

**COMPENSATING OPEN SPACE TABLE - SUBURBAN AREA**

TOTAL NUMBER OF LOTS (LESS THAN 5,000 S.F.):

BLOCK NUMBER	LOT NUMBER	LOT AREA
1	1	4,454 S.F.
2	2	4,600 S.F.
3	3	4,600 S.F.
4	4	4,600 S.F.
5	5	4,600 S.F.
6	6	4,600 S.F.
7	7	4,600 S.F.
8	8	4,600 S.F.
9	9	4,548 S.F.
10	10	4,843 S.F.
11	11	4,837 S.F.
12	12	4,840 S.F.
13	13	4,840 S.F.
14	14	4,840 S.F.
15	15	4,840 S.F.
16	16	4,840 S.F.
17	17	4,840 S.F.
18	18	4,840 S.F.
19	19	4,840 S.F.
20	20	4,840 S.F.
21	21	4,840 S.F.
22	22	4,840 S.F.
23	23	4,840 S.F.
24	24	4,840 S.F.
25	25	4,796 S.F.

TOTAL LOTS (LESS THAN 5,000 S.F.):

24 LOTS
113,901 S.F.
4,733 S.F.
100 S.F.
2,400 S.F.
9,022 S.F.

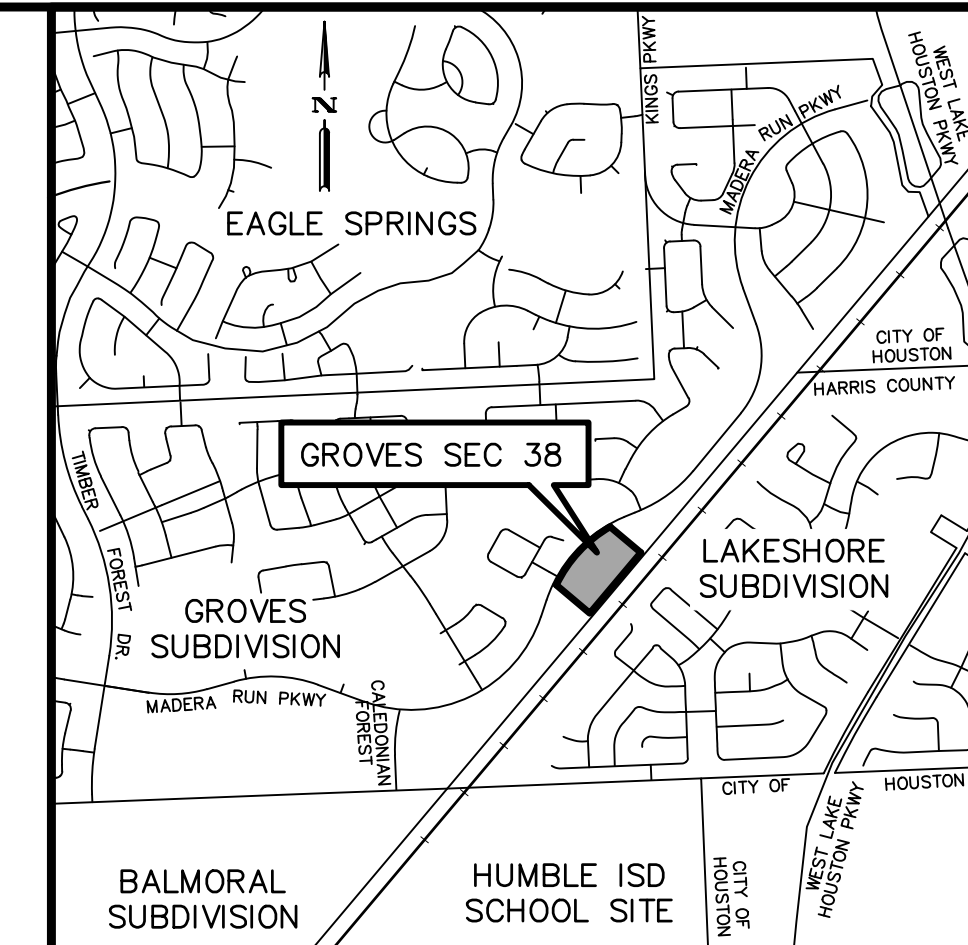
TOTAL AREA OF LOTS (LESS THAN 5,000 S.F.):

AVERAGE LOT SIZE:

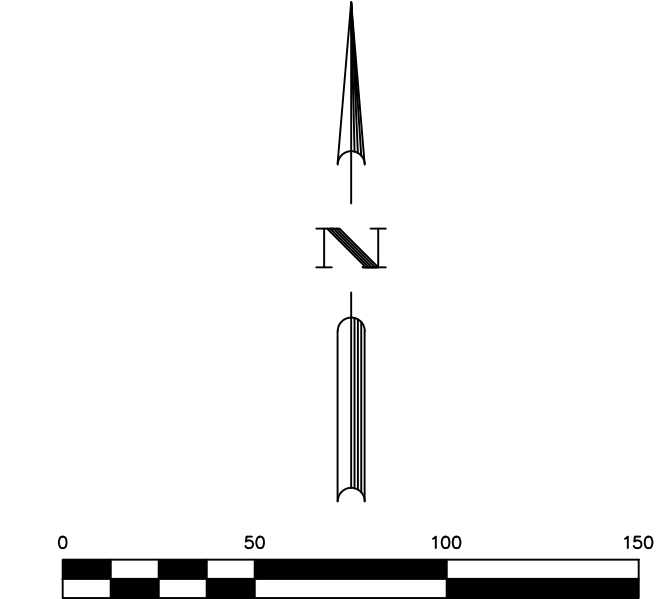
COMPENSATING OPEN SPACE REQUIRED PER LOT

COMPENSATING OPEN SPACE PROVIDED (RES A):

COMPENSATING OPEN SPACE PROVIDED (RES B):



**VICINITY MAP**  
N.T.S.  
KEY MAP PAGE NO. 377K



RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.1382 AC. / 6,022 S.F.	COMPENSATING OPEN SPACE
B	2.218 AC. / 96,606 S.F.	LANDSCAPE / OPEN SPACE
	2.3562 AC. / 102,627 S.F.	

LINE DATA		
NUMBER	BEARING	DISTANCE
1	N 49°55'17" W	378.14'
2	S 49°55'17" E	345.84'
3	S 0°04'43" W	681.51'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1150.00'	34°30'43"	692.70'	N 42°47'32" E	682.27'
C4	30.00'	91°03'58"	47.68'	S 13°03'51" E	42.82'
C14	30.00'	96°05'09"	50.31'	S 74°21'51" W	44.62'
C15	1150.00'	0°47'06"	15.75'	S 25°55'44" W	15.75'
C19	1150.00'	27°34'46"	553.55'	S 46°15'31" W	548.23'

**GROVES SEC 38**

A SUBDIVISION OF 6.206 ACRES OF LAND LOCATED IN THE VICTOR BLANCO SURVEY, ABSTRACT NO. 2, HARRIS COUNTY, TEXAS, ALSO BEING A REPLAT OF A PORTION OF RESERVE "A" OF HARRIS COUNTY MUD NO 504 DETENTION POND NO 1, RECORDED UNDER F.C. NO. 675756, H.C.M.R.

REASON FOR REPLAT:  
TO CREATE 26 LOTS AND 2 RESERVES

LOTS: 26 RESERVES: 2 BLOCK: 1  
SCALE: 1"=50' DATE: DECEMBER, 2019

OWNER:  
LH GROVES LLC,  
a Delaware limited liability company  
400 EAST LAS COLINAS BLVD., STE 1075  
IRVING, TX 75039  
469-513-5601

LAND PLANNER:  
TBC PARTNERS  
3050 POST OAK BLVD., STE 1100  
HOUSTON, TX 77056  
713-439-0027

**BGE, Inc.**  
10777 Westheimer, Suite 400, Houston, TX 77042  
Tel: 281-558-8700 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101065-00

STATE OF TEXAS  
COUNTY OF HARRIS

We, LH Groves LLC, a Delaware limited liability company, acting by and through Stephen E. Yetts, Authorized Signatory, being officer of LH Groves LLC, a Delaware limited liability company owner hereinafter referred to as Owners of the 20.74 acre tract described in the above and foregoing map of GROVES SEC 38, 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 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 certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

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 restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the LH Groves LLC, a Delaware limited liability company, has caused these presents to be signed by Stephen E. Yetts, its Authorized Signatory, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

LH Groves LLC, a Delaware limited liability company

By: \_\_\_\_\_  
Stephen E. Yetts,  
Authorized Signatory

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Stephen E. Yetts, its Authorized Signatory of LH Groves LLC, a Delaware limited liability company, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public in and for the State of Texas  
Commission Expires: \_\_\_\_\_

I, James B. McAllister, Jr., 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.

\_\_\_\_\_  
James B. McAllister, Jr., R.P.L.S.  
Texas Registration No. 5717

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of GROVES SEC 38 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 \_\_\_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_  
Martha L. Stein OR M. Sonny Garza  
Chair Vice Chairman

By: \_\_\_\_\_  
Margaret Wallace Brown  
Secretary

I, John R. Blount, County Engineer of Harris County, hereby certify that the plot of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

\_\_\_\_\_  
John R. Blount, P.E., LEED AP  
County Engineer

I, Diane Trautman, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on \_\_\_\_\_, 2020 by an order entered into the minutes of the court.

\_\_\_\_\_  
Diane Trautman  
County Clerk  
of Harris County, Texas

By: \_\_\_\_\_  
Deputy

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 \_\_\_\_\_, 2020, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., and duly recorded on \_\_\_\_\_, 2020, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., and at Film Code No. \_\_\_\_\_ of the Map Records of Harris County for said County.

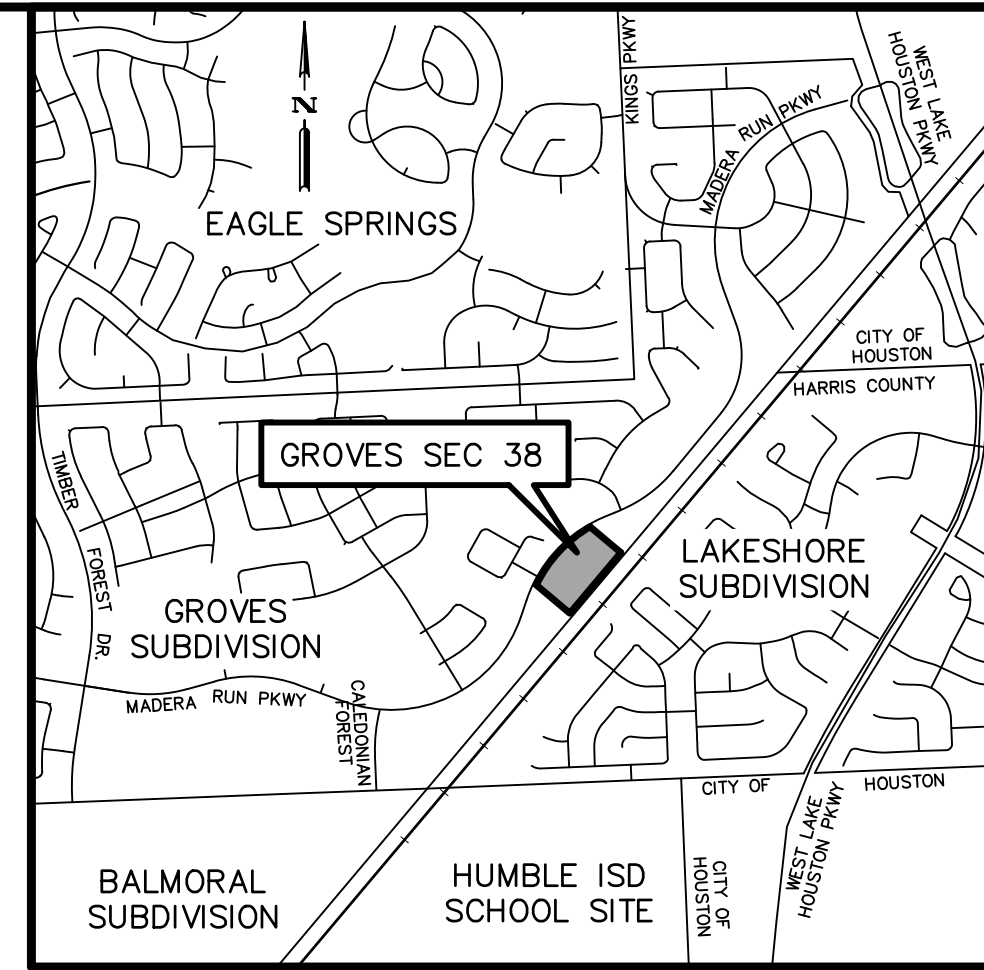
Witness my hand and seal of office, at Houston, the day and date last above written.

\_\_\_\_\_  
Diane Trautman  
County Clerk  
of Harris County, Texas

By: \_\_\_\_\_  
Deputy

GENERAL NOTES

1. "1" indicates Block Number.
2. "B.L." indicates Building Line.
3. "G.B.L." indicates Garage Building Line.
4. "VOL." indicates Volume
5. "PG." indicates Page
6. "ESMT." indicates Easement
7. "R.O.W." indicates Right-of-Way
8. "D.E." indicates Drainage Easement.
9. "U.E." indicates Utility Easement.
10. "W.L.E." indicates Water Line Easement.
11. "SAN. S.E." indicates Sanitary Sewer Easement.
12. "STM. S.E." indicates Storm Sewer Easement.
13. "H.C.C.F." indicates Harris County Clerk's File Number.
14. "H.C.M.R." indicates Harris County Map Records.
15. "H.C.D.R." indicates Harris County Deed Records.
16. "F.C." indicates Film Code.
17. "O.D." indicates Outside Diameter.
18. "PVT." indicates Private.
19. Bearing orientation is based on the Texas Coordinate System of 1983, South Central Zone 4204.
20. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by multiplying the following combined scale 0.99992360.
21. The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.
22. 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, in effect at the time this plat was approved, which may be amended from time to time.
23. 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.
24. 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 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.
25. 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 more additional space shall be provided.
26. Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
27. This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in "Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure."
28. Set 3/4-inch iron pipe (OD)w/ cap stamped "BGE INC" at every boundary corner unless otherwise noted hereon.
29. Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision.



VICINITY MAP  
N.T.S.  
KEY MAP PAGE NO. 377J & N

GROVES SEC 38

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LH GROVES LLC,  
a Delaware limited liability company  
400 EAST LAS COLINAS BLVD., STE 1075  
HOUSTON, TX 77056  
469-513-5601

LAND PLANNER:  
TBC PARTNERS  
3050 POST OAK BLVD., STE 1100  
HOUSTON, TX 77056  
713-439-0027



BGE, Inc.  
10777 Westheimer, Suite 400, Houston, TX 77042  
Tel: 281-558-8700 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101065-00

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