STATE OF TEXAS

COUNTY OF HARRIS

We, WOODMERE DEVELOPMENT CO., LTD., a Texas limited partnership, acting by and through, AARON ALFORD, VICE PRESIDENT LAND and DEVELOPMENT, being an officer of WOODMERE G.P., L.L.C., a Texas limited liability company, its GENERAL PARTNER, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 10.272 acre tract described in the above and foregoing map of CHAMPIONS OAK SEC 4, 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 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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 do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements, shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors, and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private streets or permanent access easements.

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, the WOODMERE DEVELOPMENT CO., LTD., a Texas limited partnership, acting by and through WOODMERE G.P., L.L.C., a Texas limited liability company, ITS GENERAL PARTNER, has caused these presents to be signed by AARON ALFORD, its VICE PRESIDENT LAND and DEVELOPMENT, thereunto authorized, this _____ day of_____,2022.

WOODMERE DEVELOPMENT CO., LTD.,
a Texas limited partnership

By: WOODMERE G.P., L.L.C.
a Texas limited liability company,
its General Partner

By: _____
AARON ALFORD,
Vice President Land and Development

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared AARON ALFORD, Vice President Land and Development, known to me to be the person(s) whose name(s) is/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: _____

I, Douglas W. Turner, 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.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

_____
Douglas W. Turner, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 3988

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of CHAMPIONS OAK SEC 4 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 _____, 2022.

By: _____ or **By: _____**
Martha L. Stein — **Chair** | **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

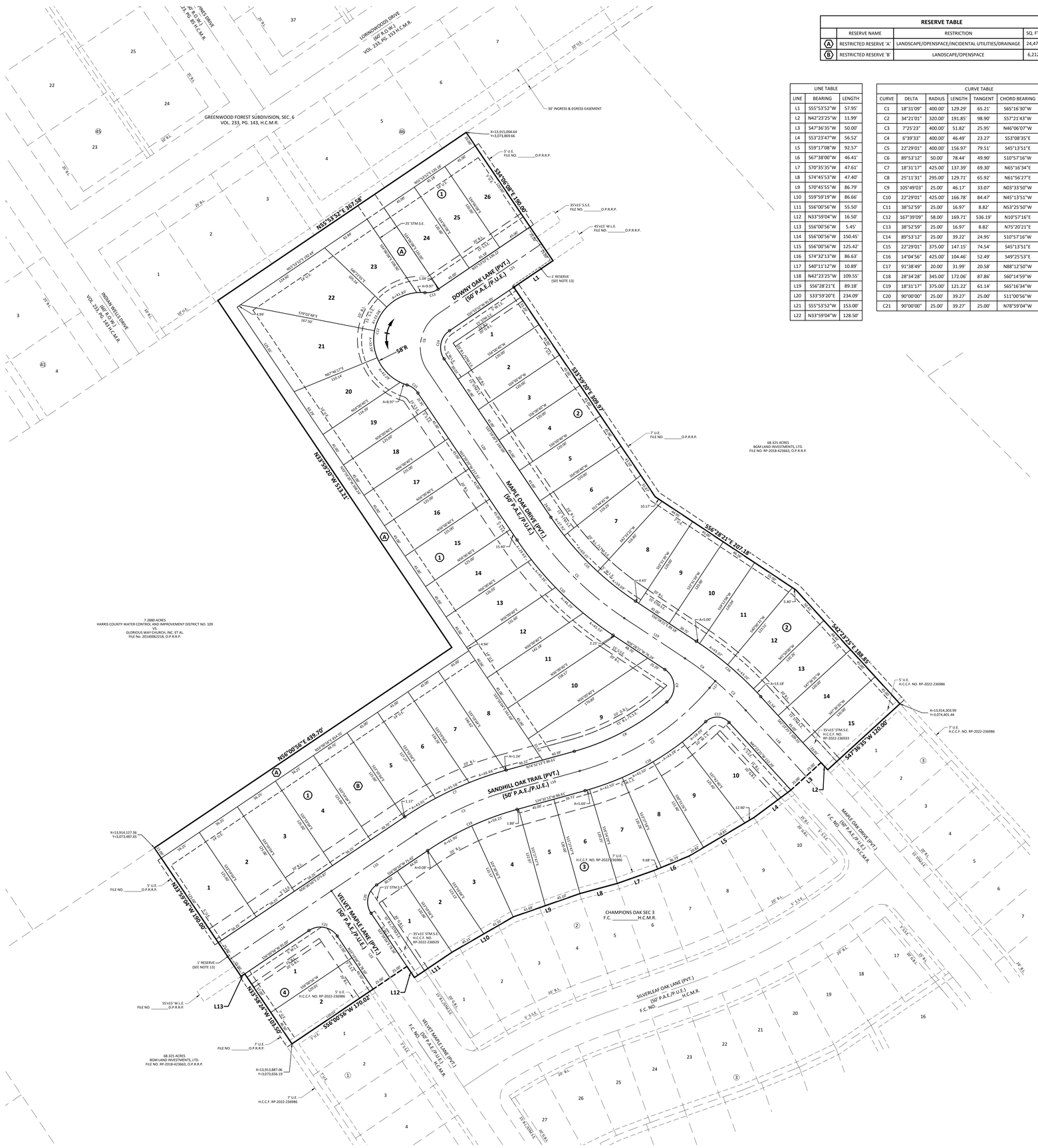
By: _____
Deputy

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

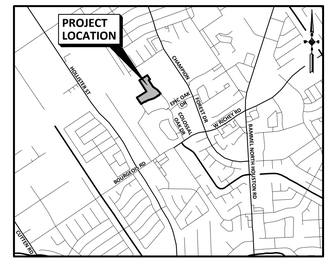
By: _____
Deputy



RESERVE TABLE				
	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
A	RESTRICTED RESERVE 'A'	LANDSCAPE/OPENSPACE/INCIDENTAL UTILITIES/DRAINAGE	24,473	0.562
B	RESTRICTED RESERVE 'B'	LANDSCAPE/OPENSPACE	6,212	0.143

LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°53'52"W	57.95'
L2	N42°23'25"W	11.99'
L3	S47°36'35"W	50.00'
L4	S53°23'47"W	56.52'
L5	S59°17'08"W	92.57'
L6	S67°38'00"W	46.41'
L7	S70°35'35"W	47.61'
L8	S74°45'53"W	47.40'
L9	S70°45'55"W	86.79'
L10	S59°59'19"W	86.66'
L11	S56°00'56"W	55.50'
L12	N33°59'04"W	16.50'
L13	S56°00'56"W	5.45'
L14	S56°00'56"W	150.45'
L15	S56°00'56"W	125.42'
L16	S74°32'13"W	86.63'
L17	S40°11'12"W	10.89'
L18	N42°23'25"W	109.55'
L19	S56°28'21"E	89.18'
L20	S33°59'20"E	234.09'
L21	S55°53'52"W	153.00'
L22	N33°59'04"W	128.50'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	18°31'09"	400.00'	129.29'	65.21'	S65°16'30"W	128.73'
C2	34°21'01"	320.00'	191.85'	98.90'	S57°21'43"W	188.99'
C3	7°25'23"	400.00'	51.82'	25.95'	N46°06'07"W	51.79'
C4	6°39'33"	400.00'	46.49'	23.27'	S53°08'35"E	46.46'
C5	22°29'01"	400.00'	156.97'	79.51'	S45°13'51"E	155.96'
C6	89°53'12"	50.00'	78.44'	49.90'	S10°57'16"W	70.64'
C7	18°31'17"	425.00'	137.39'	69.30'	N65°16'34"E	136.79'
C8	25°11'31"	295.00'	129.71'	65.92'	N61°56'27"E	128.66'
C9	105°49'03"	25.00'	46.17'	33.07'	N03°33'50"W	39.88'
C10	22°29'01"	425.00'	166.78'	84.47'	N45°13'51"W	165.71'
C11	38°52'59"	25.00'	16.97'	8.82'	N53°25'50"W	16.64'
C12	167°39'09"	58.00'	169.71'	536.19'	N10°57'16"E	115.33'
C13	38°52'59"	25.00'	16.97'	8.82'	N75°20'21"E	16.64'
C14	89°53'12"	25.00'	39.22'	24.95'	S10°57'16"W	35.32'
C15	22°29'01"	375.00'	147.15'	74.54'	S45°13'51"E	146.21'
C16	14°04'56"	425.00'	104.46'	52.49'	S49°25'53"E	104.19'
C17	91°38'49"	20.00'	31.99'	20.58'	N88°12'50"W	28.69'
C18	28°34'28"	345.00'	172.06'	87.86'	S60°14'59"W	170.28'
C19	18°31'17"	375.00'	121.22'	61.14'	S65°16'34"W	120.70'
C20	90°00'00"	25.00'	39.27'	25.00'	S11°00'56"W	35.36'
C21	90°00'00"	25.00'	39.27'	25.00'	N78°59'04"W	35.36'



VICINITY MAP

N.T.S.

KEY MAP NO. 370 H & 370 M

N W E S

50' 0' 50'

SCALE 1"=50'

NOTES:

1. **B.L. indicates a building line**
   G.B.L. indicates a garage building line
   U.E. indicates a utility easement
   STM.S.E. indicates a storm sewer easement
   W.L.E. indicates a water line easement
   S.S.E. indicates a sanitary sewer easement
   VOL., PG. indicates Volume, Page
   H.C.M.R. indicates Harris County Map Records
   H.C.D.R. indicates Harris County Deed Records
   H.C.C.F. No. indicates Harris County Clerk File Number
   H.C.O.P.R.R.P. indicates Harris County Official Public Records of Real Property
   H.C.F.C.D. indicates Harris County Flood Control District
   O.P.R.O.R.P. indicates Official Public Records of Real Property
   ESMT. indicates Easement
   D.E. indicates a drainage easement
   I.R. indicates an iron rod
   Fnd. indicates found
   U.V.E. indicates unobstructed visibility easement
   P.A.E./P.U.E. indicates Public Access Easement/Public Utility Easement
   PVT. indicates Private
   - ● indicates found 5/8" iron rod (unless otherwise noted)
   - ○ indicates set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)
   - street name change symbol
2. **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 combined scale factor of 1.00013.**
3. **All non-perimeter easements on property lines are centered unless otherwise noted.**
4. **All bearings are based on the Texas Coordinate System of 1983, South Central Zone.**
5. **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.**
6. **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 free-standing 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.**
7. **Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.**
8. **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.**
9. **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.**
10. **Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.**
11. **All lots shall have adequate wastewater collection.**
12. **This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local 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 permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.**
13. **Access is hereby denied along the side or end of P.A.E./P.U.E.'S where such P.A.E./P.U.E.'S abut adjacent acreage until such time as adjoining property is platted.**

CHAMPIONS OAK SEC 4

A SUBDIVISION OF

10.272 ACRES

LOCATED IN

L.A. HARGRAVE SURVEY, A-999
AND B. HARRINGTON SURVEY, A-998
HARRIS COUNTY, TEXAS

53 LOTS 4 BLOCK 2 RESERVES

OWNER: WOODMERE DEVELOPMENT CO., LTD.
A TEXAS LIMITED PARTNERSHIP
15915 KATY FREEWAY, STE. 405, HOUSTON, TEXAS 77094

ENGINEER: IDS Engineering Group
13430 NW. Freeway
Suite 700
Houston, Tx. 77040
713.462.3178
TxEng Firm 2726
TxSurv Firm 10110700

JUNE 2022 IDS PROJECT No 0909-163-01

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