

STATE OF TEXAS §  
COUNTY OF HARRIS §

WE, QUALITY OCEAN, LLC, dba HP STORAGE, owner, acting by and through YUYANG FU, MANAGER, hereinafter referred to as Owners of the 13.9441-acre tract described in the above and foregoing map of QUALITY OCEAN CYPRESS, 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, 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 the 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 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 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 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, QUALITY OCEAN, LLC, has caused these presents to be signed by YUYANG FU, this \_\_\_\_\_ day of NOVEMBER 2022.

By: \_\_\_\_\_  
YUYANG FU, MANAGER,  
QUALITY OCEAN, LLC

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared YUYANG FU, known to me to be the persons whose name is subscribed to the foregoing instruments and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL, this \_\_\_\_\_ day of NOVEMBER 2022.

Notary Public in and for the State of Texas

Seal

Print Name: (Affix Notary Seal)

My Commission expires on:  
\_\_\_\_\_, 20\_\_\_\_

I, GEORG LARDIZABAL, a Registered Professional Land Surveyor, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; 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 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, (central or south central) zone.

GEORG LARDIZABAL, R.P.L.S.  
Texas Registration No. 6051



NOTES:

- 1 - 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.
- 2 - ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE- SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 3 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.9999431837.
- 4 - THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN "REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE."
- 5 - SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE SUBMITTED TO HARRIS COUNTY FLOOD CONTROL DISTRICT AND HARRIS COUNTY ENGINEERING DEPARTMENT.
- 6 - SINGLE FAMILY RESIDENTIAL STRUCTURES ARE NOT ALLOWED ON UNRESTRICTED RESERVES PER CITY OF HOUSTON CHAPTER 42 ORDINANCE.
- 7 - 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

This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat and subdivision of QUALITY OCEAN CYPRESS 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 Chair

By: \_\_\_\_\_  
Margaret Wallace Brown, AICP, CNU-A  
Secretary

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.  
County Engineer

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

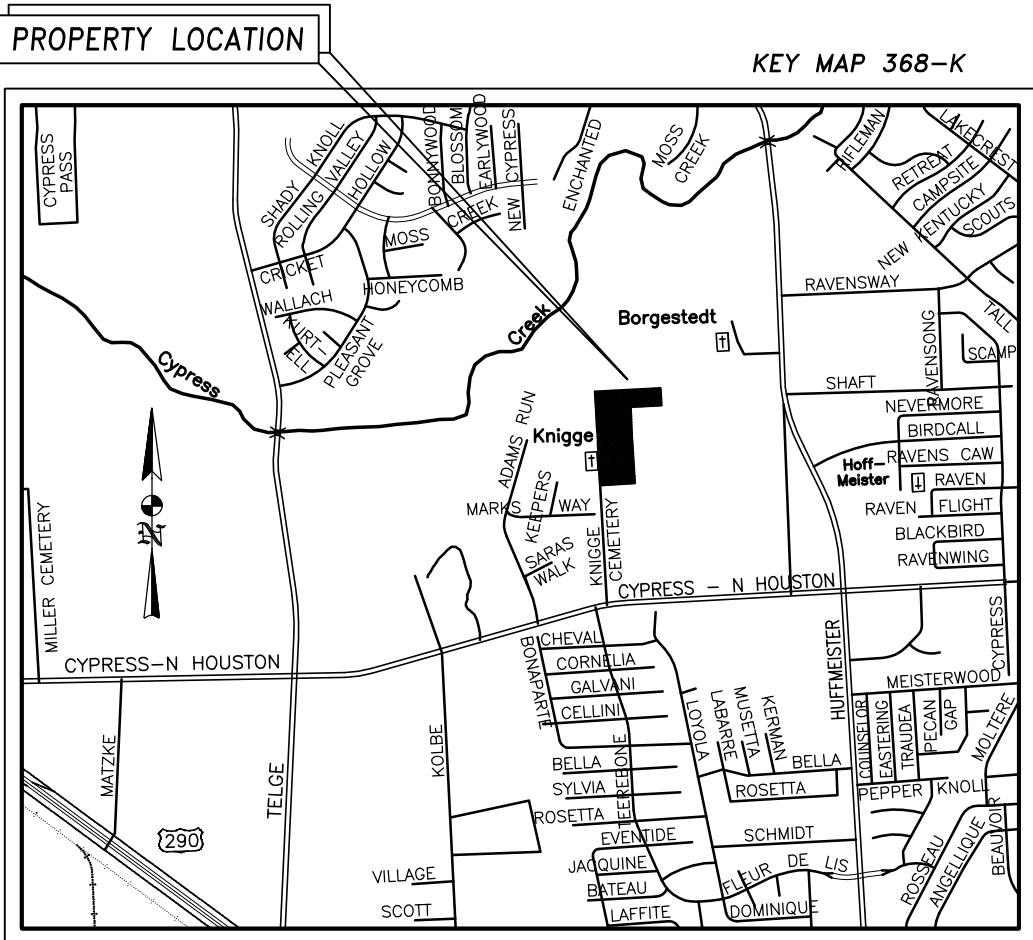
By: \_\_\_\_\_  
Deputy

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



VICINITY MAP  
N.T.S.

QUALITY OCEAN CYPRESS

A SUBDIVISION OF 13.9441 ACRES OF LAND  
SITUATED IN THE ALEXANDER BURNETT  
SURVEY, ABSTRACT NUMBER 109

11 LOTS    2 BLOCKS    5 RESERVES

OWNER:  
QUALITY OCEAN, LLC  
6140 N. Sam Houston Parkway W.  
Houston, Texas, 77066

DATE: August 4, 2022

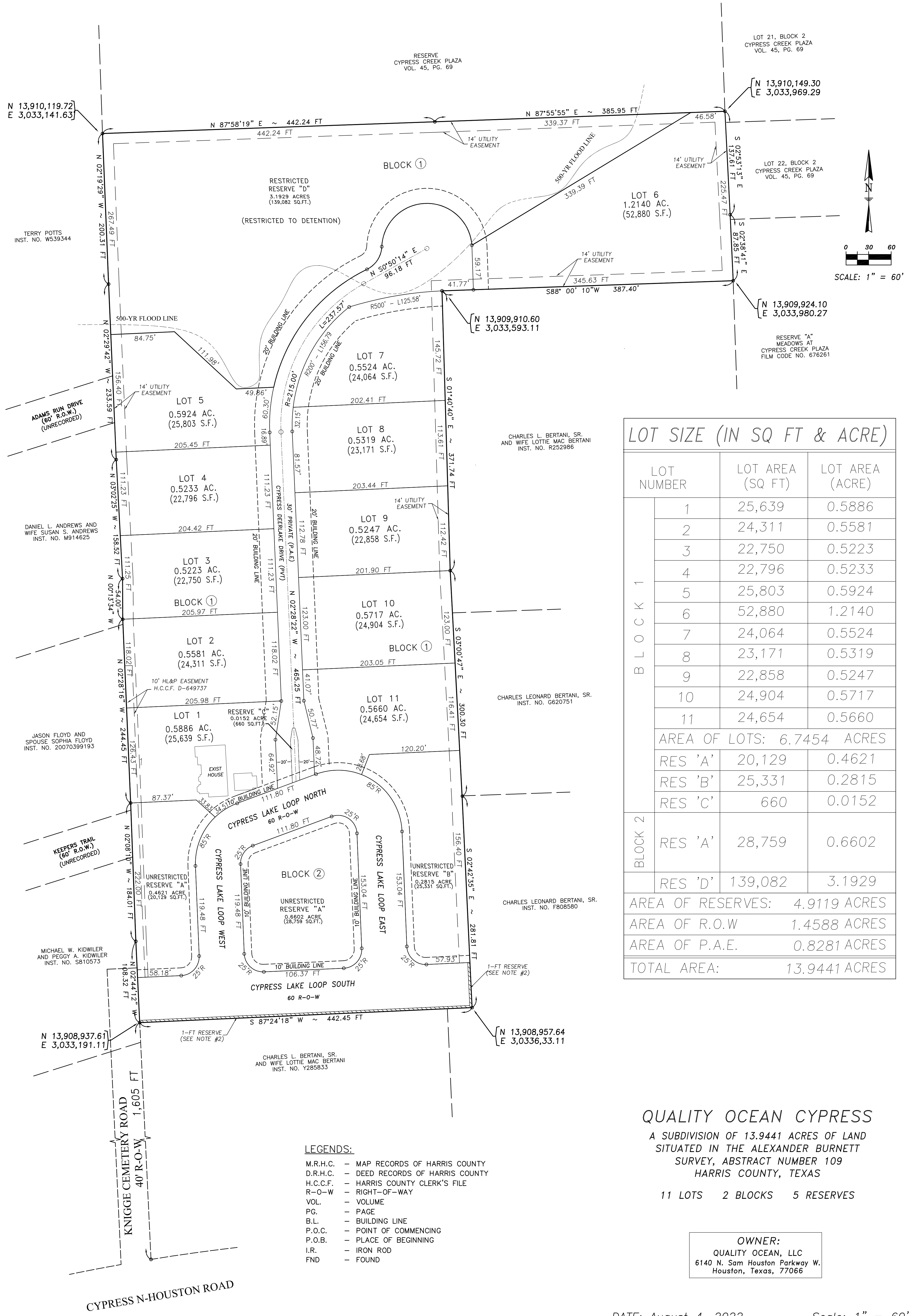
Scale: None

**HRS**and Associates, LLC

Civil, Traffic Engineering, and Consulting

8318 Ivan Reid Drive  
Houston, Texas  
77040-1509

Tel: (713) 466-9776  
Fax: (832) 328-7121  
E-mail: hrsassociates@aol.com



LOT SIZE (IN SQ FT & ACRE)

LOT NUMBER	LOT AREA (SQ FT)	LOT AREA (ACRE)
BLOCK 1	1	25,639 0.5886
	2	24,311 0.5581
	3	22,750 0.5223
	4	22,796 0.5233
	5	25,803 0.5924
	6	52,880 1.2140
	7	24,064 0.5524
	8	23,171 0.5319
	9	22,858 0.5247
	10	24,904 0.5717
	11	24,654 0.5660
AREA OF LOTS: 6.7454 ACRES		
RES 'A'	20,129	0.4621
RES 'B'	25,331	0.2815
RES 'C'	660	0.0152
BLOCK 2	RES 'A'	28,759 0.6602
	RES 'D'	139,082 3.1929
AREA OF RESERVES: 4.9119 ACRES		
AREA OF R.O.W 1.4588 ACRES		
AREA OF P.A.E. 0.8281 ACRES		
TOTAL AREA: 13.9441 ACRES		

QUALITY OCEAN CYPRESS

A SUBDIVISION OF 13.9441 ACRES OF LAND  
SITUATED IN THE ALEXANDER BURNETT  
SURVEY, ABSTRACT NUMBER 109  
HARRIS COUNTY, TEXAS

11 LOTS 2 BLOCKS 5 RESERVES

OWNER:  
QUALITY OCEAN, LLC  
6140 N. Sam Houston Parkway W.  
Houston, Texas, 77066

DATE: August 4, 2022 Scale: 1" = 60'

**HRS**and Associates, LLC

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