

STATE OF TEXAS §  
COUNTY OF HARRIS §

We, HECTOR MARIO RAMON and ELDA LETICIA RAMON, OWNERS hereinafter referred to as Owners of the 1.0691-acre tract described in the above and foregoing map of MEADOW CREEK VILLAGE SEC 1 PARTIAL REPLAT NO 2, do hereby make and establish said subdivision and 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 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. & 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. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

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 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.

WITNESS OUR HANDS, this 29<sup>th</sup> day of SEPTEMBER 2020.

By: Hector Mario Ramon By: Elda Leticia Ramon  
HECTOR MARIO RAMON, OWNER ELDA LETICIA RAMON, OWNER

STATE OF TEXAS §  
COUNTY OF HARRIS §

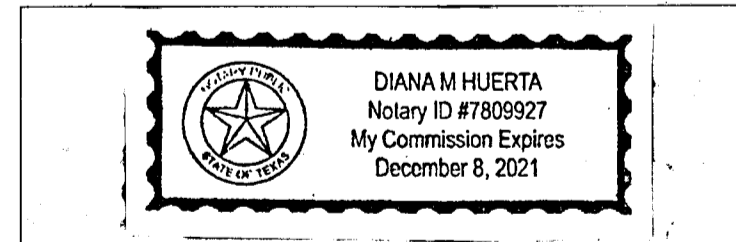
BEFORE ME, the undersigned authority, on this day personally appeared HECTOR MARIO RAMON & ELDA LETICIA RAMON, known to me to be the persons whose names are subscribed to the foregoing instruments and they acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL, this 29<sup>th</sup> day of SEPTEMBER 2020.

Diana M. Huerta  
Notary Public in and for the State of Texas

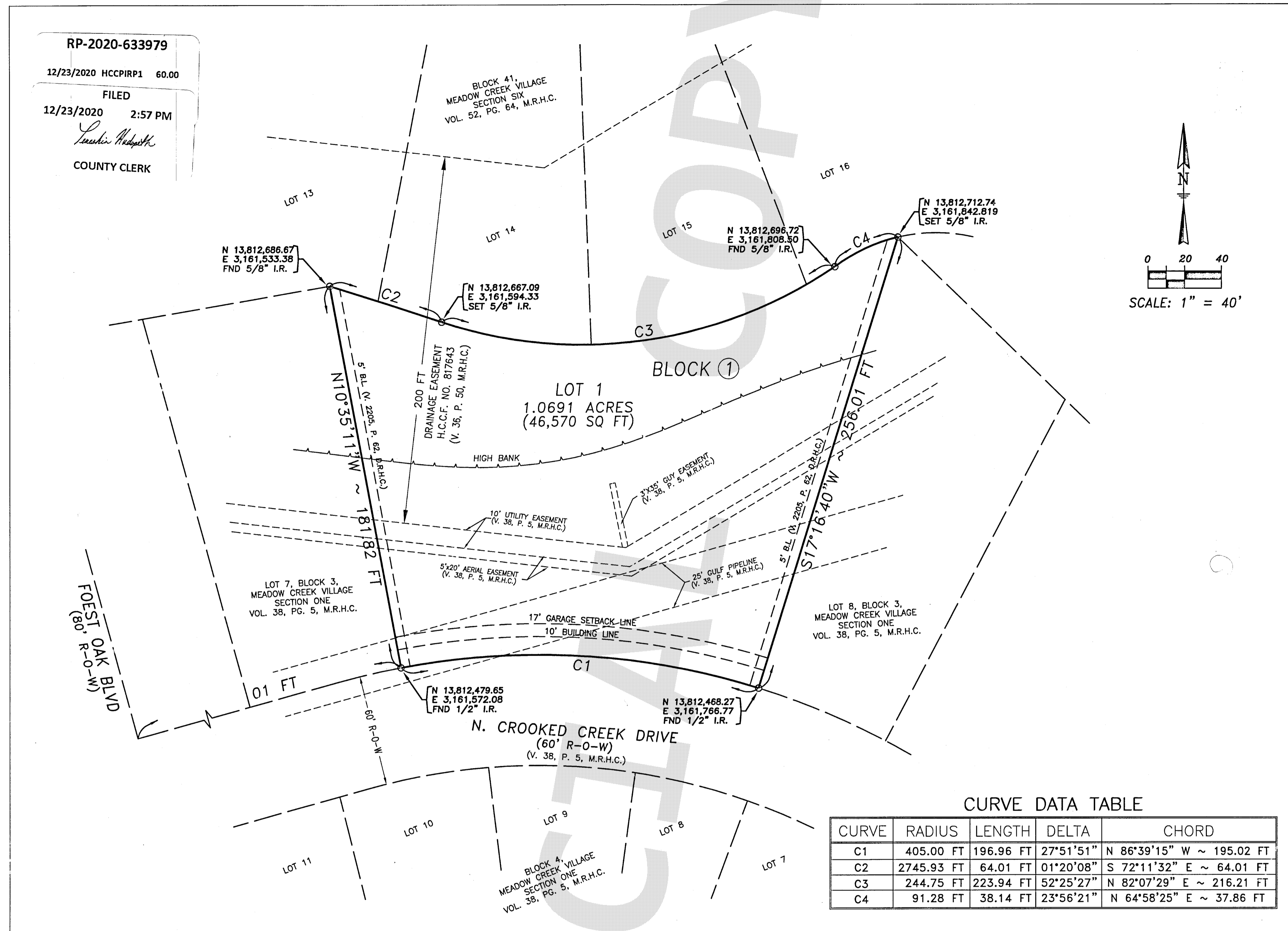
Print Name: (Affix Notary Seal)

My Commission expires on: December 8, 2021



I, GEORG LARDIZABAL, am authorized 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 1983, south central) zone.

Georg Lardizabal  
GEORG LARDIZABAL, R.P.L.S.  
Texas Registration No. 6051



This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat and subdivision of MEADOW CREEK VILLAGE SEC 1 PARTIAL REPLAT NO 2, 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 23 day of DECEMBER, 2020.

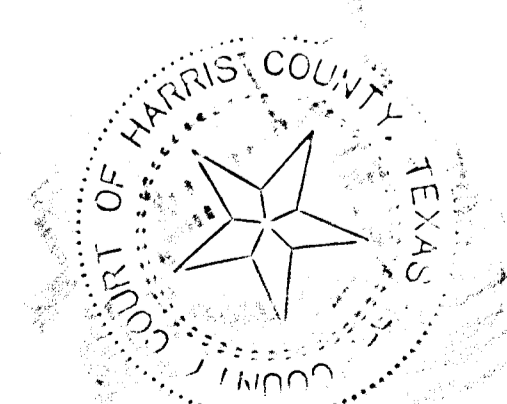
By: Martha L. Stejneger By: Margaret Wallace Brown  
Martha L. Stejneger, Chair Secretary  
M. Sonny Garza, Vice Chair

I, Tenneshia 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 December 23, 2020, at 2:57 o'clock P.M., and duly recorded on December 28 2020 at 11:12 o'clock A.M., and at Film Code Number 693644 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.

Tenneshia Hudspeth  
Tenneshia Hudspeth  
County Clerk  
of Harris County, Texas

By: Christian Orona  
Deputy CHRISTIAN ORONA

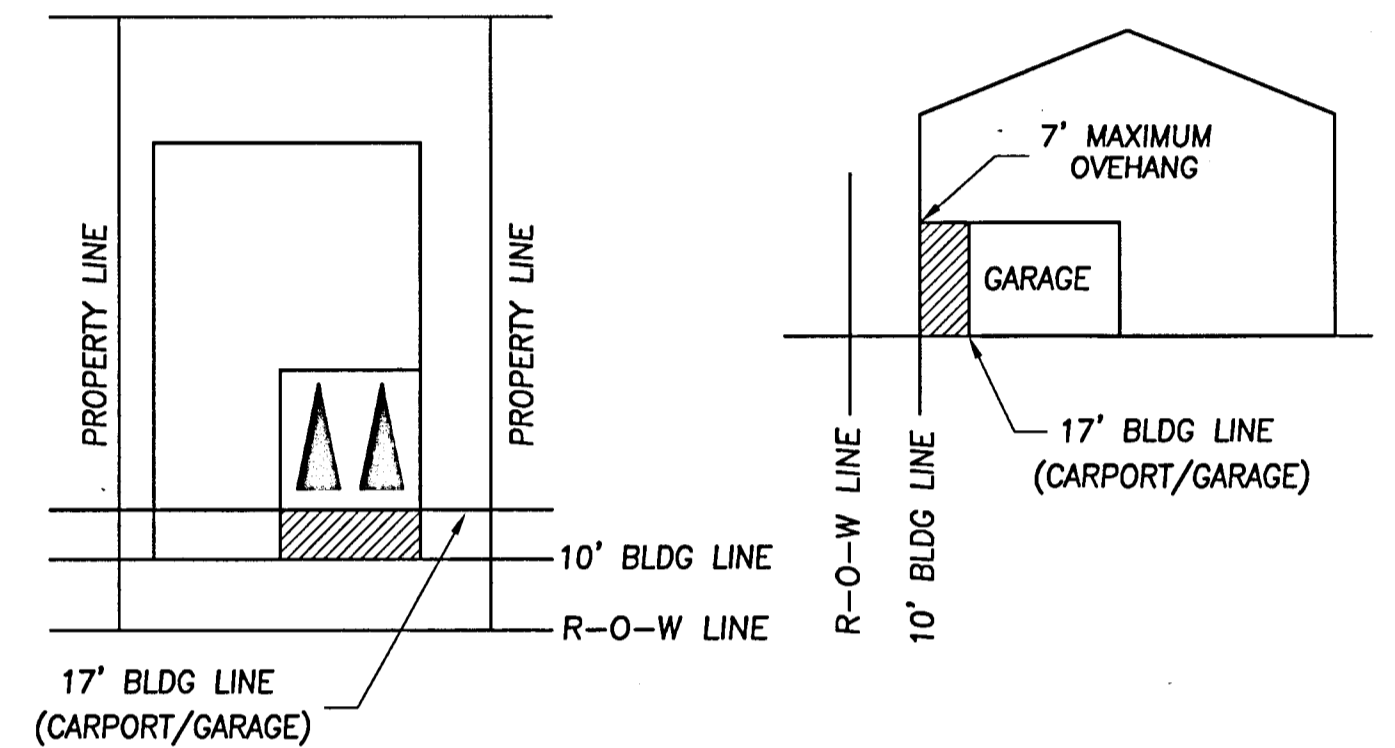
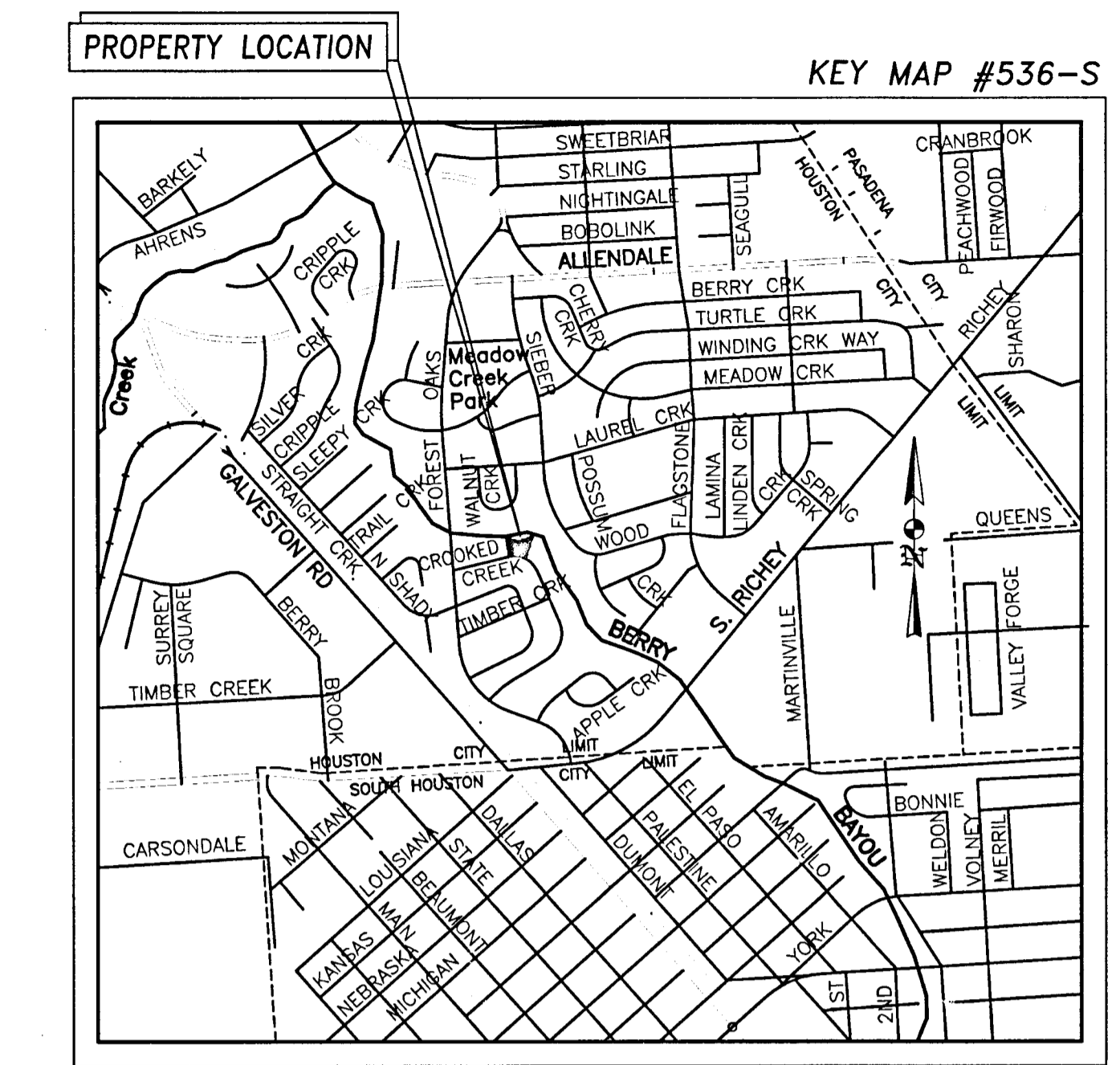


ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

This 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.

RECORDERS MEMORANDUM:  
At the time of recording, this instrument was found to be adequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

- NOTES:
- 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.
  - 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.
  - 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.
  - ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
  - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999014824.
  - THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 6.
  - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTSTRUCTED 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.
  - THE LAND WITHIN THIS SUBDIVISION PLAT IS LOCATED WITHIN A CONTROLLED COMPATIBLE LAND USE AREA ESTABLISHED BY CITY OF HOUSTON ORDINANCE NO. 2008-1052 AND MAY BE SUBJECT TO REGULATIONS RESTRICTING THE USE OF THE LAND.



- COLLECTOR OR LOCAL
- LOT 1 IS:
    - RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.
    - RESTRICTED TO A 10-FOOT BUILDING LINE ESTABLISHED FOR THE PRINCIPAL STRUCTURE ONLY, AND
    - RESTRICTED TO A 17-FOOT BUILDING LINE WHEN THE CARPORT OR GARAGE IS FACING THE STREET. THE BUILDING ABOVE THE CARPORT OR GARAGE MAY OVERHANG THE BUILDING LINE UP TO 7 FEET.
  - REFERENCE ABOVE TYPICAL LOT LAYOUT.

MEADOW CREEK VILLAGE SEC 1  
PARTIAL REPLAT NO 2

A SUBDIVISION OF 1.0691 ACRES OF LAND SITUATED IN CHALLAHAN ABD VINCE SURVEY ABSTRACT NUMBER 9, AND BEING REPLAT OF PART OF BLOCK 3 OF MEADOW CREEK VILLAGE SECTION 1, AS RECORDED IN VOLUME 38, PAGE 5, OF MAP RECORDS OF HARRIS COUNTY, TEXAS

CITY OF HOUSTON  
HARRIS COUNTY, TEXAS  
1 BLOCK 1 LOT

OWNERS:  
HECTOR MARIO RAMON & ELDA LETICIA RAMON  
8422 S. Crooked Creek Drive  
Houston, Texas 77017

REASON FOR REPLAT:  
TO CREATE ONE (1) SINGLE-FAMILY RESIDENCE

DATE: September 17, 2020 Scale: 1" = 40'

**HRS and Associates, LLC**  
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