

STATE OF TEXAS
COUNTY OF HARRIS

We, Alan Andrew Nash and Kerri Nash, acting by and through, owners hereinafter referred to as Owners of the 0.126 acre tract described in the above and foregoing map of EDISON HOMES, 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 replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was restricted by deed restriction to residential use for not more than two (2) residential units per lot.

WITNESS our hand in the city of Houston, Texas, this 10 day of September, 2019.

By: Alan Andrew Nash
Alan Andrew Nash
Owner

By: Kerri Nash
Kerri Nash
Owner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Alan Andrew Nash, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of September, 2019.

Joyce Owens
Notary Public in and for the State of Texas
Print Name: Joyce Owens
My Commission expires: 5-18-2020

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Kerri Nash, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of September, 2019.

Joyce Owens
Notary Public in and for the State of Texas
Print Name: Joyce Owens
My Commission expires: 5-18-2020

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of EDISON HOMES 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 12 day of SEPTEMBER, 2019.

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

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

I, Diane Trautman, 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 September 18, 2019 at 13:28 o'clock P.M., and duly recorded on September 23, 2019 at 8:14 o'clock A.M., and at Film Code Number 689727 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.

Diane Trautman
Diane Trautman
County Clerk
Of Harris County, Texas

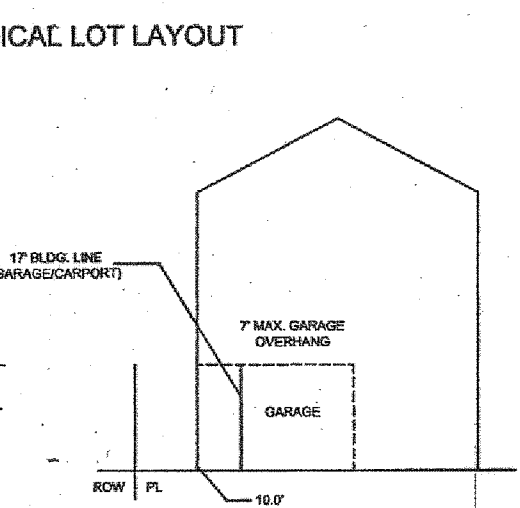
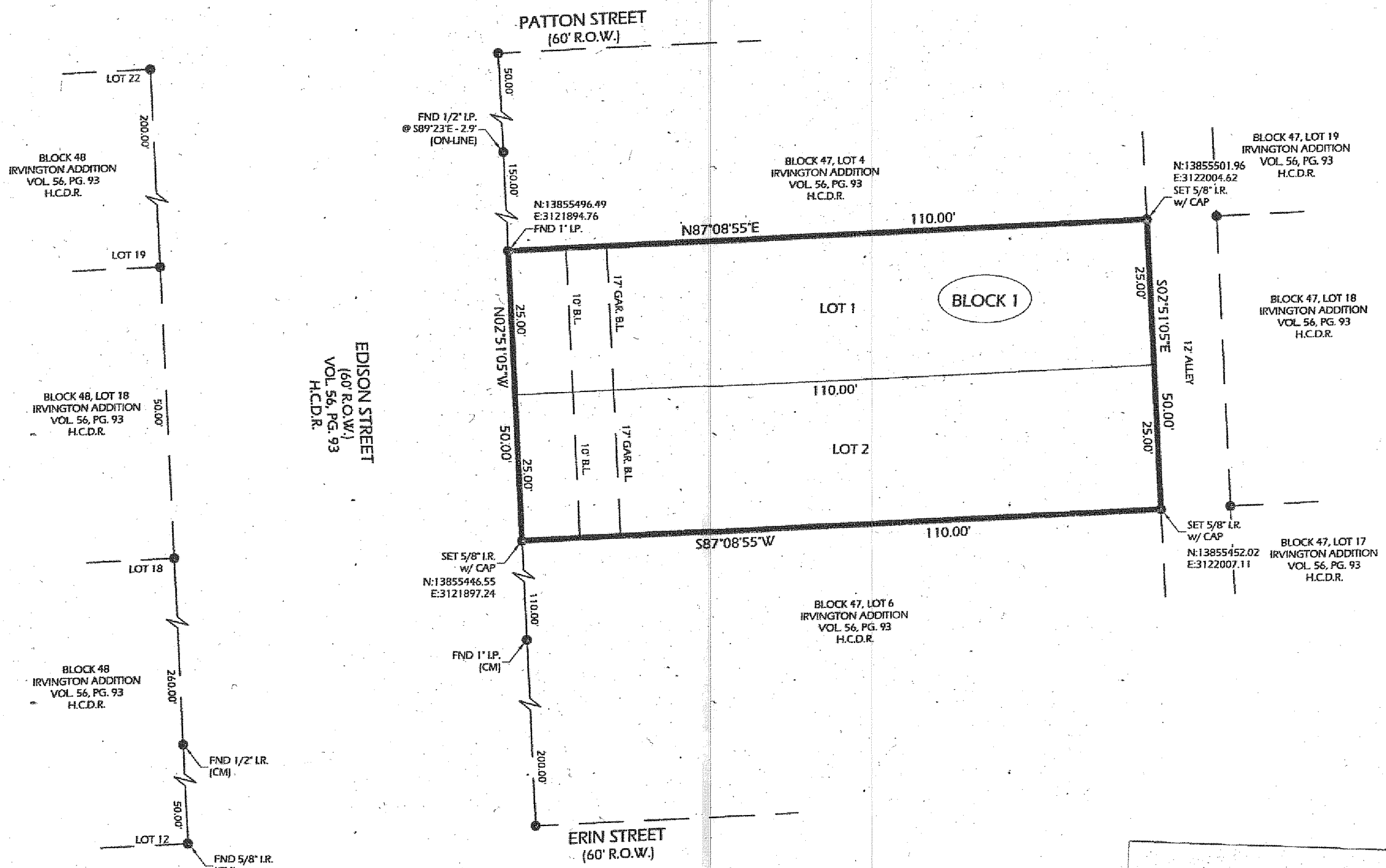
By: CHRISTIAN ORONCA
Deputy

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.

Daniel W. Goodale
Daniel W. Goodale
Texas Registration No. 4919
9/12/2019

Joyce Owens
Notary Public in and for the State of Texas
Print Name: Joyce Owens
My Commission expires: 5-18-2020

RP-2019-415646
9/18/2019 hccplp1 60.00
FILED
9/18/2019 3:28 PM
Diane Trautman
COUNTY CLERK



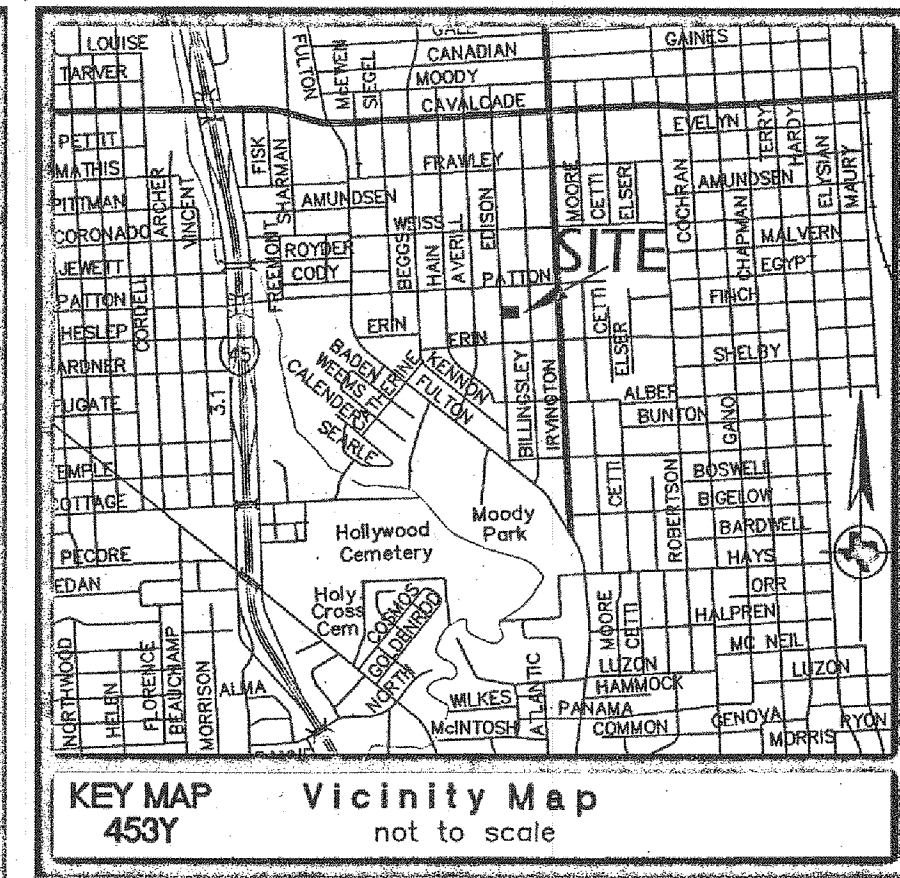
- A TEN-FOOT (10') BUILDING LINE IS ESTABLISHED FOR THE PRINCIPLE STRUCTURE ONLY.
- A SEVENTEEN-FOOT (17') BUILDING LINE IS ESTABLISHED FOR ANY GARPORT OR GARAGE FACING THE STREET.
- THE BUILDING ABOVE THE GARPORT OR GARAGE MAY OVERHANG THE BUILDING LINE UP TO SEVEN FEET (7').
- REFERENCE THE TYPICAL LOT LAYOUT SHOWN HEREIN.
- LOTS 1-2 OF BLOCK 1 ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

IN LIEU OF PAYMENT (NO PRIVATE PARK OR PARK LAND DEDICATION)	
NUMBER OF EXISTING DWELLING UNITS	2
Owner hereby certifies that the information provided is true	2
NUMBER OF PROPOSED DWELLING UNITS	2
NUMBER OF INCREMENTAL DWELLING UNITS	0

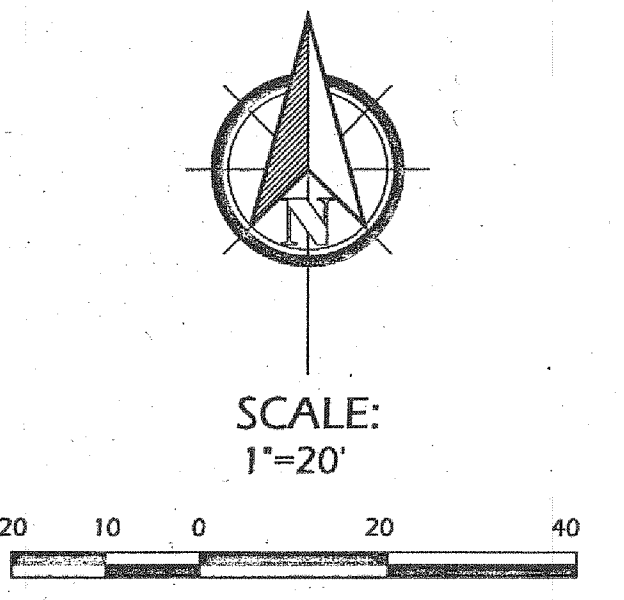
- No land is being established as Private Park or dedicated to the public for Park purposes.
- No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds 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 property is located in Park Sector number 17
- 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 this number (0 unit) of dwelling units.

LOT #	LOT AREA	LOT AREA CALCULATIONS AND BUILDING COVERAGE	
		MAX 1ST FLOOR BUILDING FOOTPRINT	MAX COVERAGE %
1	2750 SF	1650 SF	60 %
2	2750 SF	1650 SF	60 %

OFFICE OF
DIANE TRAUTMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 689727
EDISON HOMES
THIS IS PAGE 1 OF 2 PAGES
SCANNER Context IQ4400
KEY MAP



LEGEND:
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.D.R. - HARRIS COUNTY DEED RECORDS
R.O.W. - RIGHT-OF-WAY
W/CAP - WITH CAP
I.R. - IRON ROD
I.P. - IRON PIPE
B.L. - BUILDING LINE
GAR. B.L. - GARAGE BUILDING LINE



EDISON HOMES
A SUBDIVISION OF A 0.126 ACRE TRACT OF LAND BEING LOT 5, BLOCK 47 IRVINGTON ADDITION ACCORDING TO THE PLAT OR MAP THEREOF AS RECORDED IN VOLUME 56, PAGE 93 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS CITY OF HOUSTON, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 2 LOTS
2 LOTS 1 BLOCK
OWNER:
ALAN ANDREW NASH
AND
KERRI NASH

DATE: SEPTEMBER, 2019 SCALE: 1" = 20'
OWENS MANAGEMENT SYSTEMS, LLC
12404 SOUTH POST OAK ROAD, SUITE H
HOUSTON, TEXAS 77045
713-643-6333
www.owensbuild.com
GREENLEAF LAND SURVEYS, LLC
10900 NORTHWEST FWY - STE 129
HOUSTON, TEXAS 77092
832-668-5003
FIRM NO. 10193977
www.greenleafandsurveys.com

NOTES:

- 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.
- Each lot shall be restricted to single family residential use.
- 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 freestanding 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.
- 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.
- 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 0.999897440.
- 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.