

STATE OF TEXAS

COUNTY OF HARRIS

We, FOREST FINANCIAL, LTD, acting by and through Micheal Casey, Managing Member, being officer of FOREST FINANCIAL, LTD, owner hereinafter referred to as Owners of the 0.4414 acre tract described in the above and foregoing map of LEXINGTON PLACE, 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 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 hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, the FOREST FINANCIAL, LTD, has caused these presents to be signed by Micheal Casey, Managing Member, thereunto authorized, this day of 2024.

FOREST FINANCIAL, LTD

by: Micheal Casey, Managing Member

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Micheal Casey, 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 2024.

Notary Public in and for the State of Texas
Print Name:
My Commission expires:

I, Tenshia 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.

Tenshia Hudspeth
County Clerk
Of Harris County, Texas

By: Deputy

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of LEXINGTON PLACE 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 2024.

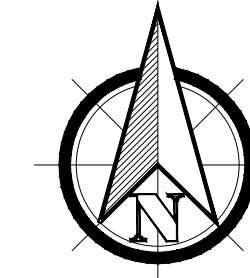
By: Martha L. Stein Chair Or M. Sonny Garza Vice-Chairman

By: Jennifer Ostlind Secretary

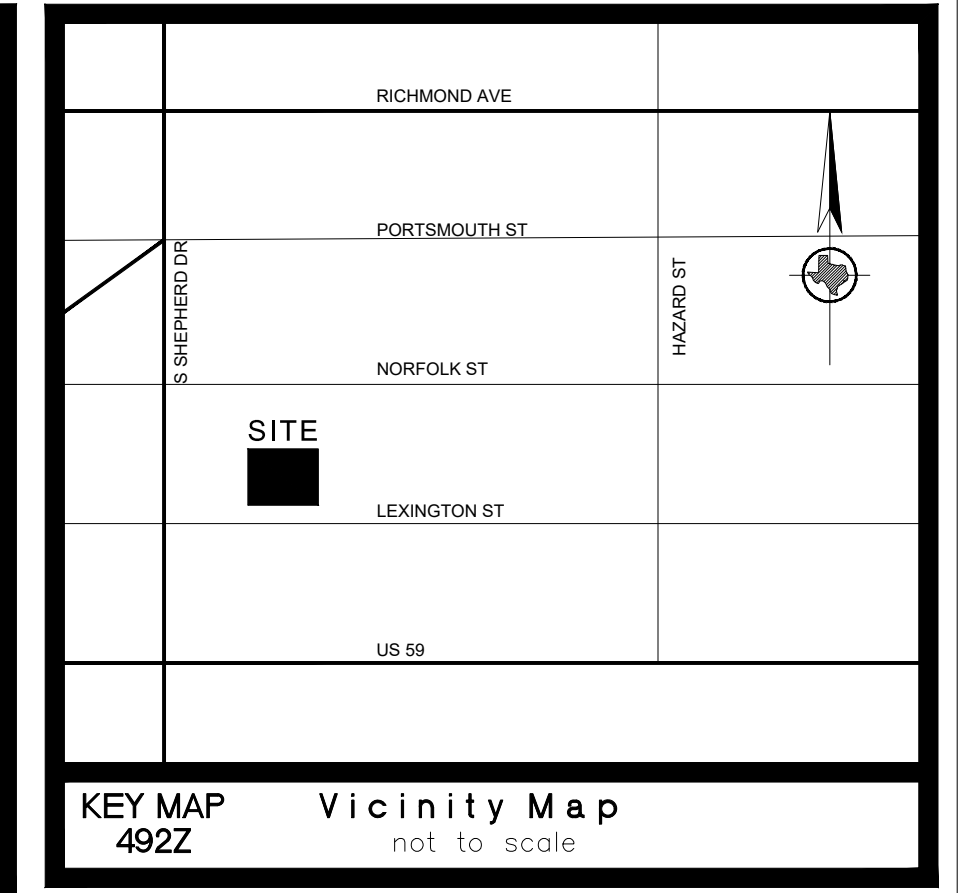


Daniel W. Goodale
Texas Registration No. 4919

I, Daniel W. Goodale, 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.



SCALE: 1"=20'

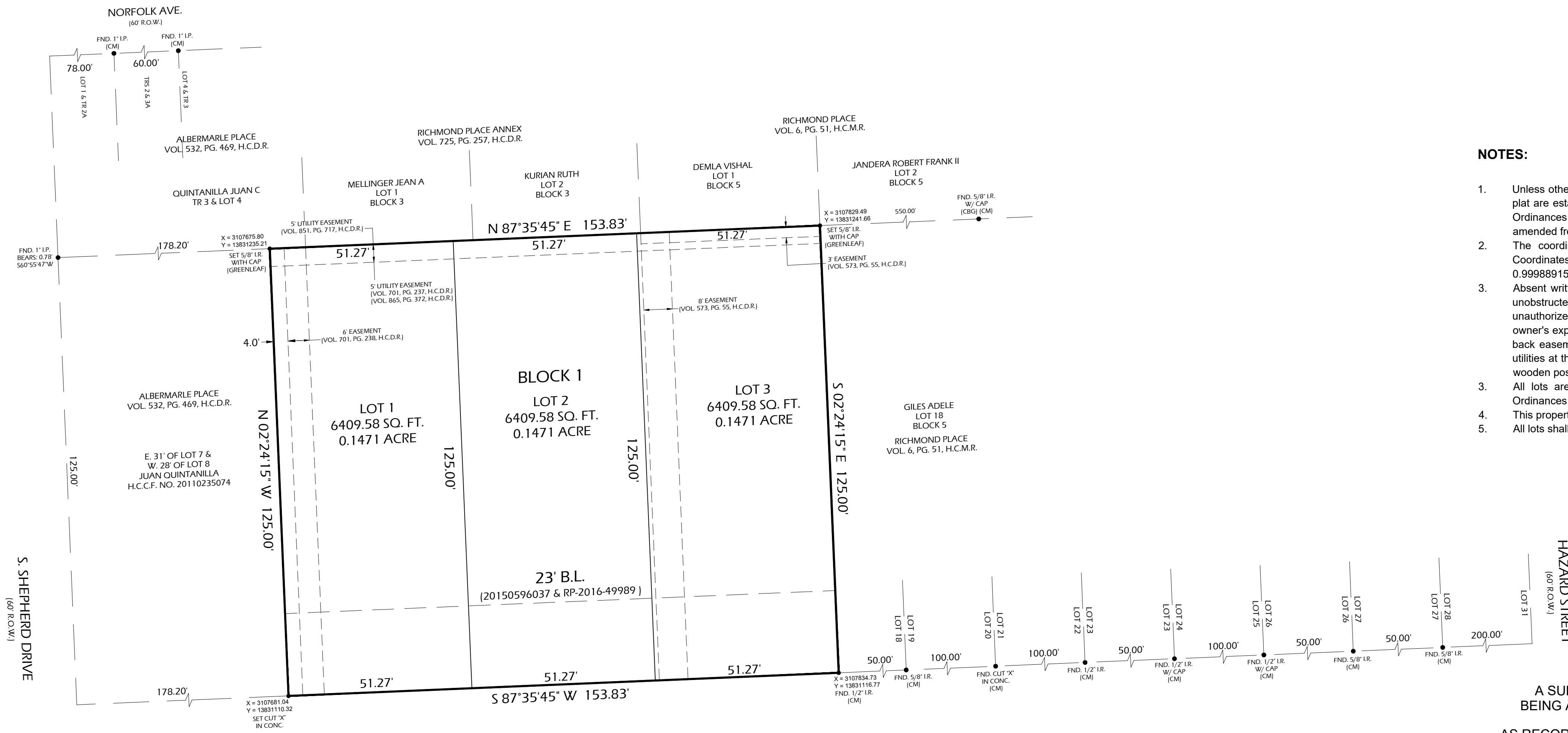


LEGEND:

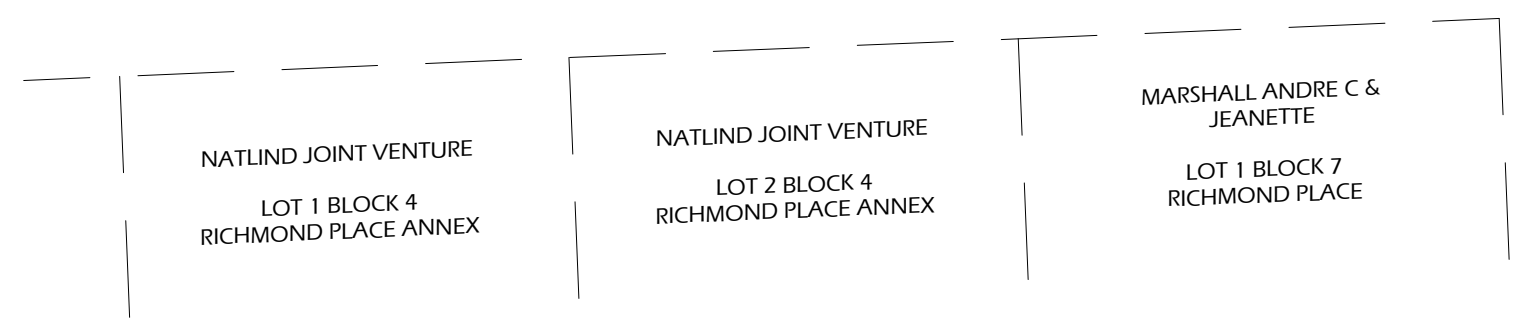
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.C.F. NO. - HARRIS COUNTY CLERK FILE NUMBER
H.C.D.R. - HARRIS COUNTY DEED RECORD
H.C.M.R. - HARRIS COUNTY MAP RECORD
PG. - PAGE
VOL. - VOLUME
C.M. - CONTROL MONUMENT
SQ. FT. - SQUARE FEET
R.O.W. - RIGHT-OF-WAY
I.R. - IRON ROD
B.L. - BUILDING LINE

NOTES:

- 1. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on the 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.
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 following combined scale of 0.999889152
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 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.
3. All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.
4. This property lies within Park Sector No. 14.
5. All lots shall have adequate wastewater collection service.



LEXINGTON STREET
(PLATTED: LEXINGTON AVENUE)
(60' R.O.W.)
[VOL. 725, PG 257 H.C.D.R., VOL. 532, PG 469 H.C.D.R. & VOL. 6, PG. 51 H.C.M.R.]



PARKS AND OPEN SPACE TABLE
NUMBER OF EXISTING DWELLING UNITS
Owner hereby certifies that the information provided is true

- I hereby certify that the information is true.
No land is being established as Private Park or dedicated to the public for Park purposes.
No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas Has been submitted and accepted by the city.
This percentage is (100%) shall be applied to the then-current fee in lieu of dedication.
The then-current fee in lieu of dedication shall be applied to incremental dwelling units.

LEXINGTON PLACE

A SUBDIVISION OF 0.4414 ACRES (19,229 SQUARE FEET) OF LAND BEING A REPLAT OF LOT 3 AND 4, BLOCK 3, RICHMOND PLACE ANNEX, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 725, PAGE 257 HARRIS COUNTY DEED RECORDS AND THE EAST 10 FEET OF LOT 8 IN BLOCK F, ALBERMARLE PLACE ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 532, PAGE 469 HARRIS COUNTY DEED RECORDS AND LOT 17, BLOCK 5, RICHMOND PLACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 6, PAGE 51 HARRIS COUNTY MAP RECORDS CITY OF HOUSTON, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 3 LOTS AND REVISE THE BUILDING LINE

3 LOTS 1 BLOCK

OWNERS:

FOREST FINANCIAL, LTD

DATE: APRIL, 2024 SCALE: 1" = 20'

OWENS MANAGEMENT SYSTEMS, LLC
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