

STATE OF TEXAS
COUNTY OF HARRIS

We, T & H Construction, LLC, a Texas limited liability company, acting by and through Martrell Harris, Manager, being officers of T & H Construction, LLC, a Texas limited liability company, owners hereinafter referred to as Owners of the 0.1405 acre tract described in the above and foregoing map of AMENDED PLAT OF ALMEDA PLACE PARTIAL REPLAT NO 10, 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.

IN TESTIMONY WHEREOF, the T & H Construction, LLC, a Texas limited liability company has caused these presents to be signed by Martrell Harris, its Manager, thereunto authorized, this 19 day of November, 2019.

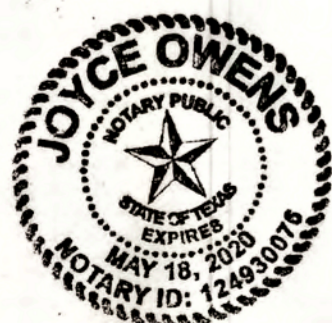
T & H Construction, LLC, a Texas limited liability company

By: *Martrell Harris*
Martrell Harris
Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Martrell Harris, 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 19 day of November, 2019.



Notary Public in and for the State of Texas
Print Name: *Joyce Owens*
My Commission expires: *5-15-2020*

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BEING UNENFORCEABLE UNDER FEDERAL LAW

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.

We, Heritage Bank, owner and holder of a lien against the property described in the plat known as AMENDED PLAT OF ALMEDA PLACE PARTIAL REPLAT NO 10, said lien being evidenced by instrument of record in the Clerk's File No. RP-2018-243317, of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

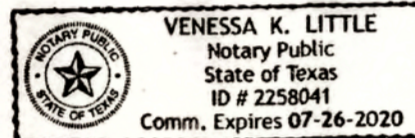
By: *FW Collins*
Print Name: *Tyron W. Collins*
Representative of Heritage Bank

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Heritage Bank, 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 and in the capacity therein and herein stated, as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6th day of November, 2019.

Venessa K. Little
Notary Public in and for the State of Texas
Print Name: *Venessa K. Little*
My Commission expires: *7-26-2020*



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
11-01-2018

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of AMENDED PLAT OF ALMEDA PLACE PARTIAL REPLAT NO 10 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 20th day of January, 2019.

By: *Martha L. Stein* Or *M. Sonny Garza*
Martha L. Stein Or M. Sonny Garza
Chair Vice-Chairman
By: *Margaret Wallace Brown*
Margaret Wallace Brown
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 Jan. 24, 2019 at 1:00 o'clock P.M., and duly recorded on Jan. 25, 2019 at 7:36 o'clock A.M., and at File Code Number 687502 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: *Diane Trautman*
Diane Trautman
County Clerk
Of Harris County, Texas
By: *Edwina V. Mack*
Edwina V. Mack
Deputy



DWELLING UNIT DENSITY TABLE		
COLM A	COLM B	COLM C
TOTAL # OF DWELLINGS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
3	0.1405 AC	21.35

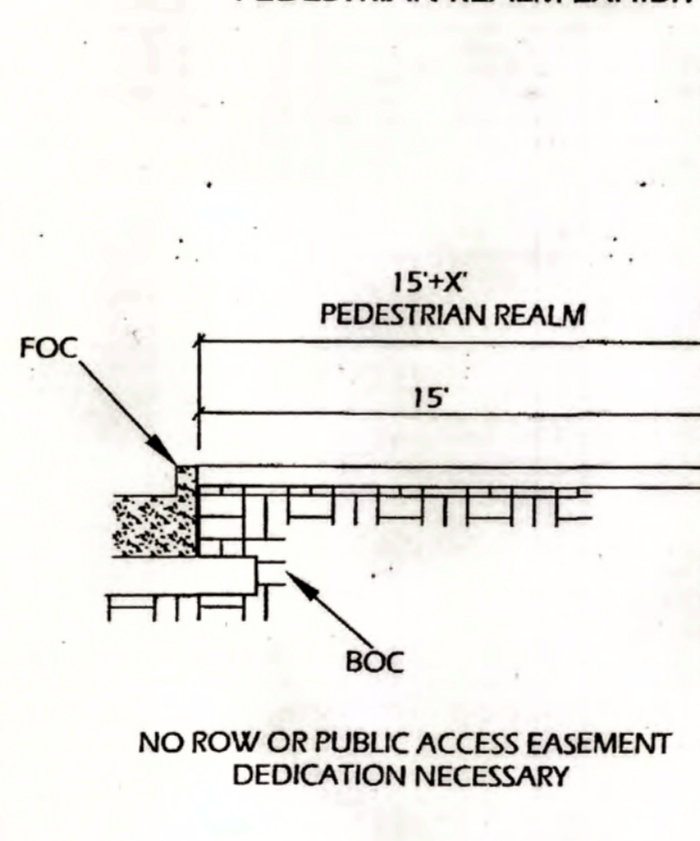
- At least 150 square feet of permeable area is required per lot. 450 s.f. of permeable area shall be provided with the boundary of this subdivision. Reference 42-1 permeable area definition.
- The number of single family residential dwelling units that can be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plat.
- All lots shall have adequate wastewater collection service.

LOT SIZE AND COVERAGE TABLE			
LOT #	LOT SIZE	BUILDING COVERAGE	MAX COVERAGE %
1	1982 SF	1189 SF	60 %
2	1982 SF	1189 SF	60 %
3	2157 SF	1294 SF	60 %

PARKS AND OPEN SPACE TABLE	
NUMBER OF EXISTING DWELLING UNITS	0
NUMBER OF PROPOSED DWELLING UNITS	3
NUMBER OF INCREMENTAL DWELLING UNITS	3

- 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 13
- 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 (3 unit) of dwelling units.

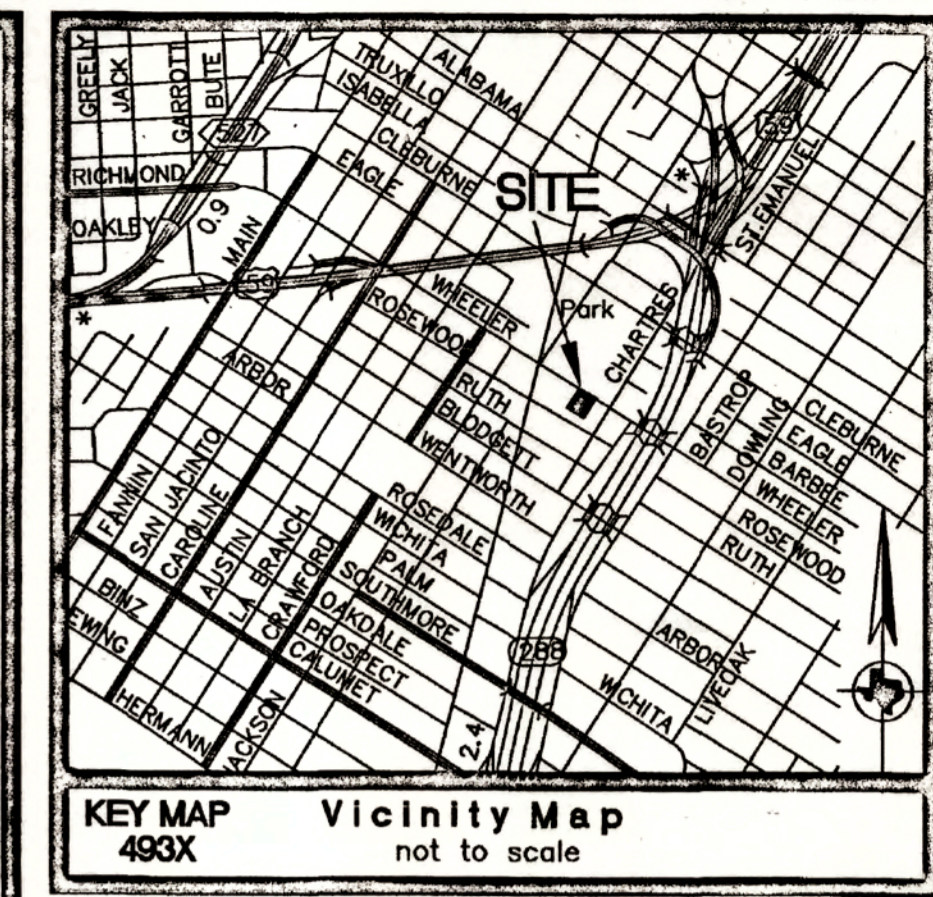
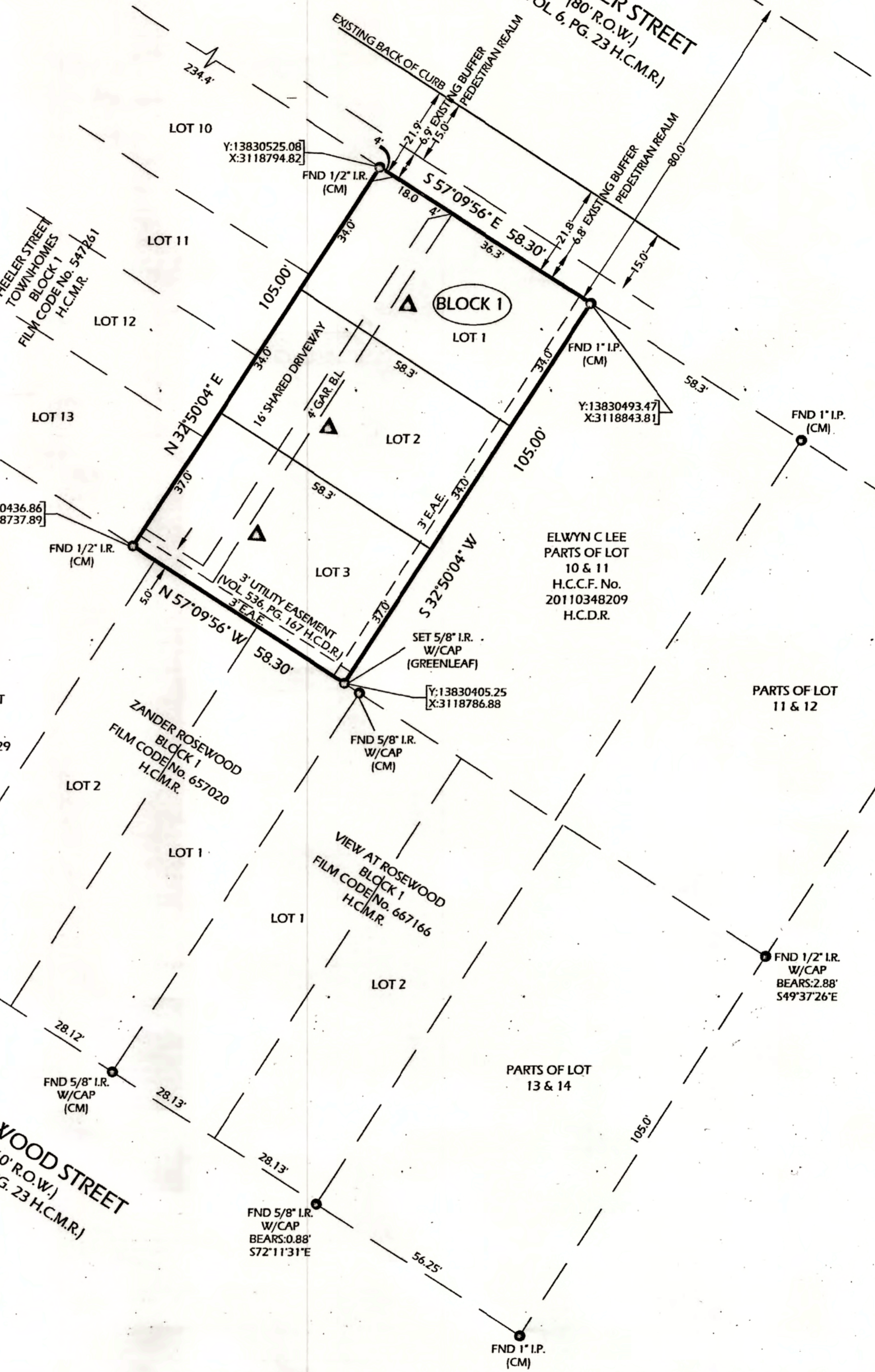
PEDESTRIAN REALM EXHIBIT



NOTES:

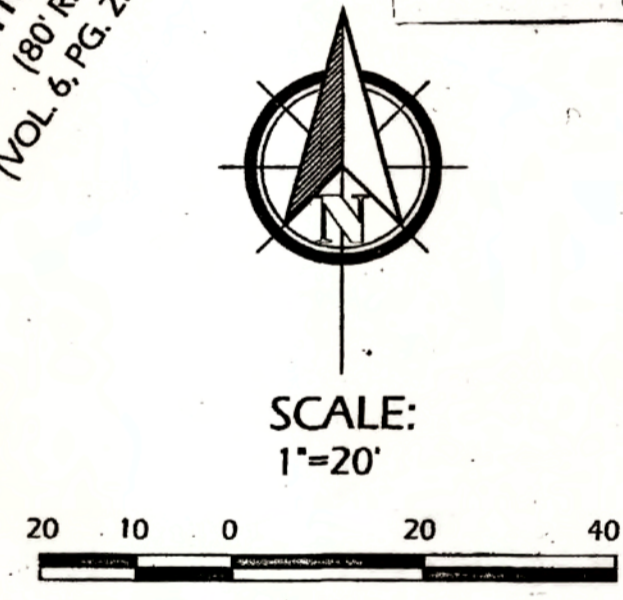
- Unless otherwise indicated, the building line (B.L.), whether one or more, shown on the subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended 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 0.9998728.
- 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

RP-2019-31269
1/24/2019 hccpr1p1 60.00
FILED
1/24/2019 2:19 PM
Diane Trautman
COUNTY CLERK



LEGEND:
GAR. B.L. - GARAGE BUILDING LINE
E.A.E. - EMERGENCY ACCESS EASEMENT
I.R. - IRON ROD
C.M. - CONTROL MONUMENT
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.C.F.NO. - HARRIS COUNTY CLERK FILE NUMBER
R.O.W. - RIGHT-OF-WAY

OFFICE OF DIANE TRAUTMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 687306
ALMEDA PLACE PARTIAL REPLAT NO 10 AMENDED
THIS IS PAGE 1 OF 2 PAGES
SCANNER Context IQ4400 KEY MAP



AMENDED PLAT OF ALMEDA PLACE PARTIAL REPLAT NO 10

A SUBDIVISION OF 0.1405 ACRE TRACT OF LAND BEING A REPLAT OF THE EAST 25 FEET OF LOT 9 AND THE ADJACENT 3 3/4 FEET OF LOT 10, BLOCK 11 AMENDED PLAT OF ALMEDA PLACE ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 6, PAGE 23 OF THE MAP RECORDS OF HARRIS COUNTY CITY OF HOUSTON, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 3 SINGLE FAMILY RESIDENTIAL LOTS

OWNER:
T & H CONSTRUCTION, LLC
A TEXAS LIMITED LIABILITY COMPANY
DATE: OCTOBER, 2018 SCALE: 1"=20'
OWENS MANAGEMENT SYSTEMS, LLC
P.O. BOX 88331
HOUSTON, TEXAS 77288
713-643-6333
GREENLEAF LAND SURVEYS, LLC
10900 NORTHWEST Fwy STE 129 HOUSTON, TEXAS 77092
832-668-5006 OFFICE • www.greenleafandsurveys.com
FIRM # 10193977

RECORDED'S MEMORANDUM
At the time of recording, this instrument was reviewed by the undersigned for the best photographic reproduction of the original instrument as recorded. Any discrepancies between the original instrument and this reproduction are hereby noted. All corrections, additions and changes were indicated on this form. The instrument was filed and recorded.