

STATE OF TEXAS

COUNTY OF HARRIS

We, GOLDEN PATH BUILDERS LLC. and KEEP UP INVESTMENTS LLC. acting by and through wilmer salamanca being officer of GOLDEN PATH BUILDERS LLC. and KEEP UP INVESTMENTS LLC. Owner hereinafter referred to as owner of the 0.2846 acre tract described in the above and foregoing map of GOLDEN PATH, 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 (or the placement of mobile home subdivision) and shall be restricted for some 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 hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, GOLDEN PATH BUILDERS LLC. and KEEP UP INVESTMENTS LLC. a Texas corporation has caused these presents to signed by Wilmer Salamanca, President, thereunto authorized, this ___ day of _____, 2021.

GOLDEN PATH BUILDERS LLC. AND KEEP UP INVESTMENTS LLC. A TEXAS CORPORATION

By: _____
WILMER SALAMANCA, President

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, The undersigned authority, on this day personally appeared Wilmer Salamanca, 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

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; 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.

X: _____
David R. Strickland
TEXAS REGISTRATION NO. 5124
TEXAS PROFESSIONAL LAND SURVEYOR

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF HAWTHORNE PARTIAL REPLAT NO 1 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 _____, ____.

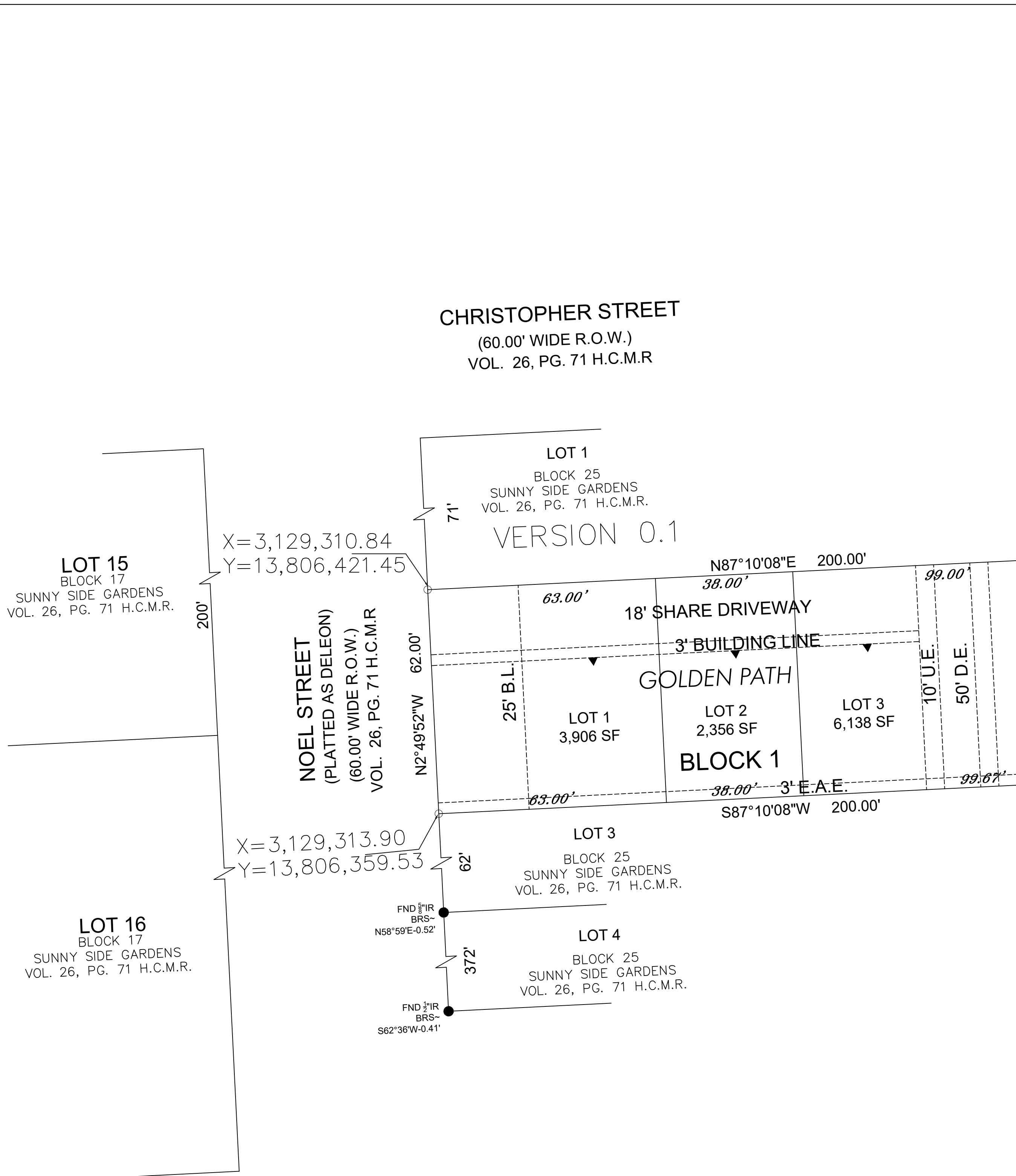
BY: _____
MARTHA L. STEIN, CHAIR
OR
M. SONNY GARZA, VICE CHAIRMAN
BY: _____
PATRICK WALSH, P.E., SECRETARY

I, TENESHIA HUDSPETH, 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 ___ , AND DULY RECORDED ON ___ , 20___ AT ___ O'CLOCK ___ , AND AT FILM CODE NUMBER ___ 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
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY



CHRISTOPHER STREET
(60.00' WIDE R.O.W.)
VOL. 26, PG. 71 H.C.M.R.

LOT 15
BLOCK 17
SUNNY SIDE GARDENS
VOL. 26, PG. 71 H.C.M.R.

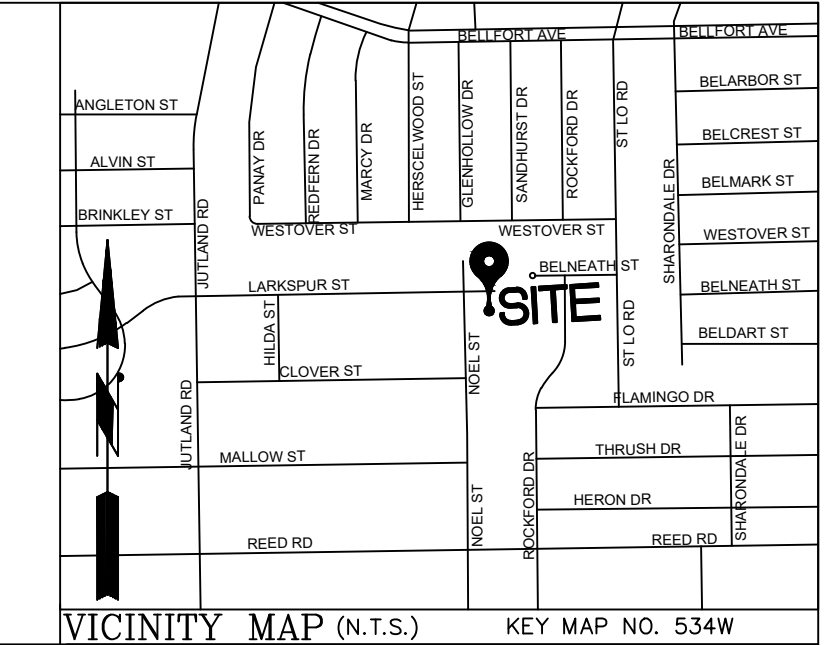
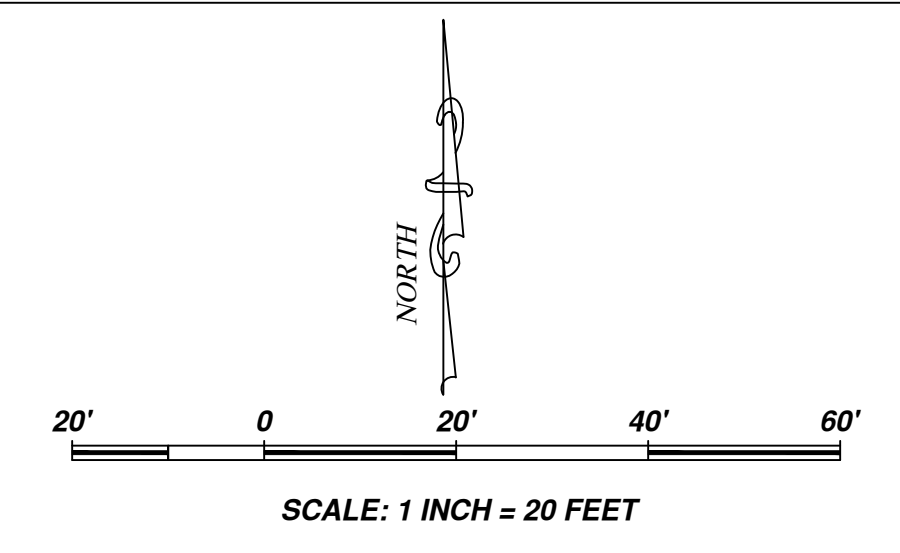
LOT 16
BLOCK 17
SUNNY SIDE GARDENS
VOL. 26, PG. 71 H.C.M.R.

X = 3,129,310.84
Y = 13,806,421.45

X = 3,129,313.90
Y = 13,806,359.53

X = 3,129,510.67
Y = 13,806,431.33

X = 3,129,513.66
Y = 13,806,369.41



PLAT NOTES:

- 1) LOTS 1-3, BLOCK 1, ARE RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USE.
2) 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.
3) EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT.
4) VEHICULAR ACCESS TO LOTS 1-4, BLOCK 1 IS PROVIDED FOR BY A SHARED DRIVEWAY ONLY.
5) UNLESS OTHERWISE INDICATED, THE BUILDING LINES, 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.
6) THIS SUBDIVISION CONTAINS ONE OR MORE SHARED DRIVEWAYS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY.
7) AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 600 S.F. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION. REFERENCE 42-1 PERMEABLE AREA DEFINITION.
8) THE NUMBER OF SINGLE-FAMILY RESIDENTIAL DWELLING UNITS THAT CAN BE CONSTRUCTED SHALL NOT EXCEED AN EQUIVALENT DENSITY OF 27 UNITS TO THE GROSS ACRE OF LAND WITHIN THE BOUNDARIES OF THIS SUBDIVISION PLAT.
9) ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
10) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99886067.
11) THE RESIDENTIAL LOTS LOCATED IN THIS SUBDIVISION ARE ELIGIBLE FOR SOLID WASTE COLLECTION SERVICES BY THE CITY AT THE TIME OF THE FILING OF THE PLAT. NOTWITHSTANDING THE FOREGOING, THE CITY RESERVES THE RIGHT TO AMEND THE LEVEL OF SOLID WASTE COLLECTION SERVICES IT PROVIDES.
12) NO HEAVY OR OVERSIZE TRASH COLLECTION SERVICES SHALL BE PROVIDED TO RESIDENTIAL UNITS ELIGIBLE FOR COLLECTION PURSUANT TO ITEM 2 OF SEC. 39-65 OF THE CODE OF ORDINANCES.
13) 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 CITY OF HOUSTON, TEXAS, HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
14) THIS PERCENTAGE IS (100%) SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATION.
15) THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER (3 UNITS) OF DWELLING UNITS.
16) NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
17) THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 13.
18) 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 OWNERS 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 PROPERTY OWNERS 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.

GOLDEN PATH

BEING A 0.284 ACRES (12,400.00 SQUARE FEET) OF LAND SITUATED IN SUNNYSIDE GARDENS AS DESCRIBED IN VOLUME 26, PAGE 71, MAP RECORDS OF HARRIS COUNTY, TEXAS CITY OF HOUSTON HARRIS COUNTY, TEXAS

LOTS: 3 BLOCK: 1

REASON FOR REPLAT: TO CREATE THREE (3) SINGLE-FAMILY RESIDENTIAL LOTS

MAY 2021

OWNER:
WILMER SALAMANCA
10700 Richmond Ave
Ste 100c
Houston, TX 77042

SURVEYOR:
SURVILL, LLC
6037 N.Fry Rd. Ste. 126, #133
Katy, TX 77449
Phone 832-349-5978

PARKS AND OPEN SPACE TABLE

Table with 2 columns: Description, Value. Rows: NUMBER OF EXISTING DWELLING UNITS (1), NUMBER OF PROPOSED DWELLING UNITS (3), NUMBER OF INCREMENTAL DWELLING UNITS (3).

DWELLING UNIT DENSITY TABLE

Table with 3 columns: TOTAL NO. OF DWELLING UNITS, TOTAL GROSS ACREAGE, TOTAL PROJ. DENSITY (UNITS PER AC.). Row: 3, 0.284, 24.39.

LOT SIZE AND COVERAGE TABLE

Table with 4 columns: LOT NO., LOT SIZE (SQUARE FEET), % COVERAGE, BUILDING COVERAGE. Rows: 1 (3,906.00, 60% MAX, 2,343.60), 2 (2,356.00, 60% MAX, 1,413.60), 3 (6,138.00, 60% MAX, 3,682.80).

LEGEND:

- 1. "B.L." = BUILDING LINE
2. "U.E." = UTILITY EASEMENT
3. "H.C.M.R." = HARRIS COUNTY MAP RECORDS
4. "H.C.C.F." = HARRIS COUNTY CLERKS FILE
5. "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS
6. "R.O.W." INDICATES RIGHT-OF-WAY
8. "(XXX / XXX)" INDICATES RECORDED VOLUME/PAGE
9. "•" INDICATES IRON ROD SET
10. "o" INDICATES IRON ROD FOUND
11. "◀" INDICATES VEHICULAR ACCESS
12. "E.A.E." INDICATES EMERGENCY ACCESS EASEMENT