

STATE OF TEXAS
COUNTY OF HARRIS

We, The Pruitt Company, Inc., a Texas corporation, acting by and through DM Edwards, Chief Executive Officer, being an officer of The Pruitt Company, Inc., a Texas corporation, owner, hereinafter referred to as Owners (whether one or more) of the 0.5699 acre tract described in the above and foregoing map of **EADO CANAL DEVELOPMENT**, 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' 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 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 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 or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, The Pruitt Company, Inc., a Texas corporation, has caused these presents to be signed by DM Edwards, its Chief Executive Officer, thereunto authorized, this

_____ day of _____, 2021.

The Pruitt Company, Inc.,
a Texas corporation

By: _____
DM Edwards, Chief Executive Officer

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared DM Edwards, 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 the _____ day of _____, 2021, A.D.

Notary Public in and for
the State of _____

Printed Name of Notary / Expires

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, Damian M. Jagers, 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.

Damian M. Jagers
Registered Professional Land Surveyor
State of Texas No. 4269

Date

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of **EADO CANAL DEVELOPMENT** 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 _____, 2021.

By: _____ OR _____
Martha L. Stein M. Sonny Garza
Chair Vice Chair

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

GENERAL NOTES

1) Abbreviations, unless otherwise stated, are as follows:

- B.L. - Building Line
- C.M. - Control Monument
- D.C.L. - Directional Control Line
- D.E. - Drainage Easement
- DOC - Document
- ESMT - Easement
- FND - Found
- H.C.C.F. - Harris County Clerk's File
- H.C.D.R. - Harris County Deed Records
- H.C.M.R. - Harris County Map Records
- IP - Iron Pipe
- IR - Iron Rod
- IRC - Iron Rod Capped
- NO. - Number
- PG. - Page
- R.O.W. - Right-of-Way
- SQ.FT. - Square Feet
- U.E. - Utility Easement
- VOL. - Volume

2) The bearings and grid coordinates shown hereon 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 - 0.99989317.

3) 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 lot 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 wood fences back up, but generally will not replace with new fencing.

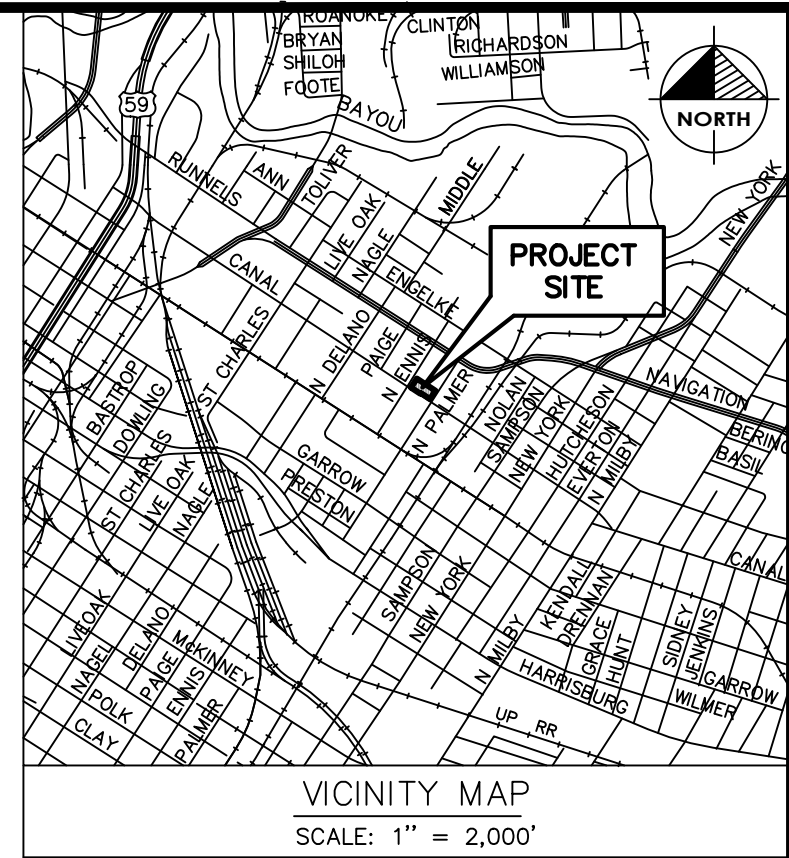
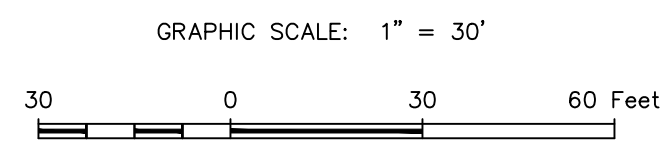
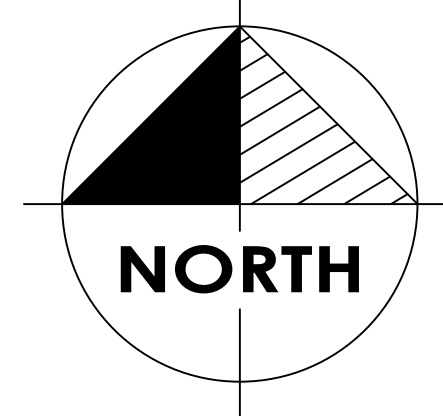
4) Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.

5) If this plat is proposed to be multifamily 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.

6) The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

7) This property is located in Park Sector Number 11.

8) The Planning Commission granted variances to allow 13' and 18' building setback lines along Canal Street subject to specific conditions on 08/19/2021. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.



I, Teneshia Hudspeth, County Clerk of Harris County, Texas, 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 of Film Code No. _____ 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.

By: _____
Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

EADO CANAL DEVELOPMENT

A SUBDIVISION OF 0.5765 AC. / 251,14 SQ. FT. OF LAND,
BEING ALL OF LOTS 9, 10, 11 AND 12, BLOCK 2, LOCKART ADDITION,
RECORDED IN VOL. 69, PG. 96, OF THE HARRIS COUNTY DEED RECORDS,
CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

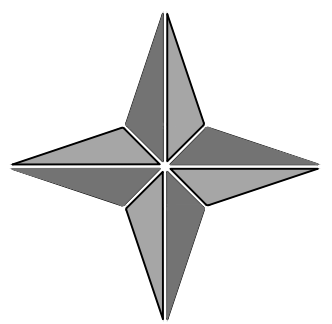
1 BLOCK 1 RESERVE

AUGUST 2021

Owners
The Pruitt Company, Inc.,
a Texas corporation

3600 Jill Circle
Tyler, TX 75701

Surveyor



INTERLAND
SURVEYING | MAPPING

401 STUDEWOOD, STE. 309 TEL: (713) 880-0516
HOUSTON, TEXAS 77007 FIRM NO. 10194129
WWW.INTERLANDSURVEY.NET

Prepared By



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Houston, TX 77007