

**STATE OF TEXAS  
COUNTY OF HARRIS**

We, TTK Properties, LLC, acting by and through Shawn Wolfswinkel, president, being officers of TTK Properties, LLC, owners hereinafter referred to as Owners (whether one or more) of the 0.4015 acre tract described in the above and foregoing map of PELHAM PLACE SEC. 3 PARTIAL REPLAT NO. 1, 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 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 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 obnoxious 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, the TTK Properties, LLC has caused these presents to be signed by Shawn Wolfswinkel, its president, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

TTK Properties LLC

By: \_\_\_\_\_  
Print name:  
Title:

**STATE OF TEXAS  
COUNTY OF HARRIS**

BEFORE ME, the undersigned authority, on this day personally appeared Shawn Wolfswinkel, 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 \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
Print Name

My Commission expires: \_\_\_\_\_

I, Fred W. Lawton, 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.



Fred W. Lawton  
Texas Registration No. 2321

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 PELHAM PLACE SEC. 3 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 (or instrument when appropriate) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: Martha L. Stien (or) M. Sonny Garza  
Title: Chair or Vice Chairperson

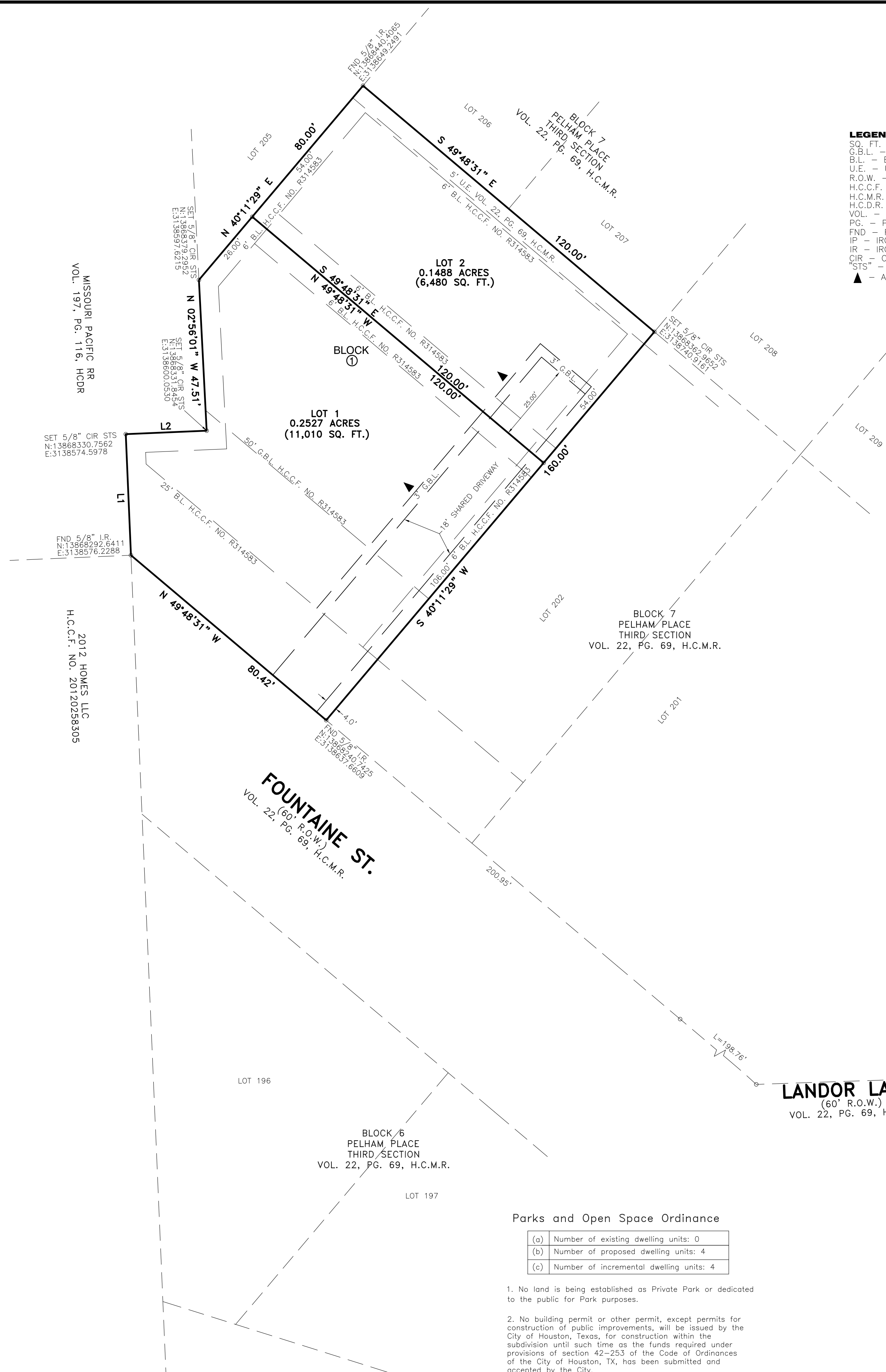
By: Margaret Wallace Brown, ACP, CNU-A  
Secretary

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 \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., 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.

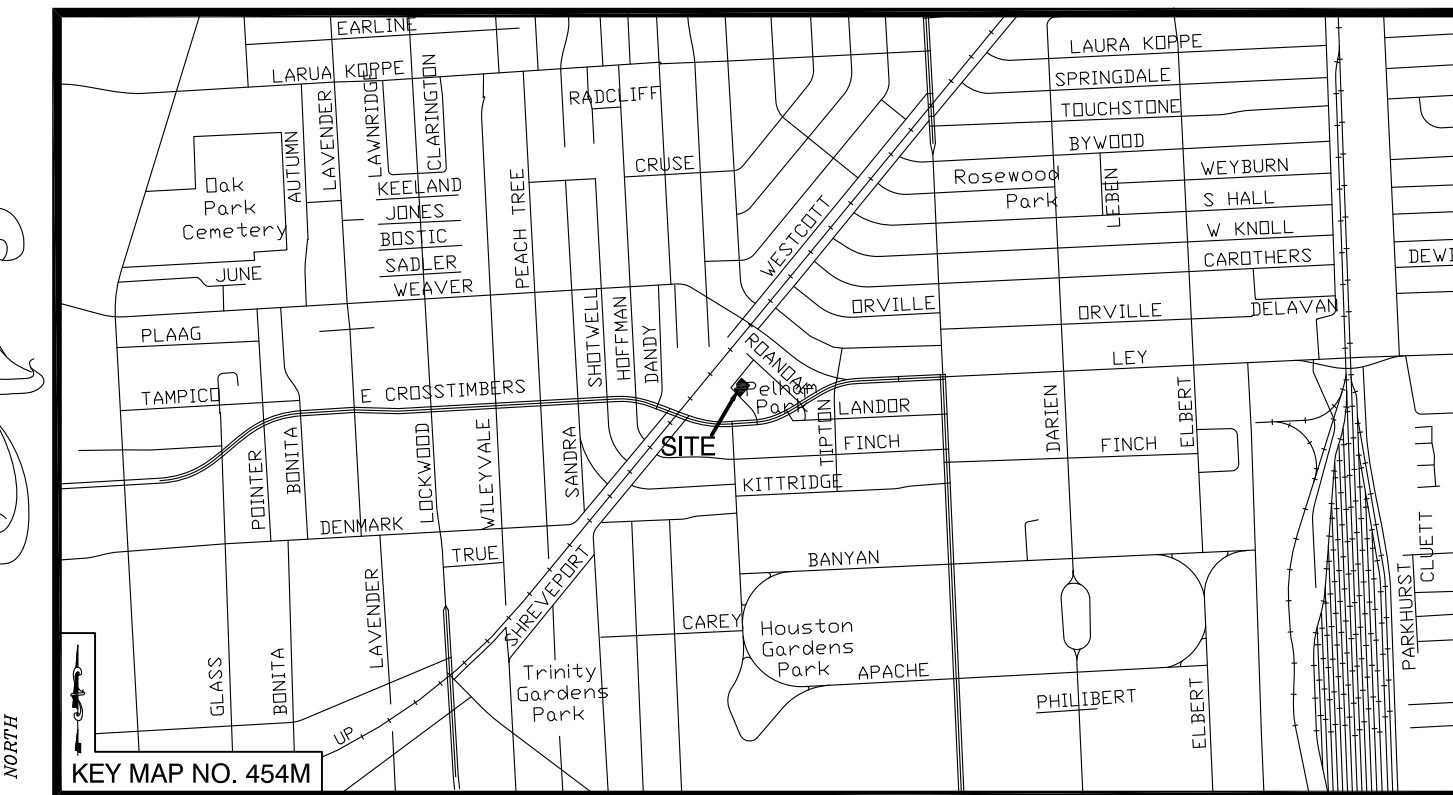
Tenneshia Hudspeth  
County Clerk  
Of Harris County, Texas

By: \_\_\_\_\_  
Deputy

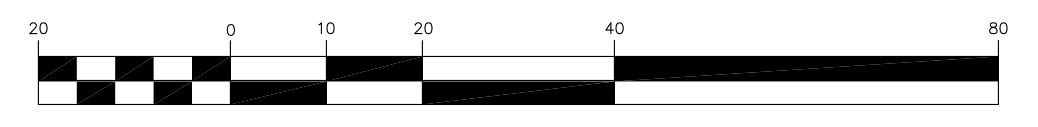


LINE	BEARING	DISTANCE
L1	N 02°27'01" W	38.15'
L2	N 87°32'59" E	25.48'

- LEGEND:**
- SQ. FT. - SQUARE FEET
  - G.B.L. - GARAGE BUILDING LINE
  - B.L. - BUILDING LINE
  - U.E. - UTILITY EASEMENT
  - R.O.W. - RIGHT OF WAY
  - H.C.C.F. - HARRIS COUNTY CLERKS FILE
  - H.C.M.R. - HARRIS COUNTY MAP RECORDS
  - H.C.D.R. - HARRIS COUNTY DEED RECORDS
  - VOL. - VOLUME
  - PG. - PAGE
  - FND - FOUND
  - IP - IRON PIPE
  - IR - IRON ROD
  - CIR - CAPPED IRON ROD
  - "SIS" - STAMPED SOUTH TEXAS SURVEYING
  - ▲ - ACCESS POINT



**VICINITY MAP  
NOT TO SCALE  
GRAPHIC SCALE**



- ( IN FEET )  
1 inch = 20 ft.
- 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.
  - 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 0.99990237981833.
  - 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.
  - Single family residential shall mean 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 be restricted to single family residential use.
  - 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.
  - 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 wastewater collection service.
  - Vehicular access to each lot is provided for the shared driveway only.
  - 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.
  - Any fence or wall up to eight 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.
  - The 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 right-of-way. The City of Houston has no obligation, nor does any local government agency have any obligation, to maintain or improve any shared driveway within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

**PELHAM PLACE SEC 3  
PARTIAL REPLAT NO 1**

1 BLOCK, 2 LOTS

A SUBDIVISION OF 0.4015 ACRES (17,490 SQ.FT.) OF LAND BEING LOT 203, IN BLOCK 7, OF PELHAM PLACE, THIRD SECTION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 69, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**REASON FOR PLAT:**

TO CREATE 2 SINGLE FAMILY LOTS  
SCALE: 1" = 20' DATE: 4/2022

OWNER: TTK PROPERTIES LLC  
ADDRESS: 9234 CYPRESS CREEK PKWY  
HOUSTON, TEXAS 77070

**Parks and Open Space Ordinance**

(a)	Number of existing dwelling units:	0
(b)	Number of proposed dwelling units:	4
(c)	Number of incremental dwelling units:	4

- No land is being established as Private Park or dedicated to the public for Park purposes.
- 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, TX, has been submitted and accepted by the City.
- This property is located in Park Sector number 4.
- 100% shall be applied to the then current fee in lieu of dedication.
- The then current fee in lieu of dedication shall be applied to 2 dwelling units.



**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082  
281-556-6918 FAX 281-556-9331  
Firm Number: 10045400