

WE, STEVE DEEB AND ALEX LEYB, HEREINAFTER REFERRED TO AS OWNERS OF THE 0.2663 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF GARDENDALE HILL ESTATES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT 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, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON 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 PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN (10') FOR TEN FEET (10.0') BACK-TO-BACK GROUND EASEMENTS, OR EIGHT (8') 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 DESIGNED 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, ROOD, ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLOT 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, PLANTINGS OR 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 THESE EASEMENTS EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

WITNESS OUR HANDS IN THE CITY OF HOUSTON, TEXAS, THIS ____ DAY OF _____, 2022.

COUNTY OF HARRIS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

BY _____

THT BLESSINGS INC. SOLO 401K (ROTH)

X: _____
DAVID R. STRICKLAND, RPLS
TEXAS REGISTRATION NO. 5124

BY: MARTHA L. STEIN, CHAIR

BY: MARGARET WALLACE BROWN
AICP, CNU-A, SECRETARY

OR

BY: M. SONNY GARZA, VICE CHAIRMAN

I, TENESHA 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 _____, 20____, AT _____ O'CLOCK _____, AND DULY RECORDED ON _____, 20____, AT _____ O'CLOCK _____, 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

1. 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 FREESTANDING 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.

2. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (AT.), 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.

3. THE COORDINATES SHOWN HEREON ARE GRID AND REFERENCED SOUTH CENTRAL ZONE NO.4204 STATE PLANE COORDINATES N, MAY BE CONVERTED TO SURFACE BY APPLYING THE COMBINED 0.999898604.

4. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SE UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED;

5. LOTS 1 THROUGH 5, BLOCK 1 ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USES.

6. BUILDING COVERAGE IS LIMITED TO 60% OF THE AREA OF EACH LOT.

7. AT LEAST 150 S.F. OF PERMEABLE AREA IS REQUIRED FOR LOT, 750 S.F. PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION.

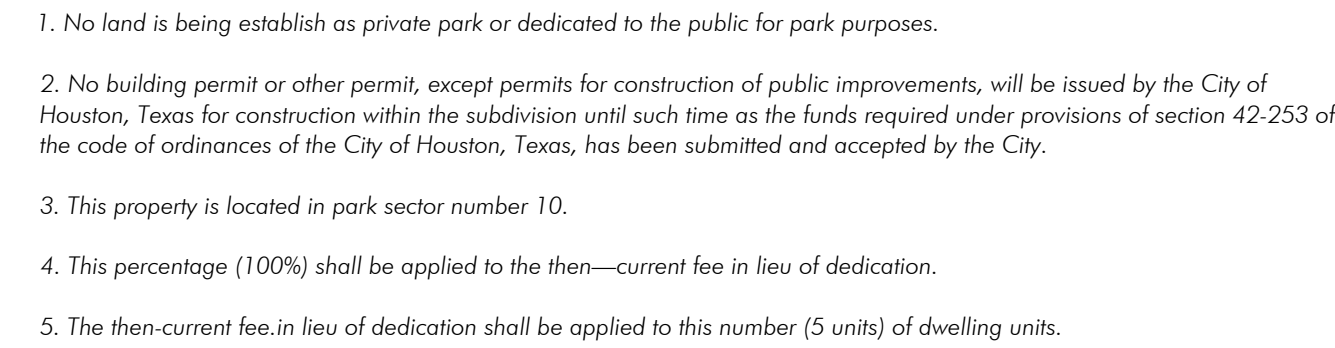
8. THIS SUBDIVISION CONTAINS ONE OR MORE SHARED DRIVEWAYS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER, 10-AL GOVERNMENT AGENCY AS PUBLIC RIGHTS—OF—WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY SHARED DRIVEWAYS WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

9. ALL LOTS IN THE SUBDIVISION HAVE ADEQUATE WASTE WATER COLLECTION SERVICE.

10. AERIAL WIRELESS TELEPHONY AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND
ASBEST 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 OR
DOWN LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE
PROPERTY OWNER'S EXPENSE SHOULD THEY BE ON OBSTRUCTION. PUBLIC UTILITIES
MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT
GENERALLY WILL NOT REPLACE WITH NEW FENCING.

11. LOTS WITHIN THIS DEVELOPMENT ARE NOT ELIGIBLE FOR CITY OF HOUSTON SOLID WASTE PICKUP. ANY HOA AGREEMENT PREPARED FOR THIS SUBDIVISION SHOULD INCLUDE NOTICE TO PROPERTY OWNERS OF THEIR INELIGIBILITY. (SWD)

12. VEHICULAR ACCESS TO EACH LOT IS PROVIDED FOR BY A SHARED DRIVEWAY ONLY.



a Number of existing Dwelling Units (DU)	(0)
<input checked="" type="checkbox"/> / hereby certify that the information provided herein is true....	
b Number of proposed (DU)	(5)
c Incremental Number of DU	(5)

Density Table		
No. of dwellings	Gross area	Density
5 units	0.2663	18.78

The number of single family residential dwelling units that can be constructed within the proposed subdivision does not exceed an equivalent density of 27 units to the gross acre of land within the boundaries of the subdivision plat.

Lot No.	Lot area.	Max. first floor building foot print	Maximum coverage
1	2,350.00 S.F.	1,410.00 S.F.	60%
2	2,250.00 S.F.	1,350.00 S.F.	60%
3	2,250.00 S.F.	1,350.00 S.F.	60%
4	2,250.00 S.F.	1,350.00 S.F.	60%
5	2,275.00 S.F.	1,365.00 S.F.	60%

A SUBDIVISION OF 0.2663 ACRES (11,600.00 SQUARE FEET) BEING THE WEST ONE-HALF (W. 1/2) OF LOT SIX (6), OF CENTRAL GARDENS, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 725, PAGE 267 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

5 LOTS 1 BLOCK
REASON FOR REPLAT: TO CREATE THREE (5)
SINGLE-FAMILY RESIDENTIAL LOTS

OWNER:

STEVE DEEB AND
ALEX LYOS
5714 GARDENDALE DR
HOUSTON TX 77092-7016

SURVEYOR:

DAVE STRICKLAND, RPLS
LAND CONSULTING
281-705-4297
FIRM NO. 10194325