

STATE OF TEXAS
COUNTY OF HARRIS

FILED
2008 12:31 PM
4/1/2008 LTRP1 \$60.00
COUNTY CLERK
HARRIS COUNTY

We, PEDEN DEVELOPMENT, LTD., acting by and through its authorized agent, hereinafter referred to as Owner of the 0.2659 acre tract described in the above and foregoing map of PEDEN SQUARE, do hereby make and establish said subdivision and development plot of said property according to 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on 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 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 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 on lots on this plat are originally intended for the construction of single family residential dwelling units thereon 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 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 bayous, creeks, gulches, 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 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, PEDEN DEVELOPMENT, LTD., has caused these presents to be signed by its authorized agent, hereinafter referred to as its agent, on this 14th day of March, 2008.

PEDEN DEVELOPMENT, LTD.

STACI VAUGHAN
Notary Public, State of Texas
My Commission Expires
October 19, 2011

By: *John K. Kolb*
John K. Kolb, Registered Professional Land Surveyor
Texas Registration No. 5269

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared *John K. Kolb*, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of March, 2008

Notary Public in and for the State of Texas
Printed Name: *Staci Vaughan*
My Commission expires: *10-19-2011*

I, Kevin K. Kolb, 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference set by me, have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest public street intersection and State Plane Grid coordinates (NAD 83).

By: *Kevin K. Kolb*
Kevin K. Kolb, Registered Professional Land Surveyor
Texas Registration No. 5269

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.

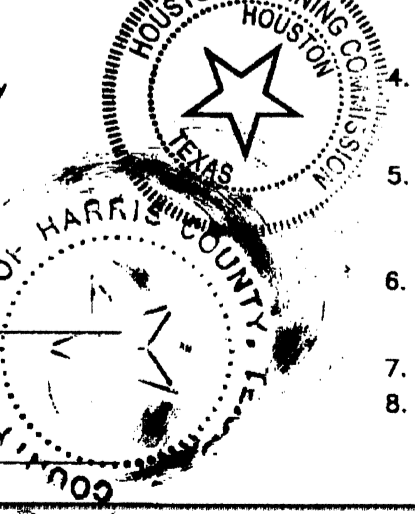
This is to certify that the Houston Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of PEDEN SQUARE, in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this 14th day of March, 2008.

By: *Carol A. Lewis*, *Marlene L. Gafarik*
Carol A. Lewis, PHD or Mark A. Kilkenny, Chair
Marlene L. Gafarik, Secretary

I, Beverly B. Kaufman, Clerk of the County of Harris County, do hereby certify that the within instrument with certificate of authentication was filed for registration in my office on this 14th day of March, 2008, at 12:31 o'clock, and duly recorded on this 14th day of March, 2008, at 12:31 o'clock, and in Film Code Number 621006 of the Map Records of Harris County for said county.

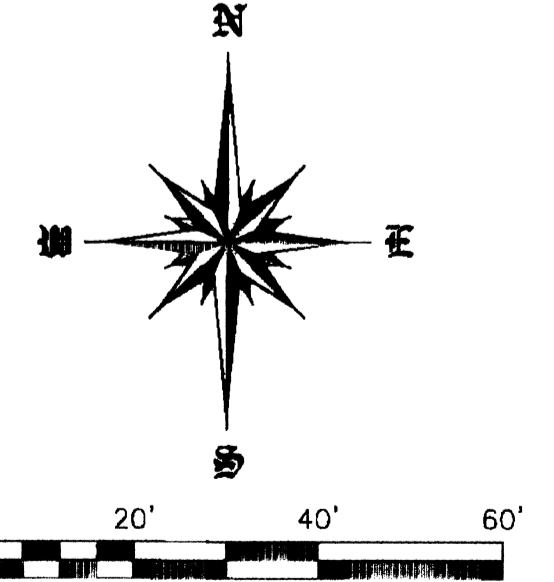
THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.

BEVERLY B. KAUFMAN
Beverly B. Kaufman
Clerk of the County Court
Harris County, Texas
By: *Edwina Mack*
Edwina Mack, Deputy



PLAT NOTES:

- 1. Lots 1-7, Block 1 are hereby restricted to single family residential purposes as defined by Chapter 42 (Ordinance 1999 - 252).
- 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. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 300 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. 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.
- 4. 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 additional space shall be provided.
- 5. Lots 1 & 7, Block 1, are denied direct driveway access to HAZEL STREET. Lots 1, 2, 3 & 4, Block 1, are denied direct driveway access to PEDEN STREET.
- 6. The garage portion of each single-family residential unit is setback from the edge of the shared driveway at least 4 feet. Each garage entry is parallel to the shared driveway.
- 7. All lots shall have adequate wastewater collection service.
- 8. Vehicular access to Lots 1-7 is provided for by a shared driveway only.
- 9. 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 all land within the boundaries of this subdivision plat.
- 10. 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. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any shared driveways within the subdivision, which obligation shall be sole responsibility of the owners of the property in this subdivision.
- 11. At least 150 square feet of permeable area is required per lot. 1,050 square feet of permeable area shall be provided within the boundary of this subdivision.
- 12. Any fence or wall up to 8 feet high shall be located at least two feet from the property line along the collector street or local street. This area shall be planted and maintained with landscaping.
- 13. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection.
- 14. ▲ denotes primary driveway access to each lot.
- 15. Building coverage limited to 80% of area of each lot.
- 16. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.99989786.



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 blockouts, additions and changes were present at the time the instrument was filed and recorded.

Parks and Open Space Table

a	Number of Existing Dwelling Units (DU)	2
<input checked="" type="checkbox"/>	herby certify that the information provided is true	
b	Number of Proposed DU	7
c	Net Number of DU	5

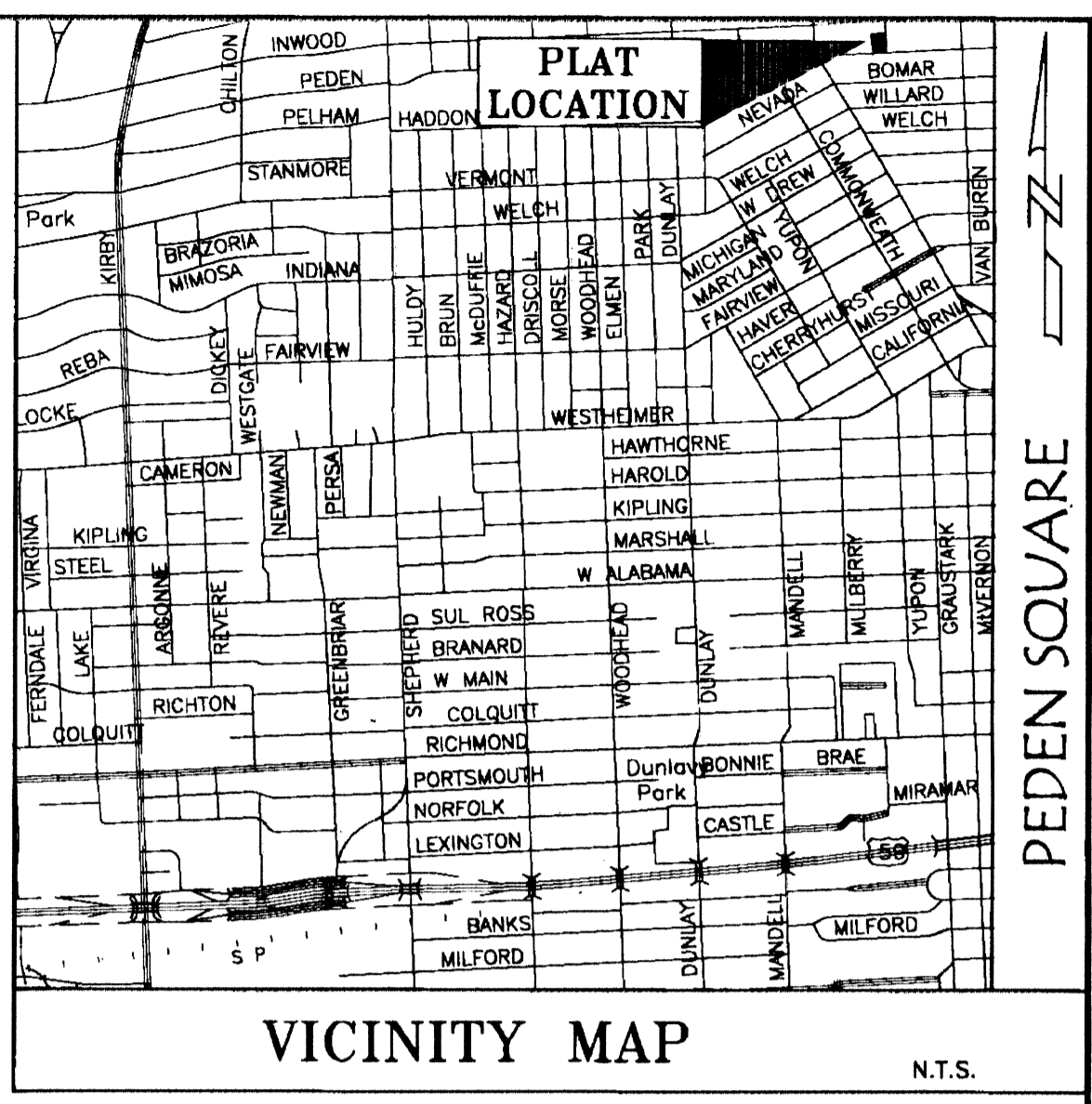
DWELLING UNIT DENSITY TABLE

COLUMN A	COLUMN B	COLUMN C
TOTAL NO. DWELLINGS	TOTAL GROSS ACRES (AC)	TOTAL PROJECT DENSITY
7	0.2659	26.3

LOT SIZE AND COVERAGE TABLE

LOT NO.	LOT SIZE (SF)	MAXIMUM BLDG COVERAGE (SF)	MAXIMUM COVERAGE (% COL. C/COL. B)
1	1,723	1,034	60%
2	1,591	953	60%
3	1,582	953	60%
4	1,726	1,036	60%
5	1,625	975	60%
6	1,436	862	60%
7	1,889	1,133	60%

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
621006
FILM CODE
PEDEN SQUARE
THIS IS PAGE 1 OF 2 PAGES
SCANNER KM-4850w
KEY MAP



We, WHITNEY NATIONAL BANK, owner and holder of a lien against the property described in the plat known as PEDEN SQUARE, said lien being evidenced by instrument of record in the Clerk's File No. 20080041069 of the O.P.R.O.R.P. 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 hereon to said subdivision plat and we hereby confirm that we are the present owner of said lien (or liens) and have not assigned the same nor any part thereof.

By: *John R. Wood*
John R. Wood
Title: *VICE PRESIDENT*

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared *John R. Wood*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of March, 2008.

LISA M. SULAK
Notary Public
State of Texas
Comm. Expires 08-11-2008

By: *Lisa M. Sulak*
Lisa M. Sulak
My Commission expires: *9-11-08*

- General Notes
- 1. 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.
 - 2. The residential units or 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.
 - 3. No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.
 - 4. This property is located in Park Sector number 14.

PEDEN SQUARE

A SUBDIVISION OF 0.2659 ACRES OF LAND OUT OF THE OBDIENCE SMITH SURVEY, ABSTRACT NO. 696, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ALSO BEING A REPLAT OF LOTS 14 & 15, BLOCK 1, OF ROSEMONT, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 504, PAGE 40 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS

REASON FOR REPLAT:
TO CREATE SEVEN (7) SINGLE FAMILY RESIDENTIAL LOTS

SCALE: 1" = 20'
7 LOTS
OWNER:
DATE: FEBRUARY, 2008
1 BLOCK

PEDEN DEVELOPMENT, LTD.

PREPARED BY:
METROPOLITAN PLANNING, L.P.

LAND PLANNING AND SURVEYING
720 NORTH POST OAK, SUITE 605
HOUSTON, TEXAS 77024
713-856-8177