

STATE OF TEXAS
COUNTY OF TEXAS

We, 314 W Bell Flats, LLC, a Texas limited liability company, acting by and through Craig Weinstock, president, being officers of 314 W Bell Flats, LLC, a Texas limited liability company, owner hereinafter referred to as Owners (whether one or more) of the 0.4895 acre tract described in the above and foregoing map of RIVERSIDE TERRACE SEC 6 PARTIAL REPLAT NO 2, 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 an additional eleven feet, six inches (11' 0") 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 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 bound hereby 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.

IN TESTIMONY WHEREOF, the 314 W Bell Flats, LLC, a Texas limited liability company has caused these presents to be signed by Craig Weinstock, its president, thereunto authorized, this _____ day of _____, 20_____.

314 W Bell Flats, LLC, a Texas limited liability company

By: _____
Craig Weinstock, president

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Craig Weinstock, 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 and, in the capacity, therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20_____.

Notary Public in and for the State of Texas
Print Name _____

My Commission expires: _____

I, Fred W. Lawton, 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 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.



Fred W. Lawton
Texas Registration No. 2321

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of RIVERSIDE TERRACE SEC 6 PARTIAL REPLAT NO 2 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 (or instrument when appropriate) this _____ day of _____, 20_____.

By: Martha L. Stien (or) M. Sonny Garza Title Chair or Vice Chairman
By: Margaret Wallace Brown, AICP, CNU-A Secretary

I, Tenneshia 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 ____M., and duly recorded on _____, 20____, 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.

Tenneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

CURVE TABLE				
C#	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	242.55'	16°02'41"	67.92'	S 53°51'51" E

LINE TABLE		
L#	BEARING	DISTANCE
L1	N 53°20'28" W	9.58'
L2	N 19°37'29" W	35.33'

CITY OF HOUSTON
FIRST PARCEL
VOL. 869, PG. 33, H.C.D.R.

RESTRICTED RESERVE "A"
BLOCK 1
CALLED 2,000 ACRES
HERMANN PARK PLAZA
FILM CODE NO. 654222, H.C.M.R.

CITY OF HOUSTON
SECOND PARCEL
VOL. 869, PG. 33, H.C.D.R.

FND 5/8" I.R. BEARS
N 44°10' E 5.56'
SET 5/8" CIR STS
N:13825743.08
E:3117245.31

SET 5/8" CIR STS
N:13825708.44
E:3117309.56

FND 5/8" I.R. BEARS
N 53°25' E 2.57'
FND 5/8" I.R. BEARS
S 87°27' W 0.81'
SET 5/8" CIR STS
N:13825668.52
E:3117364.24

BLOCK 1
UNRESTRICTED RESERVE "A"
0.4895 ACRES
(21,321 SQ. FT.)

POINT IN CREEK
N:13825616.46
E:3117167.90

POINT IN CREEK
N:13825541.07
E:3117177.68

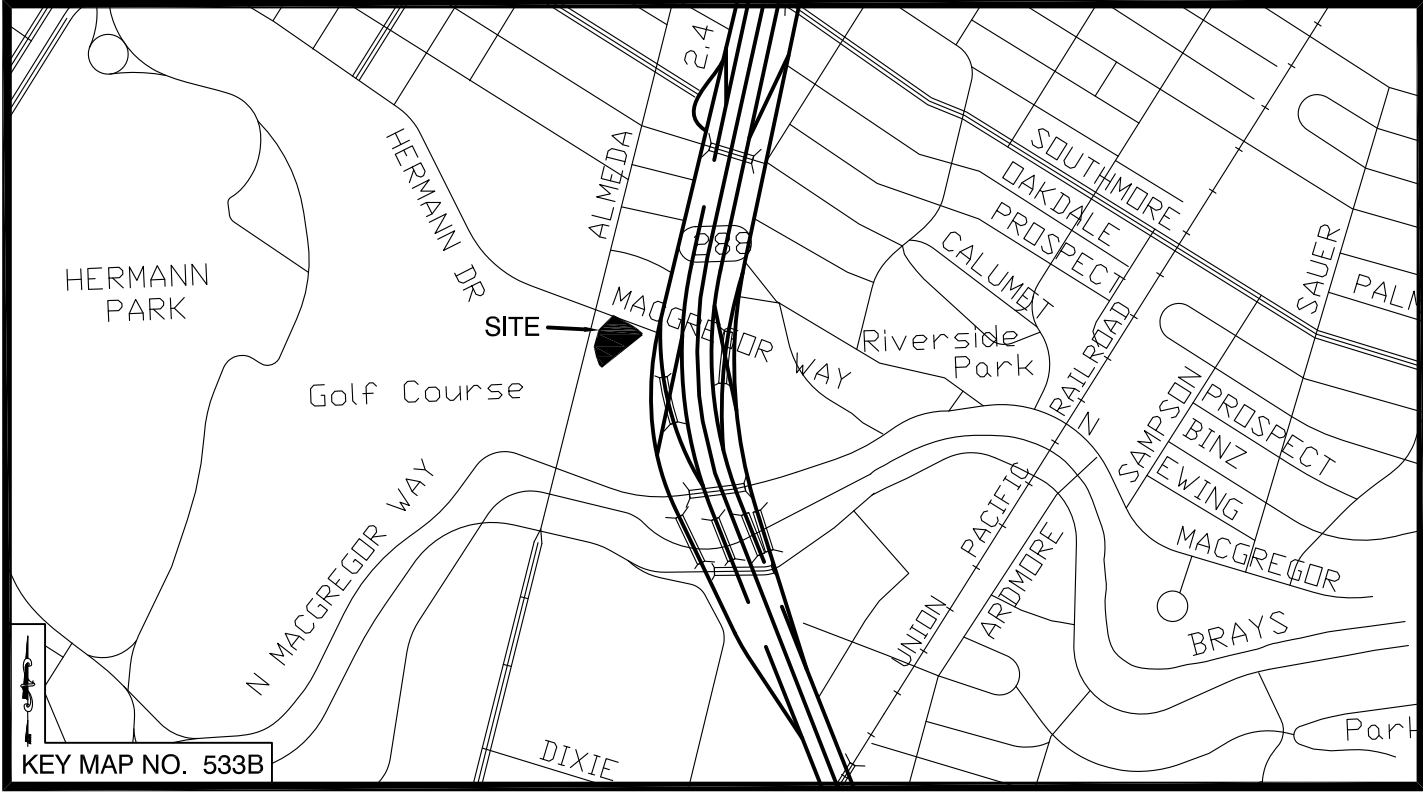
POINT IN CREEK
N:13825535.35
E:3117197.24

APPROX. LOCATION
OF 10' LOT
& 10' LOT
EXP. EASEMENT
H.C.M.R.

REMAINDER OF LOT 2
H.C.C.F. NO. F177997

BLOCK 36
RIVERSIDE TERRACE
SECTION 6
VOL. 9, PG. 75, H.C.M.R.

REMAINDER OF LOT 3
H.C.C.F. NO. F177997



VICINITY MAP
NOT TO SCALE
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND:
SQ. FT. - SQUARE FEET
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT-OF-WAY
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
H.C.M.R. - HARRIS COUNTY MAP RECORDS
VOL. - VOLUME
PG. - PAGE
FND - FOUND
IP - IRON PIPE
IR - IRON ROD
CIR - CAPPED IRON ROD
STS - STAMPED SOUTH TEXAS SURVEYING

- NOTES:
- 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.
 - The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale 0.9998878348510.
 - 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.
 - If this plat is proposed to be a 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.
 - This property is located in Park Sector Number 13.

RIVERSIDE TERRACE SEC 6
PARTIAL REPLAT NO 2

1 BLOCK, 1 UNRESTRICTED RESERVE

A SUBDIVISION OF 0.4895 ACRES (21,321 SQ.FT.) OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK 36, RIVERSIDE TERRACE, SECTION 6, HARRIS COUNTY, TEXAS, ACCORDING TO THE AMENDED MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR PLAT:
TO CREATE 1 UNRESTRICTED RESERVE AND
REDUCE BUILDING LINE
SCALE: 1"= 20' DATE: 2/2022

OWNER: 314 W BELL FLATS LLC, A TEXAS
LIMITED LIABILITY COMPANY
ADDRESS: 647 ELECTRA DRIVE
HOUSTON, TEXAS 77079



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400