

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

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

I, Tenneshia Hudspeth, Clerk of the County Court 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 in 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
Clerk of the County Court
Harris County, Texas

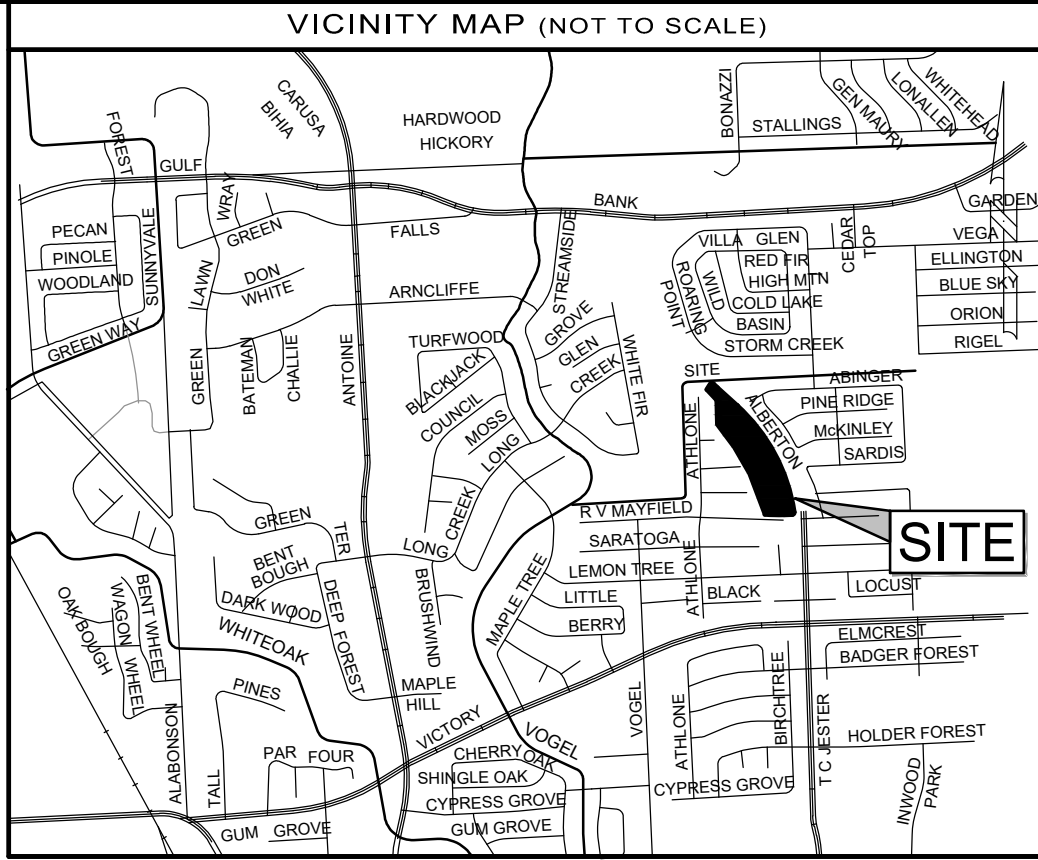
By: _____
Deputy

GENERAL PLAT NOTES:

- Lots 1-68, Block 1, Lots 1-18, Block 2, Lots 1-24, Block 3 and Lots 1-18, Block 4, are hereby restricted to single family residential purposes as defined by Chapter 42 (Ordinance 1999 - 262).20
- 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, 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.
- Lots within this development are ineligible for City of Houston solid waste pickup. Any HOA agreement prepared for this subdivision should include notice to property owners of their eligibility.
- 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: 0.9998937.
- This subdivision contains one or more permanent access easements that have not been dedicated to or accepted by the City of Houston or any other local governmental agency as public right-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.
- P.A.E. indicates permanent access easement.
W.M.E. indicates water meter easement.
-Q- Proposed Fire Hydrant
P.V.I indicates private.
I.R. indicates iron rod.
I.P. indicates iron pipe.
ROW indicates right-of-way.
Vol. indicates Volume.
Pg. indicates Page.
H.C.D.R. indicates Harris County Deed Records.
H.C.M.R. indicates Harris County Map Records.
C.O.H. indicates City of Houston.
- 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 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.
- At least 150 square feet of permeable area is required for 128 lots. 19,200 square feet of permeable area shall be provided within the boundary of this subdivision.
- All lots shall have adequate wastewater collection service.
- Building coverage limited to 60% of area of each lot.
- The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.
- The subdivision has a private water system. It is not a public water system, nor has it been constructed with any public funds. The water line and fire hydrants to serve this subdivision are private and will be maintained by the owner and/or owners management association.

LOT SIZE AND COVERAGE TABLE				
COLUMN A	COLUMN B	COLUMN C	COLUMN D	
		MINIMUM	MAXIMUM	
LOT #	LOT SIZE (SF)	BUILD COVERAGE (SF)	% COVERAGE (COL. C/COL. D)	
BLOCK 1				
1	2,721	1,633	60%	
2	2,783	1,670	60%	
3	2,340	1,404	60%	
4	2,341	1,404	60%	
5	2,814	1,688	60%	
6	2,870	1,722	60%	
7	3,841			
8	4,394			
9	2,970	1,782	60%	
10	2,449	1,460	60%	
11	2,561	1,537	60%	
12	2,483	1,490	60%	
13	2,554	1,532	60%	
14	2,477	1,486	60%	
15	2,657	1,594	60%	
16	2,552	1,531	60%	
17	2,713	1,628	60%	
18	2,582	1,549	60%	
19	2,721	1,633	60%	
20	2,567	1,540	60%	
21	2,681	1,609	60%	
22	2,509	1,505	60%	
23	2,459	1,475	60%	
24	2,459	1,475	60%	
25	2,459	1,475	60%	
26	2,762	1,657	60%	
27	2,477	1,486	60%	
28	2,459	1,475	60%	
29	2,451	1,451	60%	
30	2,376	1,426	60%	
31	2,385	1,431	60%	
32	2,755	1,653	60%	
33	3,598			
34	3,234	1,928	60%	
35	2,356	1,414	60%	
36	2,204	1,322	60%	
37	2,356	1,414	60%	
38	2,322	1,322	60%	
39	2,356	1,414	60%	
40	2,204	1,322	60%	
41	2,356	1,414	60%	
42	2,204	1,322	60%	
43	2,356	1,414	60%	
44	2,322	1,322	60%	
45	2,460	1,476	60%	
46	2,204	1,322	60%	
47	2,356	1,414	60%	
48	2,204	1,322	60%	
49	2,356	1,414	60%	
50	2,204	1,322	60%	
51	2,356	1,414	60%	
52	2,204	1,322	60%	
53	2,356	1,414	60%	
54	2,204	1,322	60%	
55	2,356	1,414	60%	
56	2,234	1,340	60%	
57	2,368	1,421	60%	
58	2,509	1,505	60%	
59	2,510	1,506	60%	
60	2,785	1,671	60%	
61	2,772	1,663	60%	
62	3,061	1,887	60%	
63	2,952	1,789	60%	
64	3,005	1,803	60%	
65	2,766	1,660	60%	
66	2,081	1,249	60%	
67	1,982	1,189	60%	
68	1,882	1,129	60%	
BLOCK 2				
1	1,891	1,135	60%	
2	2,015	1,209	60%	
3	1,984	1,190	60%	
4	1,798	1,079	60%	
5	1,922	1,153	60%	
6	1,984	1,190	60%	
7	1,798	1,079	60%	
8	2,015	1,209	60%	
9	1,798	1,079	60%	
10	1,819	1,091	60%	
11	1,922	1,153	60%	
12	1,798	1,079	60%	
13	1,984	1,190	60%	
14	1,922	1,153	60%	
15	1,798	1,079	60%	
16	1,984	1,190	60%	
17	2,015	1,209	60%	
18	1,891	1,135	60%	
BLOCK 3				
1	2,255	1,353	60%	
2	1,798	1,079	60%	
3	1,922	1,153	60%	
4	1,798	1,079	60%	
5	1,922	1,153	60%	
6	1,798	1,079	60%	
7	1,922	1,153	60%	
8	1,798	1,079	60%	
9	1,922	1,153	60%	
10	1,798	1,079	60%	
11	1,860	1,116	60%	
12	2,217	1,360	60%	
13	2,317	1,380	60%	
14	1,860	1,116	60%	
15	1,798	1,079	60%	
16	1,922	1,153	60%	
17	1,798	1,079	60%	
18	1,922	1,153	60%	
19	1,798	1,079	60%	
20	1,922	1,153	60%	
21	1,798	1,079	60%	
22	1,922	1,153	60%	
23	1,798	1,079	60%	
24	2,255	1,353	60%	
BLOCK 4				
1	2,421	1,453	60%	
2	1,828	1,097	60%	
3	1,889	1,133	60%	
4	1,767	1,060	60%	
5	1,889	1,133	60%	
6	1,767	1,060	60%	
7	1,889	1,133	60%	
8	1,767	1,060	60%	
9	2,208	1,325	60%	
10	2,228	1,337	60%	
11	1,776	1,066	60%	
12	1,902	1,141	60%	
13	1,783	1,070	60%	
14	1,909	1,145	60%	
15	1,789	1,071	60%	
16	1,917	1,150	60%	
17	1,868	1,115	60%	
18	2,052	1,231	60%	

LINE	BEARING	DISTANCE
L1	N 88°13'27" E	19.00'
L2	S 88°13'27" W	19.00'
L3	S 52°53'32" W	28.00'
L4	S 37°06'28" E	17.83'
L5	N 36°52'46" W	19.00'
L6	S 36°52'46" E	19.00'
L7	S 75°16'13" W	19.00'
L8	N 75°16'13" E	19.00'
L9	N 20°36'44" W	21.83'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.00	70.00	69.80	N 32°03'20" E	14°51'16"
C2	25.00	41.09	36.62	N 86°34'16" E	94°10'36"
C3	2050.00	57.44	57.44	S 47°08'36" E	1°36'19"
C4	1950.00	1340.58	1314.34	S 28°15'04" E	39°23'23"
C5	25.00	42.23	37.38	S 39°50'02" W	96°46'49"
C6	2000.00	208.95	208.96	S 69°46'53" W	1°35'50"
C7	1950.00	58.72	58.72	S 47°05'00" E	1°43'31"
C8	1950.00	54.57	54.57	S 45°25'08" E	1°36'13"
C9	1950.00	54.37	54.37	S 43°49'03" E	1°35'52"
C10	1950.00	38.67	38.67	S 42°27'05" E	1°08'10"
C11	1950.00	32.09	32.09	S 41°24'42" E	0°56'34"
C12	1950.00	31.05	31.05	S 40°29'03" E	0°54'42"
C13	1950.00	31.03	31.03	S 39°34'19" E	0°54'42"
C14	1950.00	31.01	31.01	S 38°39'38" E	0°54'40"
C15	1950.00	31.00	31.00	S 37°44'58" E	0°54'39"
C16	1950.00	38.91	38.91	S 36°43'20" E	1°08'36"
C17	1950.00	29.14	29.14	S 35°43'21" E	0°51'22"
C18	1950.00	29.10	29.10	S 34°52'01" E	0°51'18"
C19	1950.00	27.56	27.56	S 34°02'05" E	0°48'35"
C20	1950.00	27.54	27.54	S 33°13'31" E	0°48'33"
C21	1950.00	29.02	29.02	S 32°23'39" E	0°51'10"
C22	1950.00	27.51	27.51	S 31°44'01" E	0°48'30"
C23	1950.00	29.00	29.00	S 30°44'01" E	0°51'08"
C24	1950.00	27.50	27.50	S 29°54'12" E	0°48'29"
C25	1950.00	29.01	29.01	S 29°04'24" E	0°51'07"
C26	1950.00	27.52	27.52	S 28°14'34" E	0°48'31"
C27	1950.00	29.03	29.03	S 27°24'44" E	0°51'11"
C28	1950.00	27.55	27.55	S 26°34'51" E	0°48'35"
C29	1950.00	29.09	29.09	S 25°44'55" E	0°51'11"
C30	1950.00	29.12	29.12	S 24°53'36" E	0°51'21"
C31	1950.00	31.18	31.18	S 24°00'27" E	0°54'58"
C32	1950.00	31.24	31.24	S 23°05'26" E	0°55'04"
C33	1950.00	40.41	40.41	S 22°02'16" E	1°11'14"
C34	1950.00	74.52	74.52	S 20°58'08" E	2°11'23"
C35	1950.00	55.62	55.62	S 19°26'15" E	1°38'03"
C36	1950.00	15.22	15.22	S 17°59'13" E	1°38'03"
C37	1950.00	15.51	15.51	S 15°52'42" E	1°07'33"
C38	1950.00	32.00	32.00	S 14°50'33" E	0°56'25"
C39	1950.00	32.00	32.00	S 13°54'08" E	0°56'25"
C40	1950.00	38.52	38.52	S 12°51'58" E	1°07'55"
C41	1950.00	38.55	38.55	S 11°44'02" E	1°07'58"
C42	1950.00	115.87	115.87	S 08°58'14" E	2°40'40"
C43	2000.00	115.61	115.59	S 8°59'52" W	3°18'43"
C44	2000.00	14.00	14.00	N 88°15'48" W	0°24'04"
C45	2000.00	14.00	14.00	N 87°15'44" W	0°24'04"
C46	2000.00	32.28	32.28	N 87°11'57" W	0°56'59"
C47	2000.00	33.15	33.15	N 86°15'43" W	0°55'29"
C48	2000.00	71.88	71.88	N 82°10'10" W	1°25'44"
C49	51.00	11.53	11.51	S 08°15'10" E	12°57'14"
C50	65.00	14.70	14.66	N 08°15'10" W	12°57'14"
C51	65.00	15.00	14.97	N 22°27'14" W	15°25'54"
C52	65.00	17.53	17.47	N 22°27'14" W	15°25'54"
C53	61.00	13.75	13.71	S 22°27'14" E	15°25'54"
C54	61.00	13.00	12.97	S 22°27'14" E	15°25'54"
C55	51.00	0.70	0.70	S 15°07'22" E	0°47'10"
C56	20.00	31.42	28.28	N 75°10'41" W	90°00'00"
C57	20.00	31.42	28.28	N 62°49'19" E	90°00'00"
C58	79.00	9.55	9.55	S 33°38'35" W	6°55'47"
C59	65.00	7.86	7.86	S 33°38'35" W	6°55'47"
C60	38.00	3.96	3.96	N 42°49'15" E	90°00'00"
C61	79.00	0.20	0.20	S 37°02'09" W	0°08'39"
C62	20.00	31.42	28.28	N 75°10'41" W	90°00'00"
C63	20.00	31.42	28.28	N 62°49'19" E	90°00'00"
C64	20.00	31.42	28.23	N 61°59'37" E	89°46'18"
C65	28.00	44.08	39.68	S 68°02'23" W	90°00'00"
C66	20.00	31.42	28.28	S 68°07'14" W	90°00'00"
C67	20.00	29.08	26.58	S 78°31'44" E	83°17'55"
C68	20.00	29.08	26.58	S 34°49'09" W	83°17'55"
C69	65.00	7.60	7.60	S 33°31'44" E	6°42'05"
C70	51.00	5.97	5.96	S 33°31'44" E	6°42'05"
C71	51.00	5.97	5.97	S 22°10'41" E	90°00'00"
C72	20.00	31.42	28.28	S 14°49'19" W	90°00'00"
C73	79.00	21.30	21.24	N 22°27'14" W	15°25'54"
C74	75.00	21.30	21.24	N 22°27'14" W	15°25'54"
C75	51.00	13.75	13.71	S 22°27'14" E	15°25'54"
C76	51.00	6.41	6.41	S 22°27'14" E	17°12'10"
C77	34.00	3.44	3.44	S 12°03'19" E	8°16'44"
C78	79.00	21.99	21.92	S 06°45'20" E	15°56'54"
C79	65.00	18.09	18.03	S 06°45'20" E	15°56'54"
C80	25.00	14.20	14.20	N 39°14'32" W	15°56'54"
C82	25.00	16.26	15.97	N 39°14'32" W	17°15'36"
C83	25.00	16.26	15.97	N 39°14'32" W	17°15'36"
C84	25.00	16.26	15.97	N 25°30'44" W	9°47'59"
C85	25.00	4.28	4.27	N 25°30'44" W	9°47'59"