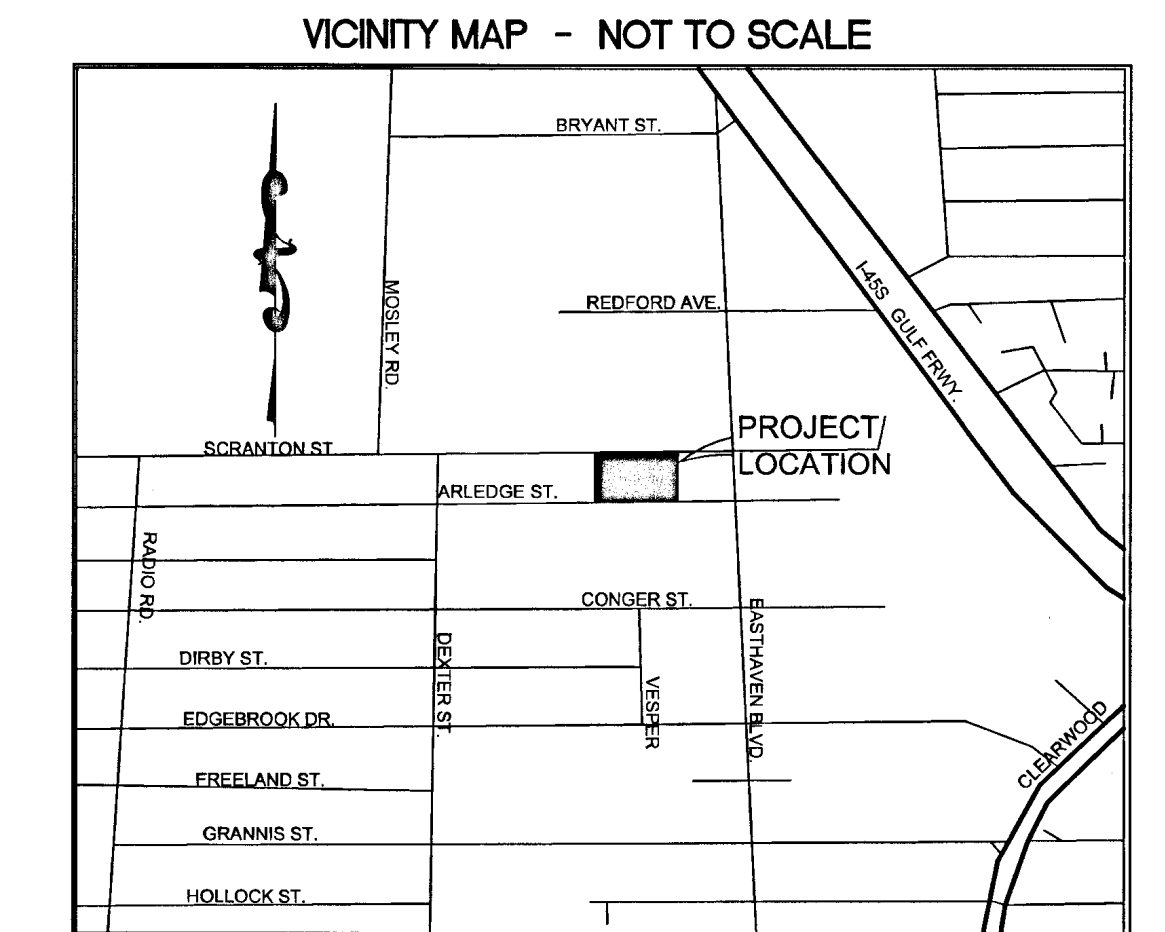


FILED  
3/4/2021 9:21 AM  
*Tenesha Hudspeth*  
COUNTY CLERK



KEY MAP - 575H

OFFICE OF  
TENESHA HUDSPETH  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
FILM CODE 694194  
EASTHAVEN VISTA  
THIS IS PAGE 1 OF 2 PAGES  
SCANNER Context IQ4400  
KEY MAP

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 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 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 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 limited by deed restrictions for residential use for not more than two (2) residential units per lot.

WITNESS MY HAND, in the City of Houston, Texas this 7<sup>th</sup> day of October, 2020

By: *Bessilyn C. Piazza*  
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 7<sup>th</sup> day of October, 2020.

*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 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 5/8 inch and a length not less than 3 feet, and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

*David R. Strickland*  
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<sup>nd</sup> day of March, 2021

By: *Martha L. Stein*  
Martha L. Stein (or) M. Sonny Garza  
Chair Vice-Chairman

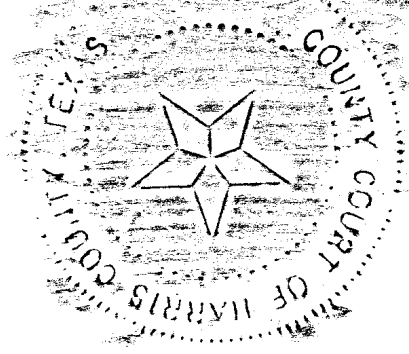
By: *Margaret Wallace Brown*  
Margaret Wallace Brown, AICP, CNU-A  
Secretary

I, Tenesha 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 March 5, 2021, at 10:30 o'clock, and at Film Code Number 694194 of the Map Records of Harris County for said county.

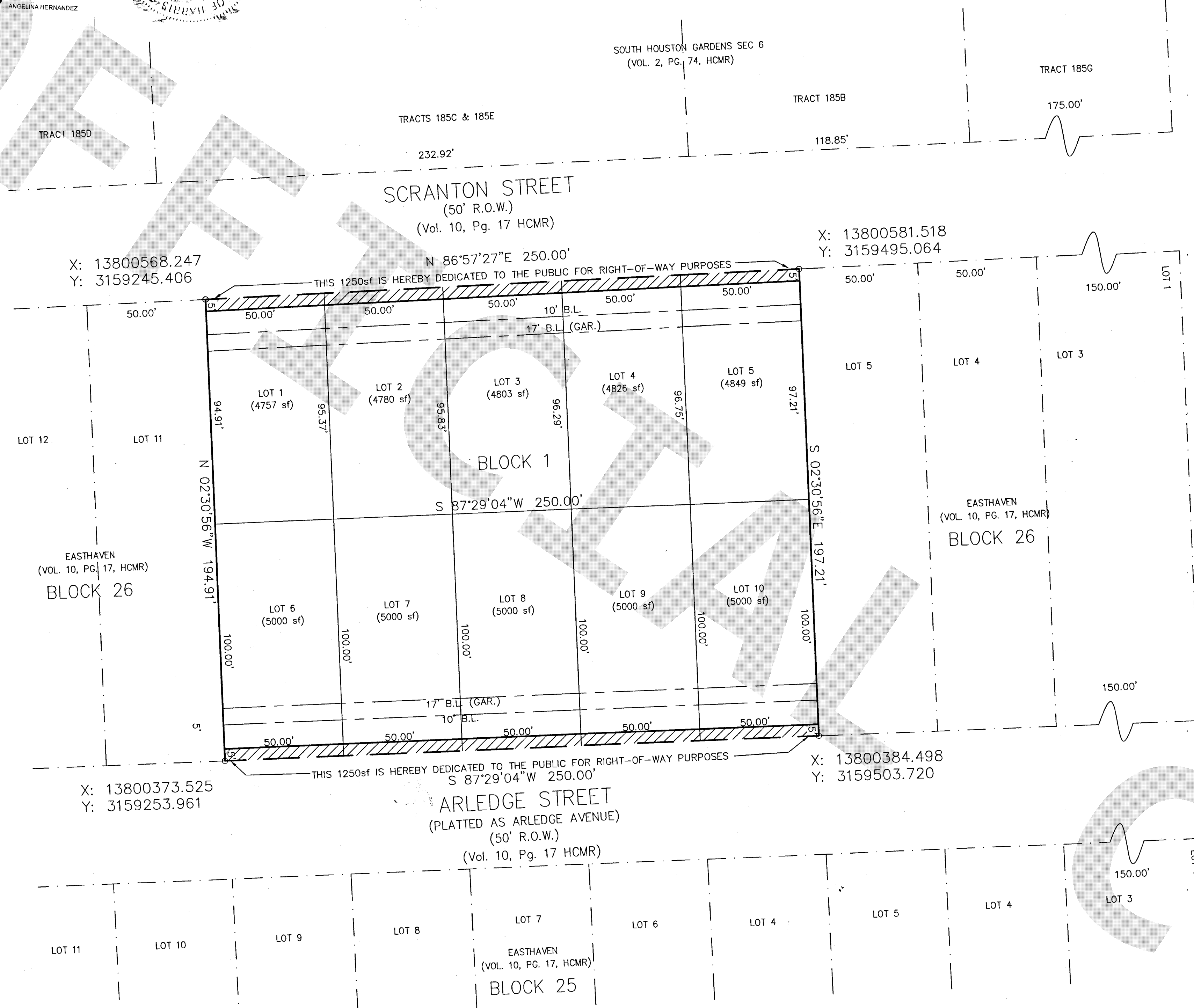
Witness my hand and seal of office, at Houston, the day and date last above written.

TENESHA HUDSPETH  
Tenesha Hudspeth  
County Clerk  
Of Harris County, Texas

By: *Angelia Hernandez*  
Deputy  
ANGELIA HERNANDEZ



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



X: 13800568.247  
Y: 3159245.406

X: 13800581.518  
Y: 3159495.064

X: 13800373.525  
Y: 3159253.961

X: 13800384.498  
Y: 3159503.720

PARK NOTES:

- 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 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 units) of dwelling units.
- This property is located in Park Sector No. 7

PARKS AND OPEN SPACE TABLE

(a) Number of Existing Dwelling Units (DUs)	7
(b) Number of Proposed DUs	10
(c) Number of Incremental DUs (b-a)	3

DENSITY TABLE

NUMBER OF DWELLINGS	GROSS ACREAGE	DENSITY UNITS/ACRE
10	1.1252	8.89

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

**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

OWNER: BESSILYN C. PIAZZA  
P O BOX 58452  
HOUSTON, TX 77208  
(832) 724-3793

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