STATE OF TEXAS COUNTY OF HARRIS We, PARKVIEW ON THE BAYOU, a Texas General Partnership, acting by and through ANTHONY PADUA, MANAGER, being officers EAST END ON THE BAYOU of PARKVIEW ON THE BAYOU, a Texas General Partnership, owner hereinafter referred to as Owners of the 2.071 acre tract described in the above and foregoing map of EAST END ON THE BAYOU SEC 5, do hereby make and establish said subdivision SEC 4 AMENDING PLAT NO 1 and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and 6,593 s. f. is hereby (VOL. 683, PG. 919, H.C.M.R.) hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent dedicated to the public 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 for right—of—way defend the title on the land so dedicated. purposes / Visibility Triangle FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever 23 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' 22 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 EAST END ON THE BAYOU inches (21' 6") in width. SEC 4 PARTIAL REPLAT NO 1 FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever (VOL. 683, PG. 919, H.C.M.R.) 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 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 CATERA, VILLAS (VOL. 597, PG. 192, H.C.M.R.) 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 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; 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, PARKVIEW ON THE BAYOU, a Texas General Partnership has caused these presents to be signed by ANTHONY PADUA, MANAGER, thereunto authorized, this ______day of_______, 2022. 15' x 15' Visibility Triangle BY: PARKVIEW ON THE BAYOU, a Texas General ANTHONY PADUA RESERVE A BEFORE ME, the undersigned authority, on this day personally appeared ANTHONY PADUA, MANAGER, known to be the person 1.9123 ACRES 83,298 S.F. whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed. `_W.B. WALKER UNRESTRICTED GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of ____ SUBDIVISION (VOL. 10, PG. 685,/ H.C.D.R.) Notary Public in and for the State of Texas My Commission Expires: , GEORGE R. LARDIZABAL, am authorized under the laws of the State of Texas to practice the profession of surveying and 10 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. GEORGE R. LARDIZABAL Texas Registration No. 6051 21 PARKVIEW ON THE BAYOU This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of EAST END ON THE BAYOU SEC 5 in conformance with the laws of the State of Texas and the ordinances of the City of Houston as (VOL. 676, PG. 250, H.C.M.R.) shown hereon and authorized the recording of this plat this _____, day of _____, 2022. 341 s. f. is hereby -dedicated to the public $^{\sim}$ for right—of—way purposes 19 Martha L. Stein, Chair or M. Sonny Garza, Vice Chairman 22 18 11 23 Margaret Wallace Brown, AICP, CNU-A PLESS ADDITION (VOL. 2, PG. 580, H.C.D.R.) 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. LIVE OAK GROVE Teneshia Hudspeth (VOL. 676, PG. 218, H.C.M.R.) County Clerk NORTH of Harris County, Texas

- 1. 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.
- 2. 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 height of the visibility triangle shall be 20 feet as measured vertically from the ground.
- 3. 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 0.99989092.
- 4. 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.
- 5. B.L. indicates building line.
- 6. S.S.E. indicates sanitary sewer easement.
- 7. H.C.C.F. indicates Harris County Clerk's File Number.
- 8. R.O.W. indicates right of way.
- 9. H.C.M.R. indicates Harris County Map Records.
- 10. H.C.D.R. indicates Harris County Deed Records.
- 11. F.C. No. indicates file code number.
- 12. If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.
- No land is being established as Private park or dedicated to the public for Park purposes.
- 14. This property is located in Park Sector number 11.

EAST END ON THE BAYOU SEC 5 SUBDIVISION OF 2.071 ACRES BEING A REPLAT OF LOTS 15, 17, 19 AND 21 OF PLESS ADD

0 5' 15' 30' 60' SCALE: 1"= 30'

JOB CODE: PADUA ST CHARLES

02-08-202

FILE: VHA21XXX
DRAWN BY: DJP