

We, PARKVIEW ON THE BAYOU, a Texas General Partnership, acting by and through ANTHONY PADUA, MANAGER, being officers 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 OF THE BAYOU SEC 5, 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 plot 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 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 herein, whereby the aerial easement totals thirty feet (30' 0") in width.

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 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.

BY: _____
ANTHONY PADUA
MANAGER

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

GEORGE R. LARDIZABAL
Texas Registration No. 6051

this _____, day of _____, 2022.

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

Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

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 the intersection. This once 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 herein 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 0.9998092.
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 fences and paneled wooden fences along the perimeter of easements and 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 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 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.
13. No land is being established as Private park or dedicated to the public for Park purposes.
14. This property is located in Park Section number 11.

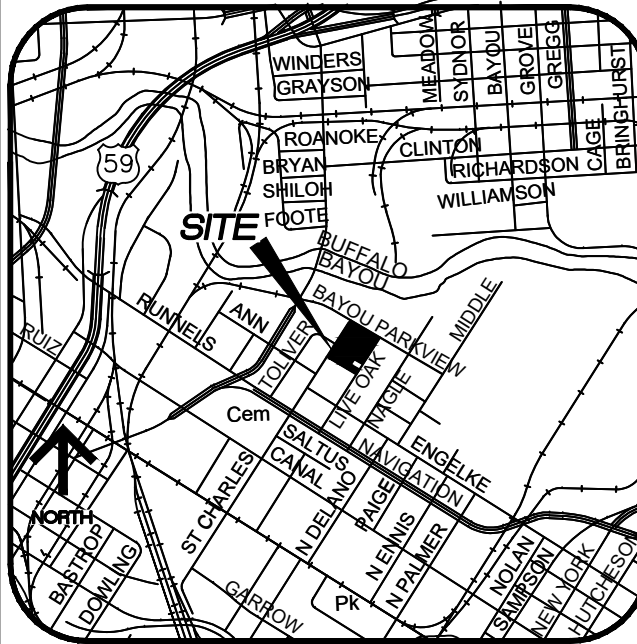
EAST END ON THE BAYOU SEC 5

A SUBDIVISION OF 2.071 ACRES BEING A REPLAT OF LOTS 15, 17, 19 AND 21 OF PLESS ADDITION (VOL. 2, PG. 580, H.C.D.R.), AND ALSO BEING OUT OF LOT 70 OF THE SUBDIVISION OF THE SAMUEL M. WILLIAMS SURVEY (VOL. 0, PG. 401, H.C.D.R.) CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

1 BLOCK AND 1 RESERVE, TOTALING 1.9123 ACRES.

REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE

OWNER: PARKVIEW ON THE BAYOU, A TEXAS GENERAL PARTNERSHIP
SURVEYOR: GGC SURVEY, PLLC



JOB CODE: PADUA ST CHARLES

FILE: VHA21XXX

DRAWN BY: DJP

DATE: 02-08-2021