

I, MASOUD OWJIA, owner hereinafter referred to as Owners (whether one or more) of the 0.3484 acre tract described in the above and foregoing map of BRIARCROFT PARTIAL REPLAT NO 2 do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps of 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 bays, creeks, gulches, 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 obstructions 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.

WITNESS my hand in the city of Houston, Texas, this _____ day of _____ 2017.

By: _____
MASOUD OWJIA, OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared MASOUD OWJIA, OWNER 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 _____ day of _____ 2017.

Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

We, Post Oak Bank, N.A., owner and holder of a lien against the property described in the plat known as BRIARCROFT PARTIAL REPLAT NO 2, sold lien being evidenced by instrument of record in the Clerk's File No. 20150000362 & 20150000363 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: _____
Print name: _____
Title: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 _____ day of _____ 2017.

Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

I, David L. Bowden, 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.

David L. Bowden
Texas Registration No. 4984

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 _____ 20____ at _____ o'clock _____ M., and duly recorded on _____ of the Map Records of Harris County for said county.

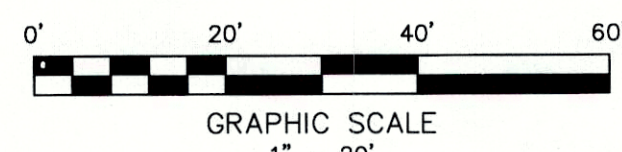
Witness my hand and seal of office, at Houston, the day and date last above written.

Stan Stanart
County Clerk
Of Harris County, Texas

By: Martha L. Steh (or) M. Sonny Gorza
Chair or Vice Chairman

By: Patrick Walsh, P.E.
Secretary

By: _____
Deputy



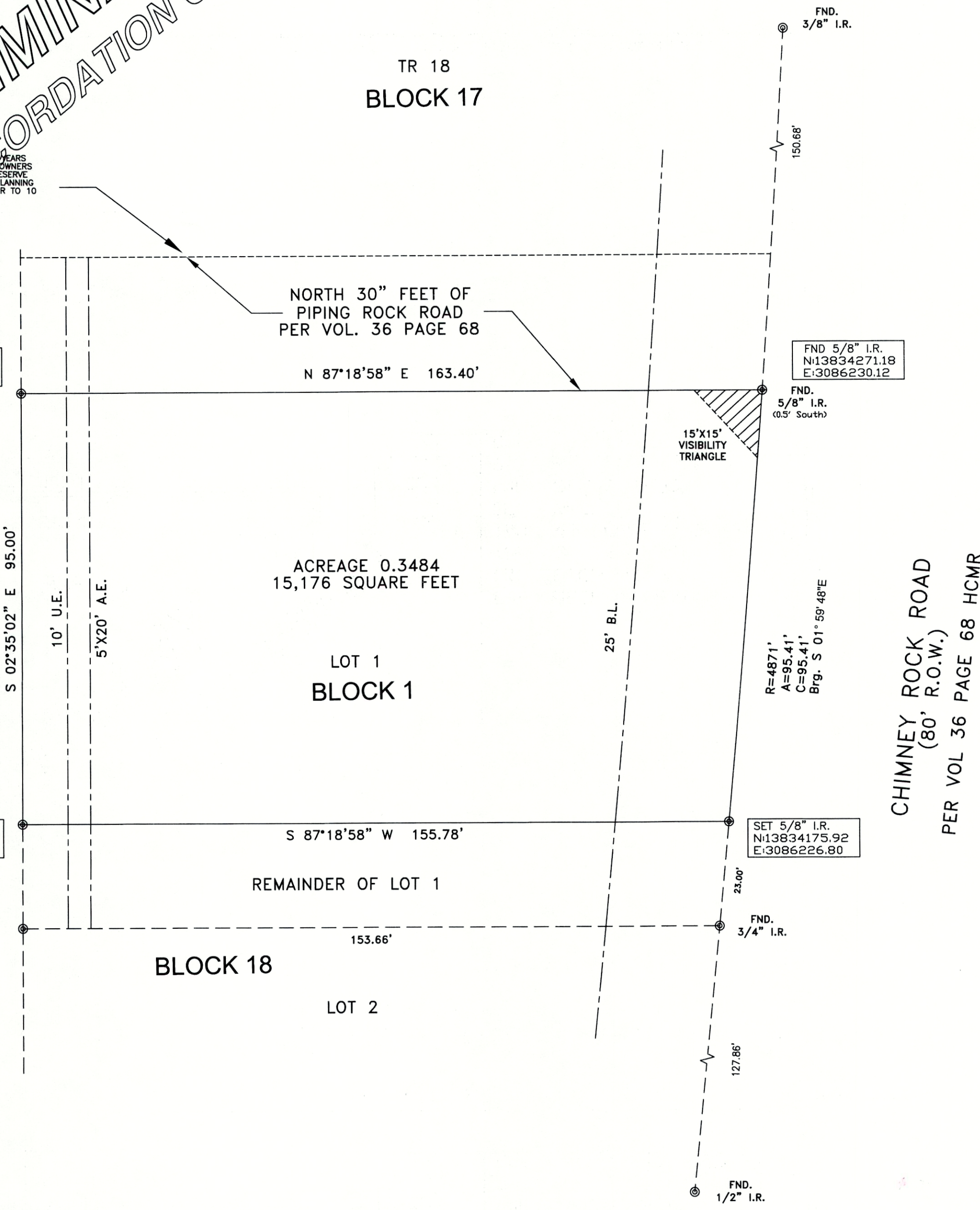
THIS AREA CONDITIONALLY RESERVES A STREET EASEMENT FOR 10 YEARS FROM DATE REVISION WILL BE FILED TO PLAT RECORD. PROPERTY OWNERS IF STREET IS NOT EXTENDED WITHIN 10 YEAR PERIOD SHALL BE RESPONSIBLE TO REVERT TO RECORD PROPERTY OWNERS BY PLANNING COMMISSION ON COMPLETION OF STRUCTURE ON LAND TO BE REVERTED TO 10 YEAR PERIOD, WHICH WILL BE BLOCK EXTENSION STREET.

PRELIMINARY
(NOT FOR RECORDATION OR DESIGN)

PHOENICIAN APARTMENTS,
VOL. 135,
H.C.M.R. 027

SET 5/8" I.R.
N13834168.62
E:3086071.19

SET 5/8" I.R.
N13834263.53
E:3086066.91



TR 18
BLOCK 17

NORTH 30" FEET OF
PIPING ROCK ROAD
PER VOL. 36 PAGE 68

ACREAGE 0.3484
15,176 SQUARE FEET

LOT 1
BLOCK 1

REMAINDER OF LOT 1

BLOCK 18

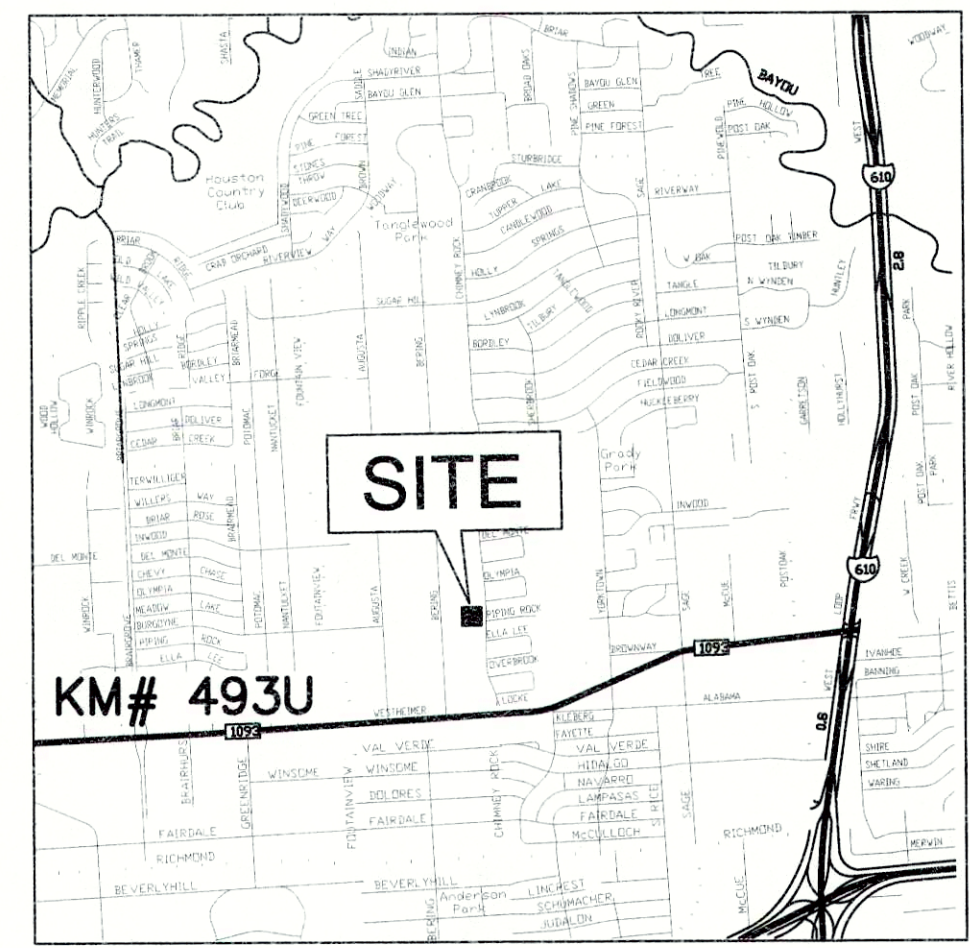
LOT 2

LOT 12
BLOCK 6

LOT 10
BLOCK 5

PIPING ROCK LANE
(60' R.O.W.)
PER VOL 36 PAGE 68 HC MR

CHIMNEY ROCK ROAD
(80' R.O.W.)
PER VOL 36 PAGE 68 HC MR



LEGEND
H.C.C.F. Refers to Harris County Clerks File
Bldg. indicates Building
B.L. indicates Building Line
H.C.D.R. indicates Harris County Deed Records
I.R. indicates Iron Rod
P.G. indicates Page
S. F. indicates Square Feet
Vol. indicates Volume

- GENERAL NOTES:
1. The coordinates shown here 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 of 0.9998784.
2. 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.
3. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection, the maximum height of the visibility triangle shall be 20 feet measured vertically from the ground.
4. 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 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. Single family residential shall mean 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 thereon. A lot upon which is located a free standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 300 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.
6. Each lot shall be restricted to single family residential use.
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. PARK SECT. 9.

NOTICE
THIS PLAN MUST BE KEPT ON JOB FOR ALL CITY INSPECTIONS
A SEPARATE PERMIT IS REQUIRED FOR SIDEWALK - CURBS AND GUTTER, DRIVEWAY, PLUMBING, AIR CONDITIONING, ELECTRICAL, SWIMMING POOL, ELEVATORS AND SIGNS
BUILDING PERMIT FOR THIS STRUCTURE IS ISSUED ON THE CONDITION THAT THE FINISHED FLOOR OF THE BUILDING IS NOT LESS THAN TWELVE INCHES (12") ABOVE THE NEAREST FINISH FLOOR SHALL NOT BE LESS THAN FOUR INCHES (4") ABOVE THE CROWN OF THE STREET AND IN ALL INSTANCES AT OR ABOVE THE PROJECTED 100 YEAR BASE FLOOD ELEVATION IF APPLICABLE

BRIARCROFT PARTIAL REPLAT NO 2

A SUBDIVISION OF 0.3484 ACRES (15,176 SQUARE FEET) BEING A PORTION OF LOT 1, BLOCK 18, BRIARCROFT SUBDIVISION AND THE SOUTH 30 FEET OF PIPING ROCK LANE AS RECORDED IN VOL. 36, PAGE 68, HARRIS COUNTY MAP RECORDS, TEXAS

PURPOSE OF REPLAT: TO INCORPORATE THE SOUTH 30 FEET OF PIPING ROCK LANE INTO ONE LOT

JANUARY, 2017

Bowden Survey

SURVEYING SERVICE

1830 S. KIRKWOOD DRIVE
HOUSTON, TEXAS 77077



PHONE: (281) 531-1900
FAX: (281) 531-4900

TSPS Firm Registration No. 10127400

JOB # C1665

OWNERS / DEVELOPER:
HouTex Engineering
9111 Katy Freeway Suite
226, Houston, TX 77024
Phone: (713) 973-1400
ATTN: Zia Mohammadi