State Of Texas County Of Harris

I, Bessilyn C. Piazza, hereinafter referred to as Owner (whether one or more) of the 49015 s.f., (1.1252 acre) tract described in the above and foregoing map of EASTHAVEN VISTA subdivision, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said map or plan 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 to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use for the public for public utility purposes 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 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 each 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 purposes 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 each 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 seperately.

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 be hereby 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

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 preceeding plat was limited by deed restrictions for residential use for not more than two (2) residential

WITNESS MY HAND, in the City of Houston, Texas this 7th day of Actober, 2020 By: Bushing C. Piassa

Bessilyn C./Piazza Owner

STATE OF TEXAS

COUNTY OF HARRIS COUNTY, TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared Bessilyn + C Piazza, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1th day of October, 2020.

IN NEW TO PROTECT Exitor Appart 15, 2005

Notary Public in and for the State of Texas

My Commission expires: 08/11/24

I, David R. Strickland, 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 pipes or rods having an outside diameter of not less than 5/8 inch and a length not less than 3 feet, and that the plat boundary corners have been tied to the Texas Coordinate

Davidd David R. Strickland, RPLS Texas Registration No. 5124

This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat and subdivision of Easthaven Vista in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown herein and authorized the recording of this plat this 2 day of MARCH, 2021

By: Marshal Stu Martha L. Stein

M. Sonny Garza Vice-Chairman

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

Teneshia Hudspeth Harris County Clerk, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on March 4, 2021, at 9:21 o'clock, an duly recorded on Mord 5, 2021, at 10:30 o'clock, and at Film Code Number 694194 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.

TENESHIA HUDSPETH Teneshia Hudspeth County Clerk

LOT 12

Of Harris County, Texas By: Ingula Henrandia
Deputy ANGELINA HERNANDEZ changed after recording

which the original signature is affixed and only then to SALE, RENTAL OR USE OF THE DESCRIBED
REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER

> SOUTH HOUSTON GARDENS SEC 6 (VOL. 2, PG., 74, HCMR) TRACT 185B

TRACTS 185C & 185E

LOT 10

LOT 4

(5000 sf)

LOT 9

(5000 sf)

X: 13800581.518

Y: 3159495.064

GRAPHIC SCALE - FEET

EASTHAVEN

(VOL. 10, PG. 17, HCMR)

BLOCK 26

LOT 4

1" = 30'

TRACT 185G

(50' R.O.W.)

87°29'04"W 250.00

LOT 8

(5000 sf)

50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00

ARLEDGE STREET

THIS 1250sf IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES — S 87°29'04"W 250.00'

(PLATTED AS ARLEDGE AVENUE)

(50' R.O.W.)

(Vol. 10, Pg. 17 HCMR)

EASTHAVEN (VOL. 10, PG. 17, HCMR)

BLOCK 25

(Vol. 10, Pg. 17 HCMR) N 86°57'27"E 250.00 X: 13800568.247 -THIS 1250sf IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES Y: 3159245.406

LOT 5 (4849 sf) (4780 sf) (4757 sf) LOT 11 BLOCK

LOT 8

EASTHAVEN (VOL. 10, PG. 17, HCMR) BLOCK LOT 7 (5000 sf) (5000 sf)

X: 13800373.525

Y: 3159253.961

LOT 11

other points of reference have been marked with iron (or other objects of a permanent nature) System of 1983, South Central Zone.

101

PARK NOTES: 1.) No land is being established as Private Park or dedicated to the

LOT 9

public for Park purposes. 2.) 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.

3.) This percentage is (100%) shall be applied to the then-current fee in

4.) The then-current fee in lieu of dedication shall be applied to this number (3 units) of dwelling units.

5.) This property is located in Park Sector No. 7

PARKS AND OPEN SPACE TABLE (a) Number of Existing Dwelling Units (DUs) 10 (b) Number of Proposed DUs (c) Number of Incremental DUs (b-a)

X: 13800384.498

Y: 3159503.720

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 NUMBER OF DWELLINGS | GROSS ACREAGE | DENSITY UNITS/ACRE 1.1252

RECORDER'S MEMORANDUM

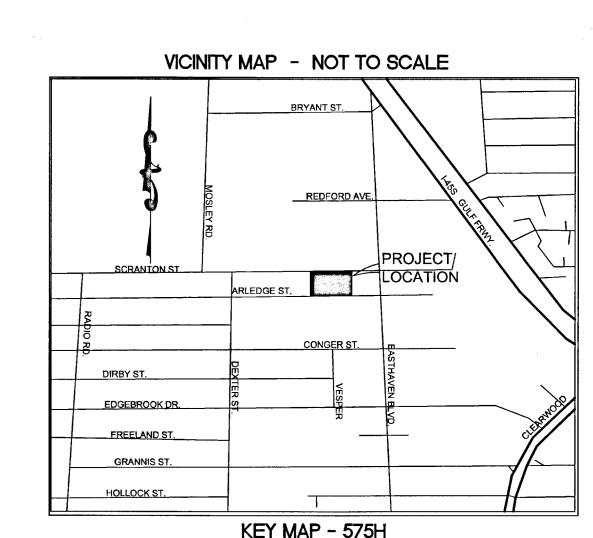
150.00

RP-2021-110866 3/4/2021 HCCPIRP1 60.00 FILED 9:21 AM 3/4/2021 COUNTY CLERK

> TENESHIA HUDSPETH COUNTY CLERK, HARRIS COUNTY, TEXAS MAP RECORDS OF COUNTY CLERK FILM CODE _____694194____

THIS IS PAGE 1 OF 2 PAGES SCANNER Context IQ4400

EASTHAVEN VISTA



NOTES:

1.) ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USE PER CHAPTER 42 (ORDINANCE 1999-262).

2.) SINGLE-FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPERATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT ON WHICH IS LOCATED A FREE-STANDING 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.

3.) EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER UNIT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED, ONLY ONE ADDITIONAL SPACE SHALL BE REQUIRED.

4.) B.L. INDICATES BUILDING LINE.

5.) H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.

6.) H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS 7.) U.E. INDICATES UTILITY EASEMENT.

8.) S.F. INDICATES SQUARE FEET.

9.) ALL LOTS HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.

10.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE GRID COORDINATES (NAD83). DISTANCES ARE SURFACE DISTANCES, TO CONVERT TO GRID USE A SCALE FACTOR OF 0.99999845.

11.) UNLESS OTHERWISE INDICATED, THE BUILDING LINES [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.

12.) 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 LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE 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.

EASTHAVEN VISTA

BEING A SUBDIVISION OF 1.1252 ACRES OF LAND BEING A REPLAT OF LOTS 6 THRU 10, BLOCK 26 OF EASTHAVEN ADDITION AS RECORDED IN VOLUME 10, PAGE 17 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. CITY OF HOUSTON

REASON FOR REPLAT: TO CREATE 10 RESIDENTIAL LOTS

10 Lots 1 Block October, 2020

BESSILYN C. PIAZZA P O BOX 58452 HOUSTON, TX 77258 (832) 724-3793

SURVEYOR: DAVE STRICKLAND, RPLS P O BOX 266841 HOUSTON, TX 77207 (281) 705-4297 FIRM No 10194325