

STATE OF TEXAS
COUNTY OF HARRIS

We, Lung-Hui Huang and Cho Pi-Ling Huang, Owners, hereinafter referred to as Owners of the 15.3146 acre tract described in the above and foregoing map of BOUDREAUX PLAZA REPLAT NO 1, 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 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 on 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 foot, 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 on 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 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 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 when 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.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

WITNESS our hand in Harris County, Texas, this ____ day of _____, 2022.

By: _____ or By: _____
Lung-Hui Huang, Owner Cho Pi-Ling Huang, Owner

STATE OF TEXAS
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BEFORE ME, the undersigned authority, on this day personally appeared Lung-Hui Huang and Cho Pi-Ling Huang, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged 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
My Commission expires:

We, Long Beach Mortgage Company, a Corporation, owner and holder of a lien against the property described in the plat known as BOUDREAUX PLAZA REPLAT NO 1, said lien being evidenced by instrument of record in the Clerk's File No. W591964 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and We hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: _____
Print Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, _____, a Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged 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
My Commission expires:

I, Harry H. Hovis IV, 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 objects of a 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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"
Harry H. Hovis IV
Texas Registration No. 4827

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of BOUDREAUX PLAZA REPLAT NO 1 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: _____ or By: _____
Martha L. Stein M. Sonny Garza
Chair Vice Chairman
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, Tenshesia 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.

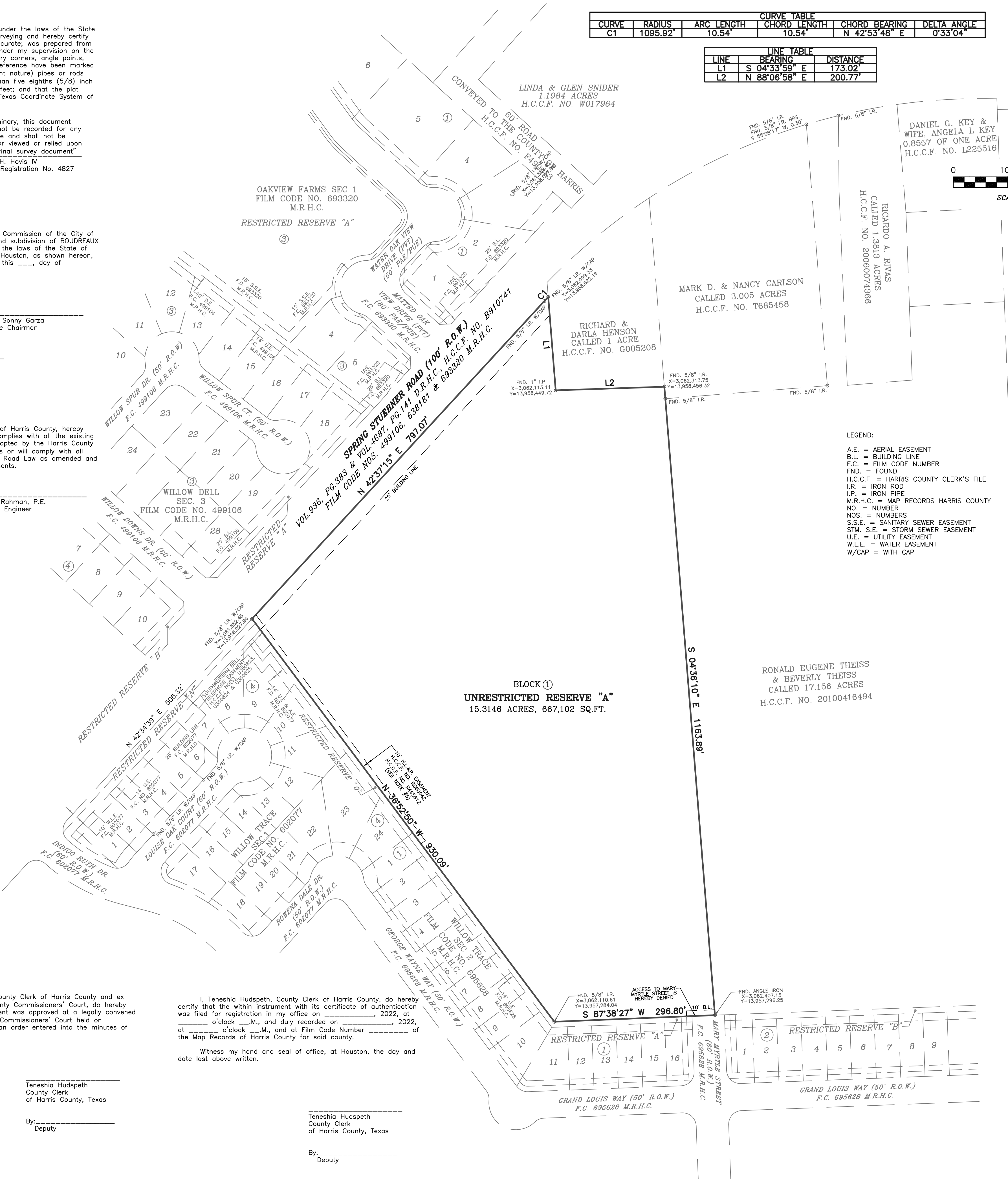
Tenshesia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

Tenshesia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

01086110B.DWG



BOUDREAUX PLAZA REPLAT NO 1

A SUBDIVISION OF 15.3146 ACRES OF
LAND BEING A REPLAT OF
RESTRICTED RESERVE "A",
RESTRICTED RESERVE "B" AND LOT
1, BLOCK 1 OF BOUDREAUX PLAZA,
FILM CODE NO. 638181 M.R.H.C.
SITUATED IN THE JAMES McGEE
SURVEY, ABSTRACT NO 588, HARRIS
COUNTY, TEXAS

1 RESERVE, 1 BLOCK

REASON FOR THE REPLAT: TO CREATE
ONE UNRESTRICTED RESERVE

OWNER:
LUNG-HUI HUANG & CHO PI-LING HUANG

PREPARED BY:

H HOVIS
S SURVEYING
C COMPANY
Land Surveys - Computer Mapping
Acreage - Residential - Industrial - Commercial
5000 Cabbage - Spring, Texas 77379
(281) 320-9591 hovis@hovissurveying.com
Texas Firm Registration No. 10030400

DATE: JULY 2022 SCALE: 1" = 100' JOB NO. 01-086-101

HSC 03523-E