E3899

STATE OF TEXAS §
COUNTY OF HARRIS §

We, CC Telge Road, L.P., a Texas limited partnership, acting by and through Kent Puckett, Vice-President of CC Telge Road GP, L.L.C., a Texas limited liability company, and General Partner of CC Telge Road, L.P., a Texas limited partnership, owner hereinafter referred to as Owners (whether one or more) of the 41.02 acre tract described in the above and foregoing map of WILLOWCREEK RANCH SEC 9, 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 for 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 covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters square feet (18-inch diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet 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 easements 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 in 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 dedicated 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 CC Telge Road, L.P., a Texas limited partnership, has caused these presents to be signed by Kent Puckett, Vice-President of CC Telge Road GP, L.L.C., a Texas limited liability company, General Partner of CC Telge Road, L.P., a Texas limited partnership, thereunto authorized, this 15th day of November, 2016.

OWNER
CC Telge Road, L.P.,
a Texas limited partnership
by
CC Telge Road GP, L.L.C.,
a Texas limited liability company,
its General Partner

BY: _____
Kent Puckett, Vice-President

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Kent Puckett, Vice-President of CC Telge Road GP, L.L.C., a Texas limited liability company, 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 15th day of November, 2016.

KATHY C. CONNER
Notary Public, State of Texas
Comm. Expires 10-03-2020
Notary ID 6912267-3

Kathy C. Conner
Notary Public in and for the
My Notary Commission Expires 10-03-2020

I, Robert L. Boetsche, 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 eights (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.

STATE OF TEXAS
ROBERT L. BOETSCHE
4446
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert L. Boetsche
Robert L. Boetsche, Registered Professional Land Surveyor
Texas Registration No. 4446

This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat and subdivision of WILLOWCREEK RANCH SEC 9 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 17th day of January, 2017.

By: _____
Martha L. Stein, (or) M. Sonny Garza
Title Chair or Vice Chairman

By: _____
Patrick Walsh, P.E.
Secretary

I, John R. Blount, 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.

John R. Blount, P.E., LEED AP
County Engineer

I, Stan Stanart, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument and any approved at a legally convened meeting of the Harris County Commissioners' Court held on February 27, 2017 by an order entered into the minutes of the court.

COMMISSIONERS COURT
HARRIS COUNTY, TEXAS

Stan Stanart
County Clerk
Of Harris County, Texas
By: _____
Deputy

I, Stan Stanart, 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 March 2, 2017, at 3:30 o'clock P.M., and duly recorded on March 3, 2017, at 3:45 o'clock P.M., and at Film Code No. 680721 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.

STAN STANART
Stan Stanart
County Clerk
Of Harris County, Texas
By: _____
Deputy EDWINA V. MACK

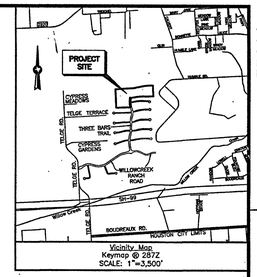
This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

RP-2017-90707
3/2/2017 hcpipr1 60.00
FILED
3/2/2017 3:34 PM
Stan Stanart
COUNTY CLERK

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°13'30" W	85.00'
L2	N 82°23'53" W	80.00'
L3	S 07°36'07" W	104.59'
L4	S 87°22'29" W	35.77'
L5	S 87°22'29" W	72.46'
L6	N 89°16'49" E	35.00'
L7	N 04°52'28" W	50.00'

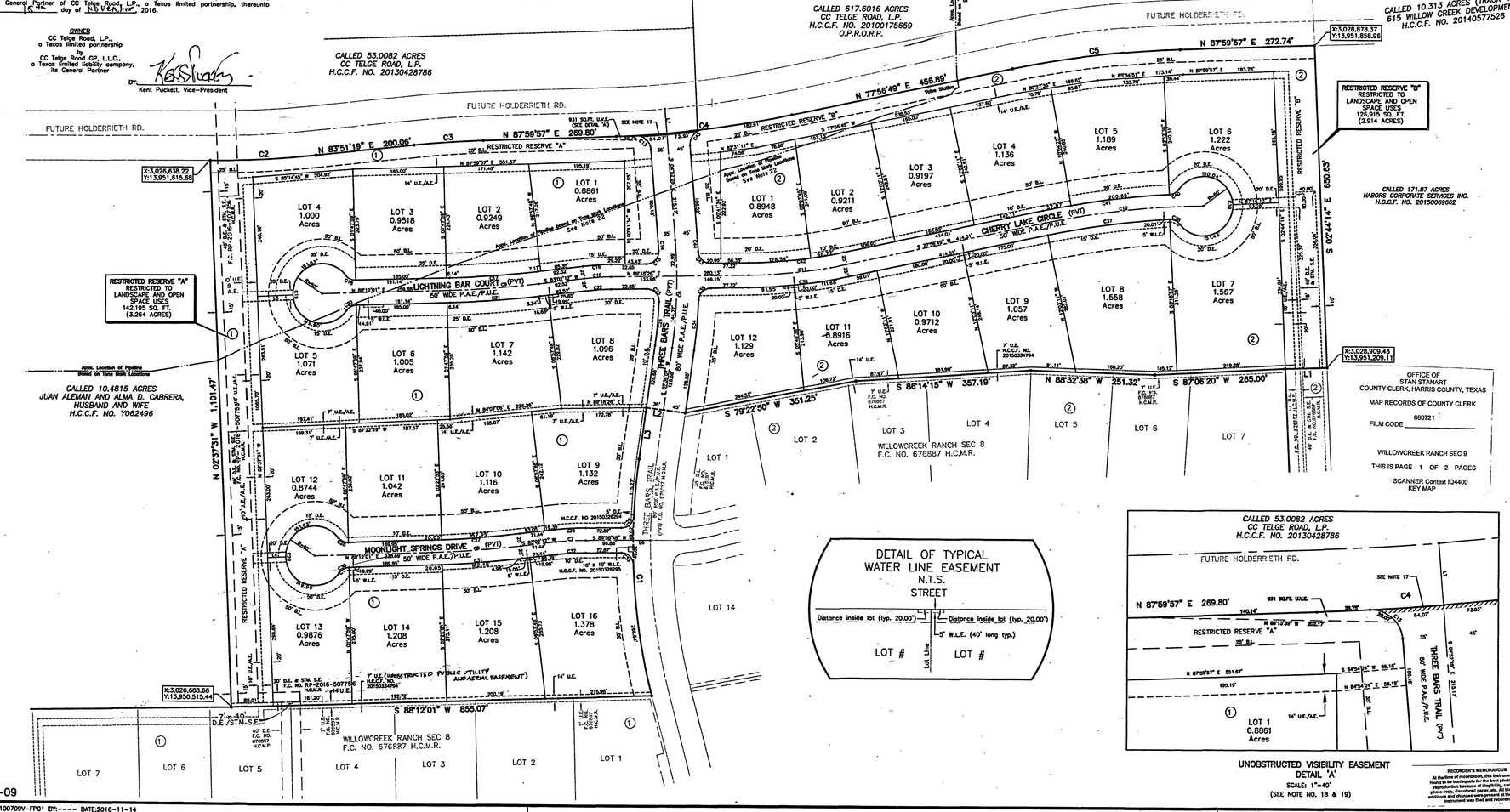
CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1235.00'	22°15'59"	479.95'	S 03°31'08" E	476.93'
C2	2050.00'	6°03'03"	216.50'	N 86°52'50" E	216.39'
C3	1950.00'	4°08'38"	141.04'	N 85°55'38" E	141.00'
C4	2050.00'	10°03'09"	359.66'	N 82°59'23" E	359.20'
C5	1950.00'	10°03'09"	342.12'	N 82°56'23" E	341.68'
C6	1000.00'	12°28'36"	217.76'	N 01°21'49" E	217.33'
C7	500.00'	6°56'38"	60.59'	S 86°30'30" W	60.56'
C8	2000.00'	5°09'50"	180.25'	N 85°37'08" E	180.19'
C9	2000.00'	5°09'50"	180.25'	N 85°37'08" E	180.19'
C10	500.00'	6°16'14"	54.72'	S 86°10'19" W	54.69'
C11	1000.00'	11°21'37"	198.28'	N 83°37'38" E	197.95'
C12	1850.00'	11°11'41"	322.39'	S 83°32'40" W	321.87'
C13	50.00'	55°12'53"	48.18'	N 48°58'40" W	41.76'
C14	965.00'	1°07'58"	19.08'	N 04°18'29" W	19.08'
C15	25.00'	93°02'57"	40.60'	N 42°48'58" E	36.28'
C16	525.00'	6°16'14"	57.46'	S 86°10'19" W	57.43'
C17	1975.00'	5°09'50"	178.00'	N 85°37'08" E	177.94'
C18	25.00'	53°58'05"	23.55'	S 64°48'56" E	22.69'
C19	60.00'	287°56'10"	301.53'	S 01°47'59" E	70.59'
C20	25.00'	53°58'05"	23.55'	S 61°12'59" W	22.69'
C21	2025.00'	5°09'50"	182.50'	N 85°37'08" E	182.44'
C22	475.00'	6°16'14"	51.99'	S 86°10'19" W	51.96'
C23	25.00'	93°02'57"	40.60'	N 44°10'06" W	36.28'
C24	965.00'	5°14'44"	88.35'	N 04°58'45" E	88.32'
C25	25.00'	87°43'33"	38.28'	N 46°07'02" E	34.65'
C26	525.00'	6°56'38"	63.62'	S 86°30'30" W	63.58'
C27	1975.00'	5°09'50"	178.00'	N 85°37'08" E	177.94'
C28	25.00'	53°58'05"	23.55'	S 64°48'56" E	22.69'
C29	60.00'	287°56'10"	301.53'	S 01°47'59" E	70.59'
C30	25.00'	53°58'05"	23.55'	S 61°12'59" W	22.69'
C31	2025.00'	5°09'50"	182.50'	N 85°37'08" E	182.44'
C32	475.00'	6°56'38"	57.58'	S 86°30'30" W	57.53'
C33	25.00'	87°43'33"	38.28'	N 46°09'28" W	34.65'
C34	1045.00'	5°36'59"	102.44'	N 04°47'58" E	102.40'
C35	25.00'	87°19'18"	38.10'	S 45°38'47" W	34.52'
C36	1025.00'	11°21'37"	203.23'	N 83°37'38" E	202.90'
C37	1825.00'	8°48'14"	248.75'	S 82°19'56" W	248.51'
C38	25.00'	55°11'22"	24.08'	N 65°41'16" W	23.16'
C39	60.00'	287°55'05"	301.51'	N 02°03'07" W	70.60'
C40	25.00'	52°48'04"	23.04'	N 60°23'22" E	22.23'
C41	1675.00'	8°50'35"	258.52'	S 82°22'05" W	258.26'
C42	975.00'	11°21'37"	193.32'	N 83°37'38" E	193.00'
C43	25.00'	87°19'18"	38.10'	S 47°01'55" E	34.52'
C44	1045.00'	1°30'12"	27.42'	N 04°07'22" W	27.42'
C45	30.00'	87°56'01"	46.04'	S 39°05'32" W	41.65'



0' 100' 200' 300'
SCALE: 1" = 100'

GENERAL NOTES

1. B.L. indicates Building Line.
   D.E. indicates Drainage Easement.
   ESMT. indicates Easement.
   H.C.C.F. NO. indicates Harris County Clerk's File.
   H.C.M.R. indicated Harris County Map Records
   PVT indicates Private Street (Type 1 P.A.E.)
   P.A.E. indicates Permanent Access Easement.
   P.U.E indicates Public Utility Easement
   R.O.W. indicates Right-Of-Way.
   Rad. indicates Radius.
   STM. S.E. indicates Storm Sewer Easement
   (F) indicates Found 3/4" Iron Rod with cap stamped E.H.R.&A. 713-784-4500.
   (S) indicates Set 5/8" Iron Rod with cap stamped E.H.R.&A. 713-784-4500.
   U.E. indicates Utility Easement
   W.L.E. indicates Water Line Easement
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 factor 0.99993890386.
3. Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
4. 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.
5. All easements extend equidistant from either side of the property lines unless otherwise noted.
6. Unless otherwise indicated, the building line (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.
7. 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 only 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.
8. 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.
9. The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
10. 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.
11. This subdivision may be subject to unlocated over and across pipeline easements granted in Vol. 923, Pg. 578, Vol. 931, Pg. 387 and Vol. 1221, Pg. 22 of the Harris County Deed Records.
12. This subdivision may be subject to a Humble Oil and Refining Company roadway easement as reflected by instrument recorded in Volume 3370, Page 281 of the Harris County Deed Records.
13. 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.
14. This subdivision may be subject to the Memorandum of Development Agreement recorded under County Clerk's File No. 20080572922.
15. This subdivision may be subject to the terms and conditions of that certain Water, Sewer and Drainage Improvement Financing and Construction Contract dated April 2, 2013 as reflected in instrument recorded under County Clerk's File No. 20130613938.
16. This subdivision is subject to the Storm Water Quality Management Plan recorded under Harris County Clerk's File No. 20110492352.
17. Access is denied to abutting acreage until such time as adjacent acreage property is subdivided or re-subdivided in a recorded subdivision plat.
18. The "unobstructed visibility easement" tracts are hereinafter referred to as Easement Tracts and are to be appurtenant to and for the benefit of certain Harris County rights-of-way commonly known as Holderrieth Road and Three Bars Trail. The exclusive Easement Tracts are hereby dedicated for the limited purposes of providing unobstructed visibility and line of sight upon, across, over and above the Easement Tracts for those operators of vehicles and other members of the traveling public using the aforementioned rights-of-way and hereby authorizes Harris County to trim, cut, and remove all trees, bushes, shrubs, or other foliage and vegetation that intrudes into or may be located upon said Easement Tracts that may obstruct the visibility of those operators of vehicles and those members of the traveling public. See COH – Public Works Design Manual Chapter 10(B)(3).
19. The Unobstructed Visibility Easement as shown hereon and recorded by this plat meets or exceeds all the design standards as outlined in Chapter 10 Appendix 1, section 10.6 of the City of Houston Infrastructure Design Manual and any changes thereto will constitute a replat.
20. Any new development within this subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
21. This plat is subject to that certain Short Form Blanket Easement for Certain Utilities recorded under Harris County Clerks File Number RP-2016-540888.
22. Plat subject to a pipeline shown hereon that has no known owners or operators. Pipeline was located in the field and is being shown at that location hereon.



DETAIL OF TYPICAL
WATER LINE EASEMENT
N.T.S.
STREET

UNOBSTRUCTED VISIBILITY EASEMENT
DETAIL 'A'
SCALE: 1"=40'
(SEE NOTE NO. 18 & 19)

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

WILLOWCREEK RANCH

WILLOWCREEK RANCH SEC 9

BEING A SUBDIVISION OF 41.02 ACRES
OUT OF THE JOHN M. HOOPER SURVEY, A-372,
IN HARRIS COUNTY, TEXAS.

28 LOTS 2 BLOCKS 2 RESERVES

OWNER
CC TELGE ROAD, L.P.,
A TEXAS LIMITED PARTNERSHIP

NOVEMBER, 2016

EHRA
10555 Westoffice Drive
Houston, Texas 77042
713.784.4500
EHRAinc.com
TBPE No. F-726
TBPLS No. 10092300

JOB NO. 081-007-09

PATH:R:\2008\081-007-09\PLAT\081007091-FP01 BY:---- DATE:2016-11-14

E3899