

We, Robert Honeck & Jennifer Honeck, owners hereinafter referred to as Owners (whether one or more) of the 5.04 acre tract described in the above and foregoing map of LUTHERAN VISTA, do hereby make and establish said subdivision and development plat of said property according to all laws, dedications, restrictions, reservations 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 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 hereon (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 shall be 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 boxways, 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 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 is 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 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.

WITNESS OUR HANDS, in the city of Houston, Texas, this ____ day of _____, 20__.

Robert Honeck
Jennifer Honeck

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Robert Honeck and Jennifer Honeck, known to me to be the persons whose names are 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 _____, 20__.

Notary Public in and for the State of Texas
My Commission expires: _____

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. I was prepared from an actual survey of the property under my supervision in the plat known as Lutheran Vista, said lien being evidenced by instrument of record in Clerk's File No. RP-2019-238213 of the Real Property Records 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 owners of said lien and have not assigned the same nor any part thereof.

David R. Strickland, RPLS
Texas Registration No. 51724

By: _____
Printed Name and Title

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20__.

Notary Public in and for the State of Texas
My Commission expires: _____

I, John R. Blount, County Engineer of Harris County, hereby certify that the plat 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 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 _____, 20__ by an order entered into the minutes of the court.

Diane Trautman
County Clerk
Of Harris County, Texas

By: _____
Deputy

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Lutheran 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 ____ day of _____, 20__.

By: _____
Or: _____
M. Sotry Garza
Vice-Chairman
By: _____
Margaret Wallace Brown, AICP, CNUA
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 _____, 20__ at _____ o'clock, __M., and in Film Code Number _____ of the Map Records for said county.

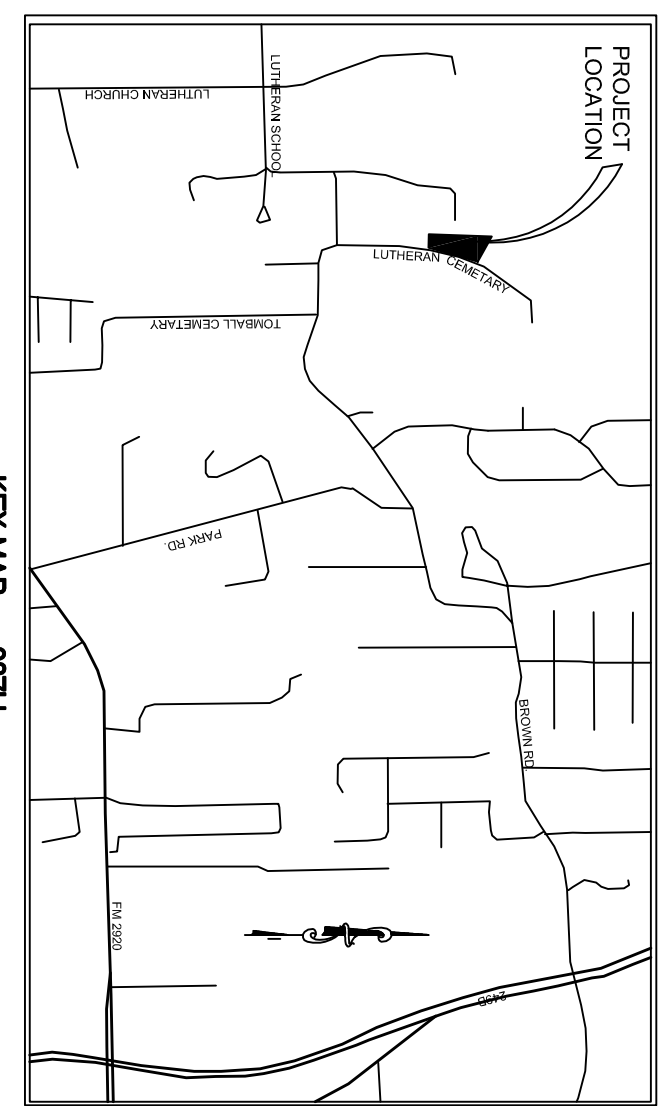
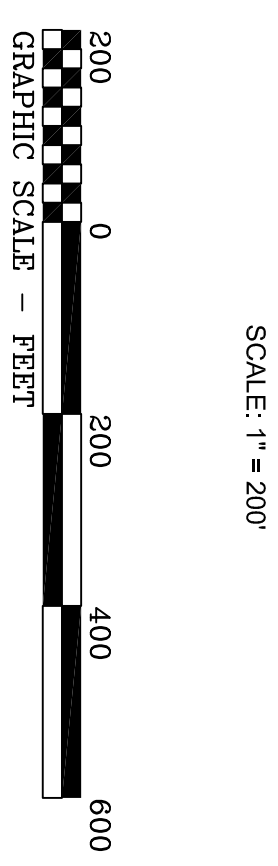
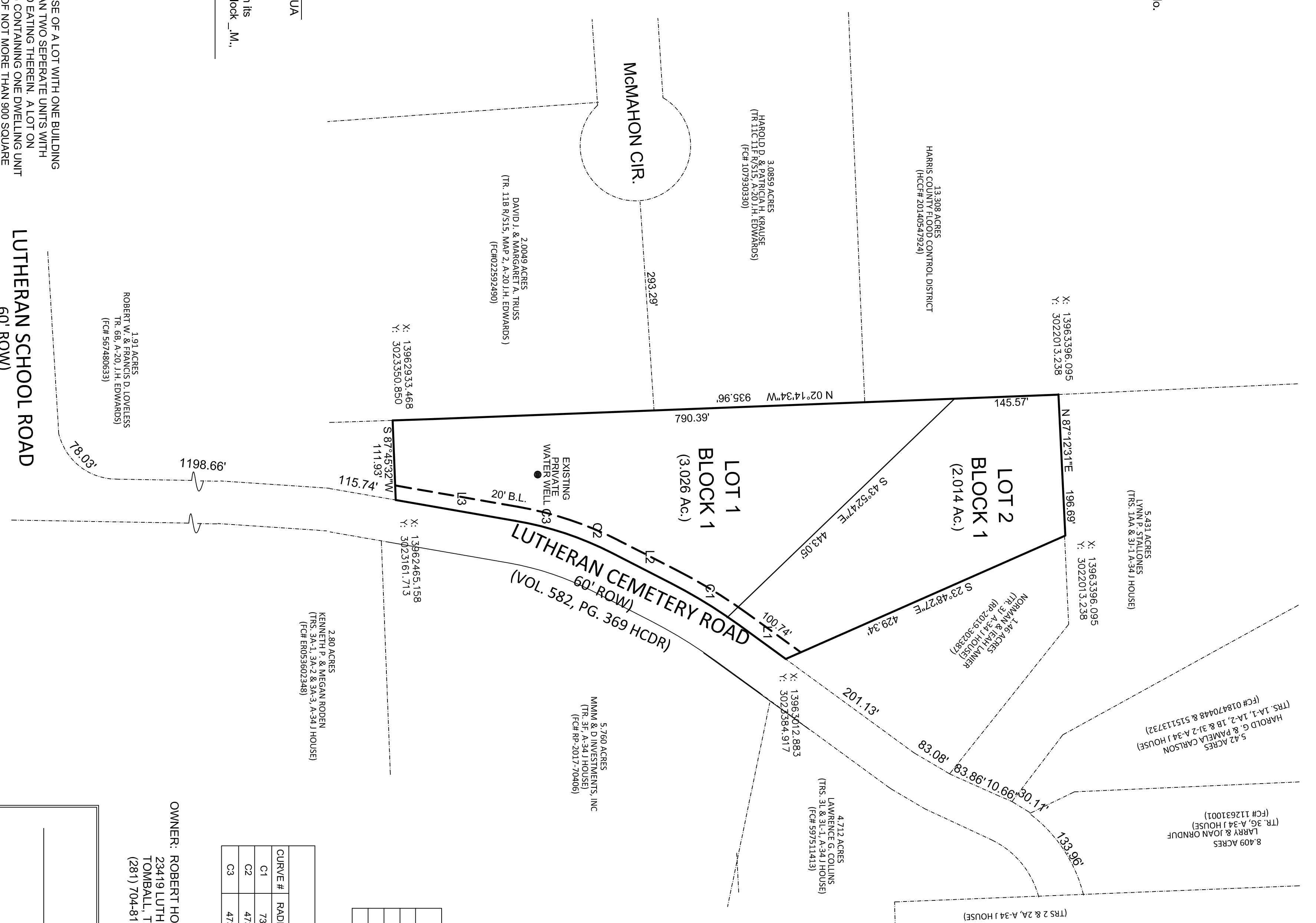
Witness my hand and seal of office, at Houston, the day and date last above written.

Diane Trautman
County Clerk
Of Harris County, Texas

By: _____
Deputy

- 5) UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL) 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.
- 6) ANY NEW DEGREE CORNER WITHIN THE SUPERVISION PLAT SHALL OBTAIN A STORMWATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
- 7) ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USE PER CHAPTER 42 (ORDINANCE 1999-262).
- 8) EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER UNIT. IN THOSE INSTANCES WHERE A SECONDARY UNITS IS PROVIDED, ONLY ONE ADDITIONAL SPACE SHALL BE REQUIRED.
- 9) ALL LOTS WILL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.

LUTHERAN SCHOOL ROAD
60' ROW



LEGEND:
HCOF = Harris County Clerk's File
CF = Clerk's File
UE = Utility Easement
AE = Aerial Easement
BL = Building Line
HCMR = Harris County Map Records
HCDR = Harris County Deed Records

LINE #	BEARING	LENGTH
L1	S 36°00'19\"/>	80.16'
L2	S 27°10'07\"/>	92.47'
L3	S 09°48'05\"/>	170.82'

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	736.72'	113.62'	113.51'	S 31°35'11\"/>	08°50'12\"/>
C2	473.53'	71.29'	71.22'	S 22°51'10\"/>	08°37'55\"/>
C3	473.53'	72.22'	72.15'	S 14°10'14\"/>	08°44'20\"/>

OWNER: ROBERT HONECK & JENNIFER HONECK
23419 LUTHERAN CEMETARY ROAD
TOMBALL, TX 77377
(281) 704-8179

SURVEYOR: DAVE STRICKLAND, RPLS
P.O. BOX 28684
HOUSTON, TX 77207
(281) 705-4297

LUTHERAN VISTA

BEING A SUBDIVISION OF 5.04 ACRES (219,544sq) OF LAND OUT OF THE JOSEPH HOUSE SURVEY, ABSTRACT 34 IN HARRIS COUNTY, TEXAS

2 Lots 1 Block
2019