

STATE OF TEXAS
COUNTY OF HARRIS

We, Edward Noack and Nancy Noack, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 9.4168 ACRE tract described in the above and foregoing map of STANFORD PLACE ESTATES, 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 plot, 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 sixteen feet (16' 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 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 bays, 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 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.

WITNESS my (or our) hand in the city of Houston, Texas, this 14th day of February, 2022.

Edward Noack

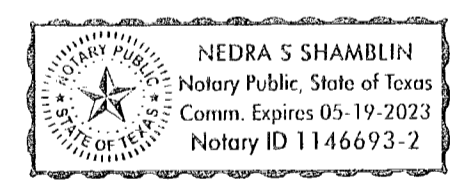
Nancy Noack

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Edward Noack and Nancy Noack, known to me to be the person(s) whose name(s) 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 14th day of February, 2022.

Nedra S. Shumblin
Notary Public in and for the State of Texas
Notary ID 1146693-2

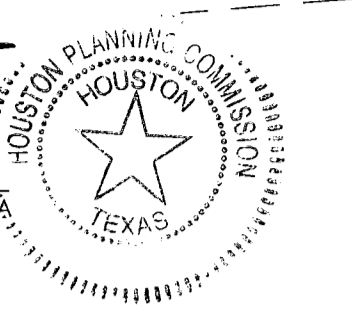


My Commission expires: 05-19-2023

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of STANFORD PLACE ESTATES 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 (or instrument when appropriate) this 14th day of February, 2022.

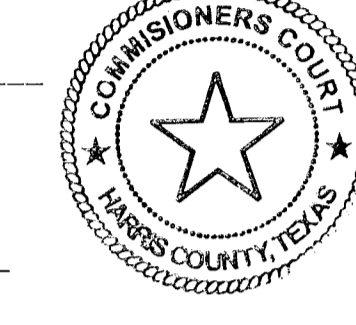
Martha L. Stein, Chair of
M. Sonny Garza, Vice Chair

Margaret Wallace Snow, AICP, CNU
Secretary



I, Tanesha Hudspeth, 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 March 13, 2023, by an order entered into the minutes of the court.

Tanesha Hudspeth
County Clerk
Of Harris County, Texas



Synda Mata
Deputy

I, Tanesha 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 March 22, 2023, at 3:19 o'clock P.M., and duly recorded on March 23, 2023, at 4:20 o'clock P.M., and at Film Code No. 703083 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.

Tanesha Hudspeth
County Clerk
Of Harris County, Texas

Christian Orona
Deputy

I, Milton Rahman, 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 or will comply with all applicable provisions of the Harris County Road Law as amended and all other court adopted drainage requirements.

Milton Rahman, P.E.
COUNTY ENGINEER

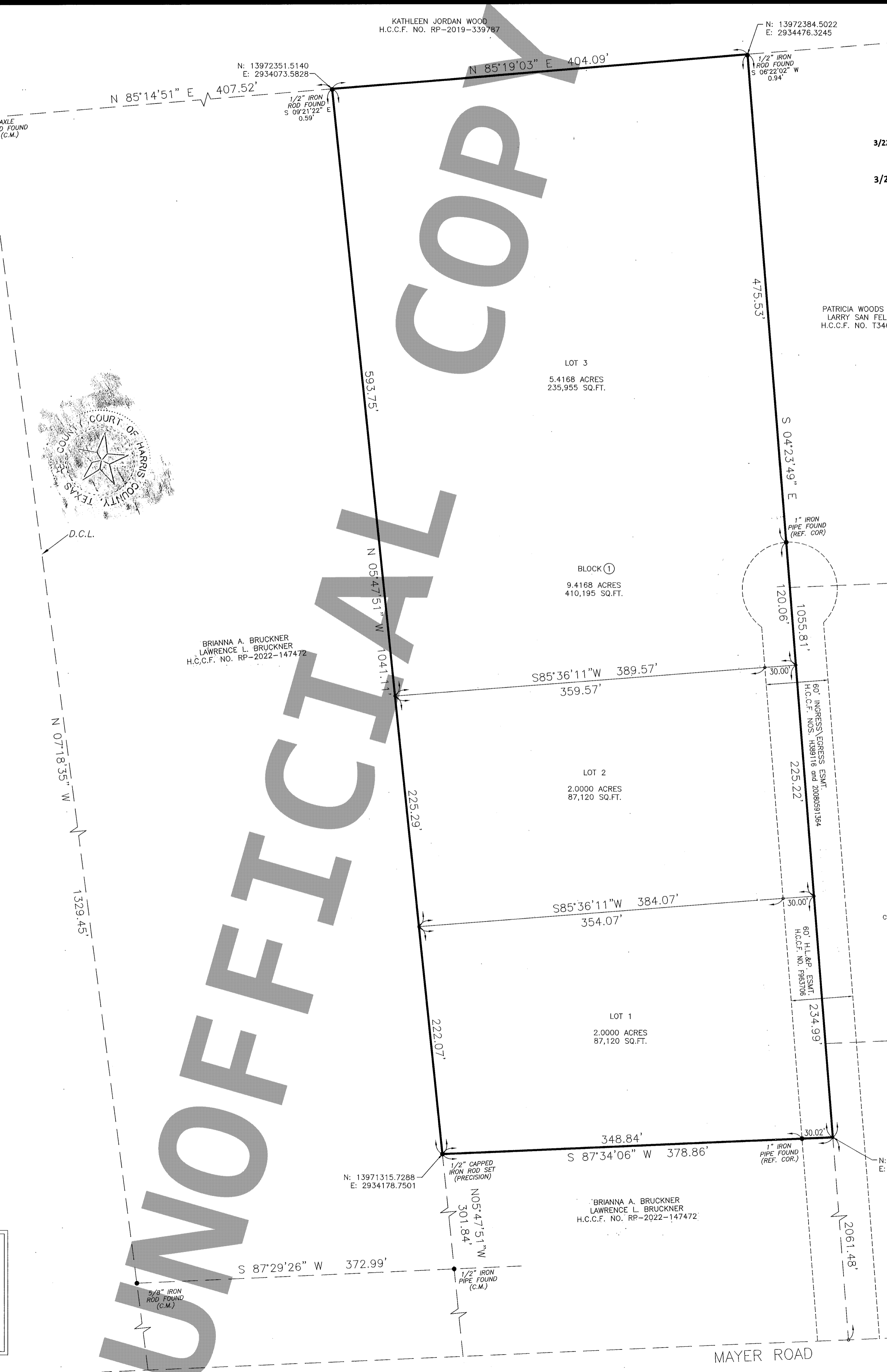
Milton Rahman, P.E.
COUNTY ENGINEER

MATTHEW SIGMON
PRESIDENT
TEXAS LAND MAPS
2205 SAN FELIPE STREET
HOUSTON, TX 77019
P: 281-645-6600
F: 973-899-0909
WWW.TEXASLANDMAPS.COM

PRECISION SURVEYORS
PROFESSIONAL LAND SURVEYS
1-800-LANDSURVEY
www.precisionurveyors.com
281-496-1586 FAX 281-496-1867
950 HUMPHREYS STREET SUITE 150 HOUSTON, TEXAS 77009
210-829-4941 FAX 210-829-1555
1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
FIRM NO. 10063700



Terrance P. MISH
TERRANCE P. MISH
4981
TEXAS REGISTRATION NO. 4981
FIRM NO. 10063700
PRECISION SURVEYORS



RP-2023-100494
3/22/2023 HCCP1P1 60.00
FILED
3/22/2023 3:19 PM
LARRY SAN FELIPE
COUNTY CLERK

PATRICIA WOODS AND
LARRY SAN FELIPE
H.C.C.F. NO. 1346606

LARRY SAN FELIPE
H.C.C.F. NO. T286584

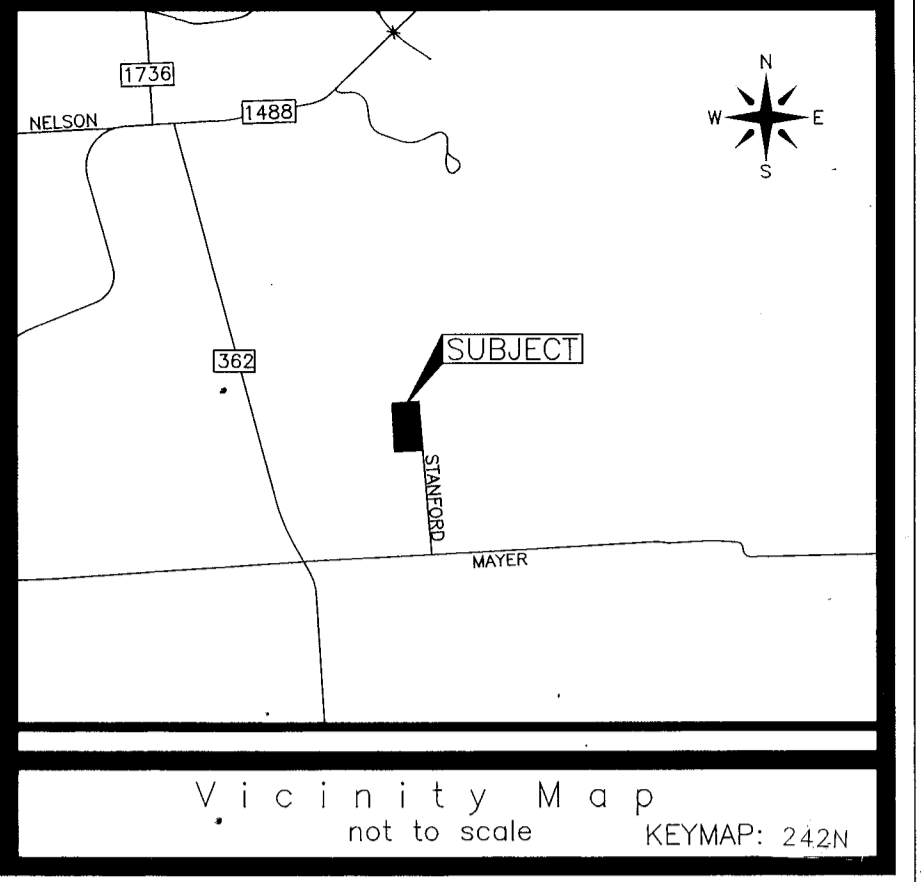
OFFICE OF
TANESHA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 703083
STANFORD PLACE ESTATES
THIS IS PAGE 1 OF 2 PAGES
SCANNER Context 104400
KEY MAP

DAVID W. WENCKA
AND LINDA WENCKA
H.C.C.F. NO. F308359

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

OWNER:
EDWARD NOACK AND NANCY NOACK

DATE: FEBRUARY, 2023 SCALE: 1"=60'



LEGEND:
B.L. - Building Line
H.C.M.R. - Harris County Map Records
H.C.D.R. - Harris County Deed Records
H.C.C.F. - Harris County Clerk's File
D.C.L. - Directional Control Line
C.M. - Controlling Monument
REF. COR. - Reference Corner

- NOTES:
- Each lot shall be restricted to single family residential use.
 - 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 freestanding 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.
 - The bearings shown hereon are grid bearings based on the Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83).
 - 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 factor of 0.999999874.
 - 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.
 - The City of Houston Planning Commission has granted the requested variances to exceed intersection spacing by not dedicating an east-west or north-south street and to allow lots to be accessed by easement rather than public right-of-way.
 - 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.
 - Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
 - All lots shall have adequate waste water collection service.
 - A private pressure cemented water well cannot be constructed within 50ft of the property line. A private Non-pressure cemented water well cannot be constructed within 100ft of the property line.
 - Detention will be reviewed/provided for each individual residential lot at time of permitting.

STANFORD PLACE ESTATES

A SUBDIVISION OF 9.4168 ACRES OF
LAND LOCATED IN THE SAMUEL
KELLY SURVEY, ABSTRACT NO. 501,
HARRIS COUNTY, TEXAS

3 LOTS; 1 BLOCK

OWNER:
EDWARD NOACK AND NANCY NOACK

DATE: FEBRUARY, 2023 SCALE: 1"=60'

TAX CERTIFICATE



ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:
NOACK EDWARD & NANCY
29003 LEGACY CT
MAGNOLIA, TX 77355-5749
USA

Legal Description
TRS 2D-8 & 2D-9
ABST 501 S KELLEY

Parcel Address: 24403 STANFORD PL
Legal Acres: 9.4130

Account Number: 043-167-001-0007

Certificate No: 12221527
Certificate Fee: \$10.00

Print Date: 01/17/2023 01:50:08 PM
Paid Date:
Issue Date: 01/17/2023
Operator ID: ALMARTINEZ

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2022. ALL TAXES ARE PAID IN FULL

Exemptions:

CAPPED HOMESTEAD

Certified Owner:

NOACK EDWARD & NANCY
29003 LEGACY CT
MAGNOLIA, TX 77355-5749
USA

Certified Tax Unit(s):

- 40 Harris County
- 41 Harris County Flood Control Dist
- 42 Port of Houston Authority
- 43 Harris County Hospital District
- 44 Harris County Dept. of Education
- 678 Emergency Serv Dist #200-E.M.S./Fire

Table with 2 columns: Description, Amount. Rows include 2022 Value (608,126), 2022 Levy (\$2,642.55), 2022 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), Total Amount Due (\$0.00).



Reference (CF) No: N/A
Issued By: [Signature]
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 703084
STANFORD PLACE ESTATES
THIS IS PAGE 2 OF 2 PAGES
SCANNER Context IQ4400

WALLER IND. SCHOOL DIST.

1918 Key Street
Waller, Texas 77484
(936) 931-3695
https://waller.go2gov.net/

TAX CERTIFICATE



Account: 44200000007000 Billing No: 007119 Alt Acct No: 0431670010007
Sequence No: 95127

Property Owner:
NOACK EDWARD & NANCY
29003 LEGACY CT
MAGNOLIA, TX 77355-5749

Acres: 9.4130
Exemption Codes: H

Legal Desc: Property Loc: 24403 STANFORD PL
WALLER TX

AFTER A CAREFUL CHECK OF THE DESCRIBED PROPERTY, WALLER ISD DOES CERTIFY THAT ALL TAXES ARE PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2022 EXCEPT FOR THOSE UNPAID LISTED BELOW.

Table with 8 columns: Entity, Base Tax, Base Tax Paid, Base Due, P & I, Spc. Int., Att. Fee, Total Due. Row 1: 2022 - 0 WALLER ISD, \$5,988.41, \$5,988.41, \$0.00, \$0.00, \$0.00, \$0.00, ALL PAID. Grand Tax Due: \$5,988.41, \$5,988.41, \$0.00, \$0.00, \$0.00, \$0.00, \$0.00. Grand Total as of January, 2023: \$0.00.

(IF APPLICABLE) THE ABOVE DESCRIBED PROPERTY HAS/IS RECEIVING SPECIAL EVALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. (Section 23.55, State Property Tax Code).

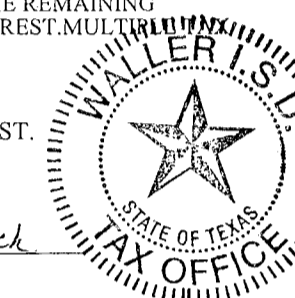
(IF APPLICABLE) SHOULD THE PROPERTY DESCRIBED HEREIN BE AN UNDIVIDED INTEREST, THIS TAX CERTIFICATE IS VALID ONLY FOR THAT UNDIVIDED INTEREST REFLECTED HEREIN. THE TAX CERTIFICATE DOES NOT APPLY TO THE REMAINING UNDIVIDED INTEREST, AND WILL NOT EXTINGUISH OUR TAX LIEN ON THOSE REMAINING UNDIVIDED INTEREST. MULTIPLE CERTIFICATES ARE REQUIRED IN SUCH A CASE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 01/19/2023

FEES PAID \$0.00

WALLER IND. SCHOOL DIST.

BY: [Signature]



PLEASE NOTE: AS OF THIS DATE, THE 2023 YEAR WISD TAXES HAVE NOT BEEN ASSESSED, BILLED, OR PAID.

Table with 3 columns: If Taxes Are Paid In:, Plus (+) Penalty/Interest, Atty Fees and Special Interest, Total Due. Rows: February 2023 (\$0.00), March 2023 (\$0.00), April 2023 (\$0.00).

COPY