

STATE OF TEXAS
COUNTY OF HARRIS

We, East 26th Street, LLC, a Limited Liability Company, acting by and through Jack Lin, member, hereinafter referred to as Owners of the 0.1148 acre tract described in the above and foregoing map of WESTOVER PARTIAL REPLAT NO 1, do hereby make and establish said subdivision and development plat 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, 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. 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 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 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, whereby the aerial easement totals thirty (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 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 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, 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 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, East 26th Street, LLC, a Limited Liability Company, has caused by these present to be signed by Jack Lin, member of East 26th Street, LLC, thereunto authorized this 18th day of February, 2014.

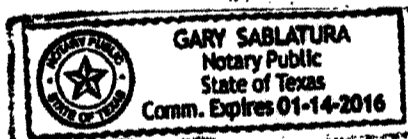
East 26th Street, LLC

By: Jack Lin
Member

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jack Lin, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18th day of February, 2014.



By: Gary Sabaterra
Notary Public in and for the State of Texas
My Commission Expires: 01-14-2016

I, Hal Mayer, am authorized (or 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; 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 points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods have 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.

By: Hal Mayer
Registered Professional Land Surveyor
Texas Registration No. 5856

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of WESTOVER 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 the 4th day of MARCH, 2014.

By: Mark A. Kilkenny, Chair
M. Sosny Garza, Vice-Chair
Patrick Walsh, P.E., Secretary

I, Stan Starnart, 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 FEBRUARY 18, 2014, at 5:00 o'clock P.M., and duly recorded on FEBRUARY 18, 2014, at 5:17 o'clock P.M., and in Film Code Number 661164 of the Map Records of Harris County for said county.

By: Stan Starnart
Deputy
Edwina V. Mack

WE First Victoria National Bank, the owner and holder of a lien against the property described in the plat known as WESTOVER PARTIAL REPLAT NO 1, said lien being evidenced by instrument of record Clerk's File No. 20130466931, of 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 herein to said subdivision plat and We hereby confirm that We are the present owner of said lien and have not assigned the same nor any part thereof.

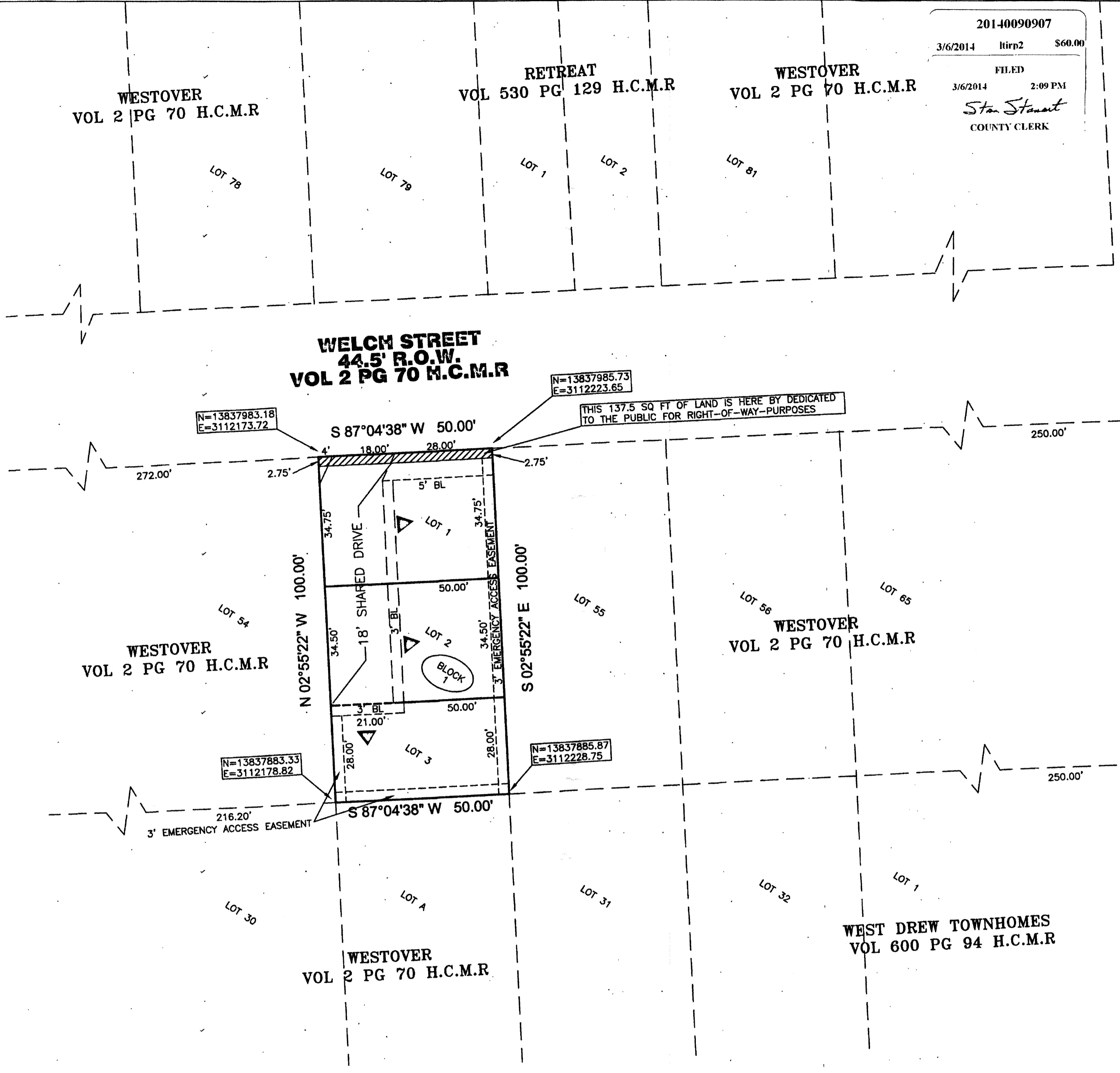
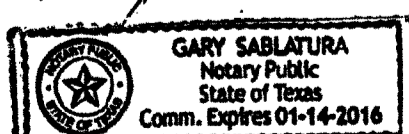
By: James S. Smith
Name: JAMES SMITH
Title: AUP

STATE OF TEXAS
COUNTY OF HARRIS

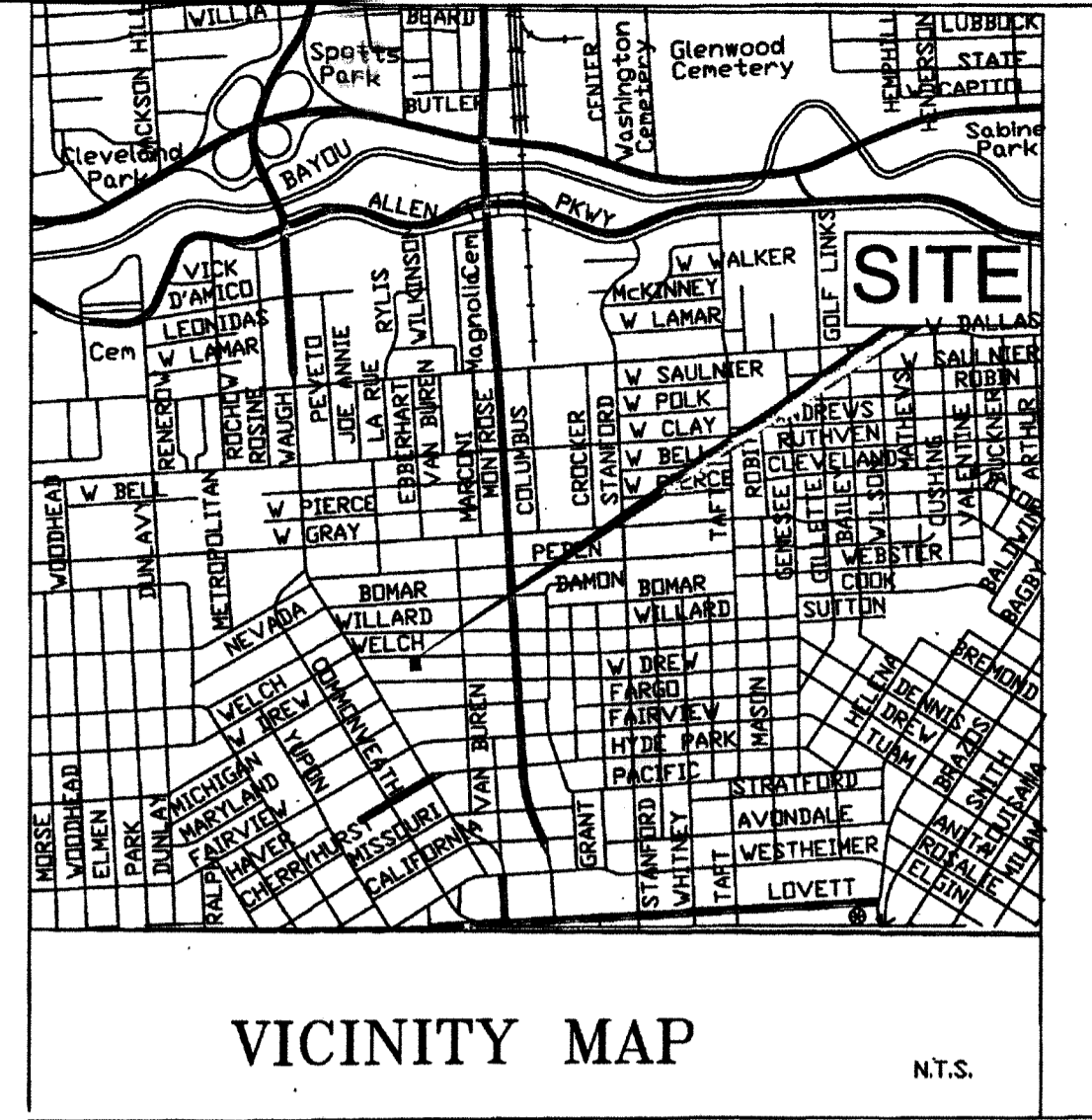
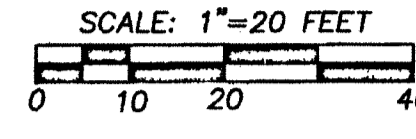
BEFORE ME, the undersigned authority, on this day personally appeared James S. Smith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18th day of February, 2014.

By: Gary Sabaterra
Notary Public in and for the State of Texas
My Commission Expires: 01-14-2016



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FILED
3/6/2014 2:09 PM
Stan Starnart
COUNTY CLERK



VAN BUREN
44.5' R.O.W.
VOL 2 PG 70 H.C.M.R.

OFFICE OF
STAN STARNART
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
661164
FILM CODE
WESTOVER PARTIAL REPLAT NO 1
THIS IS PAGE 1 OF 2 PAGES
SCANNER Context IQ4400
KEY MAP

DWELLING UNIT DENSITY TABLE

COLUMN A	COLUMN B	COLUMN C
TOTAL NO. DWELLINGS	TOTAL GROSS ACREAGE (AC)	TOTAL PROJECT DENSITY
3	0.1148	26.13

LOT SIZE AND COVERAGE TABLE

COLUMN A	COLUMN B	COLUMN C	COLUMN D
LOT NO.	LOT SIZE (SQ)	MAXIMUM BLDG COVERAGE (SF)	MAXIMUM COVERAGE (COL. C/COL. D)
1	1,737.5	1,042.5	60%
2	1,735	1,035	60%
3	1,400	840	60%

Parks and Open Space Table

a	b	c
Number of Existing Dwelling Units (DU)	Number of Proposed DU	Net Number of DU
1	3	2

- 1. No land is being established as Private Park or dedicated to the public for Park purposes.
- 2. 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 Ordinances of the City of Houston, Texas has been submitted and accepted by the City.
- 3. This property is located in Park Sector number 14.
- 4. This percentage (100%) shall be applied to the then-current fee in lieu of dedication.
- 5. The then current fee in lieu of dedication shall be applied to this number (2 units) of dwelling units.

- PLAT NOTES:
- 1. Lots 1-3, Block 1 are hereby restricted to single family residential purposes as defined by Chapter 42 (Ordinance 1999 - 262).
 - 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 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.
 - 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. 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.
 - 6. At least 150 square feet of permeable area is required per lot. 450 square feet of permeable area shall be provided within the boundary of this subdivision.
 - 7. All lots shall have adequate wastewater collection service.
 - 8. 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 .99989193875.
 - 9. Building coverage limited to 60% of area of each lot.
 - 10. Each lot shall be restricted to single family residential use.
 - 11. Vehicular access to each lot is provided for by a shared driveway only.
 - 12. 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.
 - 13. This subdivision contains one or more shared driveways that have not been dedicated 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 other local government agency have any obligation, to maintain or improve any shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

WESTOVER PARTIAL REPLAT NO 1
A SUBDIVISION OF 0.1148 ACRES OF LAND SITUATED IN CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ALSO BEING A REPLAT OF LOT B, OF WESTOVER, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 70, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

SCALE: 1" = 20'
3 LOTS

DATE: FEBRUARY 2014
1 BLOCK

OWNER:
EAST 26th STREET, LLC

SURVEYOR:
TRI-TECH SURVEYING COMPANY, L.P.
10401 WESTOFFICE DR. • HOUSTON, TX 77024
(713) 667-0800 FAX (713) 667-4610

PREPARED BY:
TKE DEVELOPMENT SERVICES LTD.
BELINDA KING
PLANNING / DEVELOPMENT
720 NORTH POST OAK SUITE # 140
HOUSTON, TEXAS 77024
713-956-8177
TKENC@SBCGLOBAL.NET

RECORDERS MEMORANDUM
At the time of recording, this instrument was found to be in compliance with the requirements of the Public Information Act, Chapter 311, Texas Government Code, and the Public Information Act, Chapter 311, Texas Government Code, and the Public Information Act, Chapter 311, Texas Government Code, and the Public Information Act, Chapter 311, Texas Government Code.