

THE STATE OF TEXAS
COUNTY OF HARRIS

We, **BRADSHAW HEIGHTS PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY**, acting by and through **KEO LUKEFAHR**, manager, being officers of **BRADSHAW HEIGHTS PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY**, owner hereinafter referred to as Owners (whether one or more) of the 0.2204 acres tract described in the above and foregoing map of **ESTATES AT NORTHWOOD**, 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 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, the **BRADSHAW HEIGHTS PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY**, has caused these presents to be signed by **KEO LUKEFAHR**, its manager, thereunto authorized, this _____ day of _____, 2022.

**BRADSHAW HEIGHTS PROPERTIES, LLC,
A TEXAS LIMITED LIABILITY COMPANY**

KEO LUKEFAHR, Manager

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared **KEO LUKEFAHR**, an authorized representative of **BRADSHAW HEIGHTS PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this _____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME : _____

MY COMMISSION EXPIRES: _____

I, **MATHEW J. PROBSTFELD**, 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 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 Texas Coordinates System of 1983, central zone.

**EMAIL COPY
NOT TO BE RECORDED FOR ANY PURPOSE**

MATHEW J. PROBSTFELD
Registered Professional Land Surveyor
State of Texas No. 4985

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 **ESTATES AT NORTHWOOD** in conformance with the laws of the State of Texas and the ordinances of the City of Houston; as shown herein and authorized the recording of this plat (or instrument when appropriate) this _____ day of _____, 2022.

By: **MARTHA L. STEIN** (OR) **M. SONNY GARZA**
Chair Vice Chair

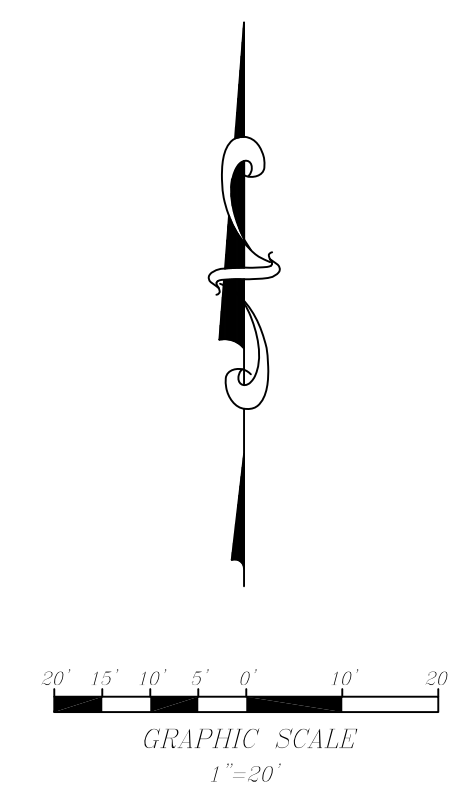
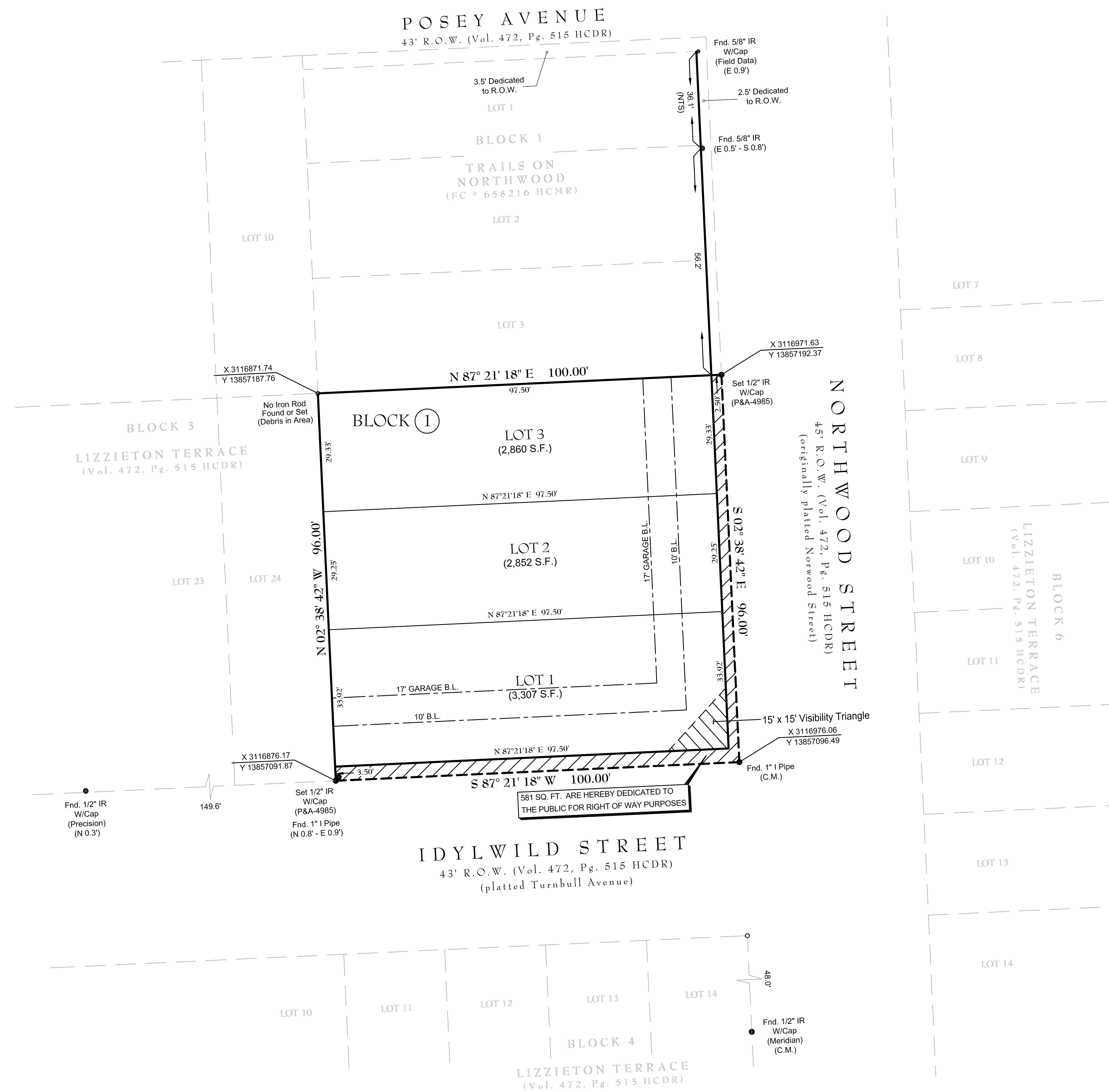
By: **MARGARET WALLACE BROWN**, AICP, CNU-A
Secretary

I, **TENESHIA HUDSPETH**, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2022, at _____ o'clock _____ m., and duly recorded on _____, 2022, at _____ o'clock _____ m., and at Film Code Number No. _____ of the Map Records of Harris County for said county.

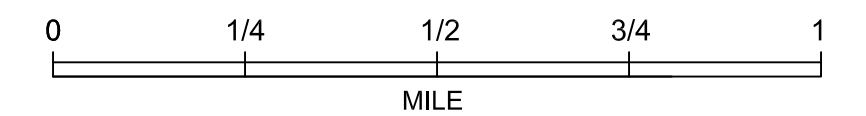
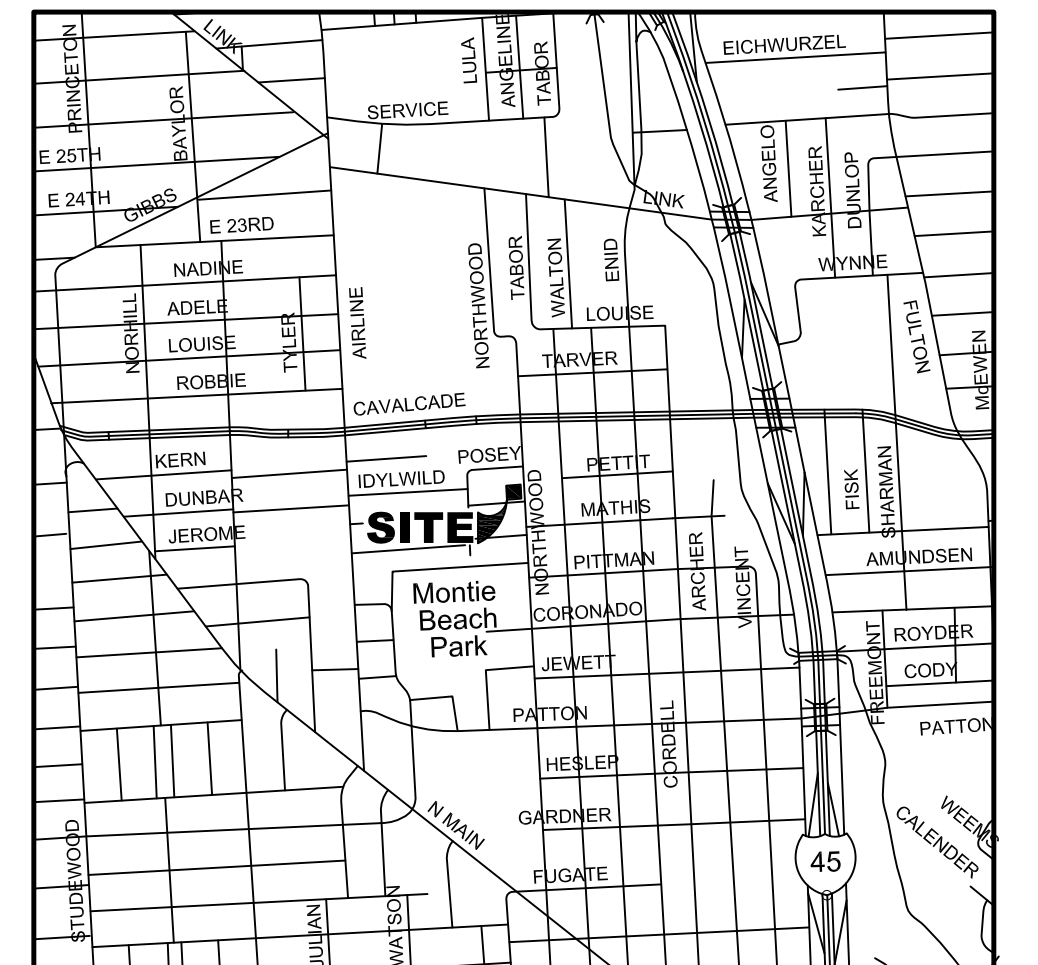
Witness my hand and seal of office, at Harris County, Texas, the day and date last above written.

By: **TENESHIA HUDSPETH**
Clerk of the County Court
Harris County, Texas

By: _____ Deputy



JOHN AUSTIN SURVEY
ABSTRACT 1
Harris County, Tx



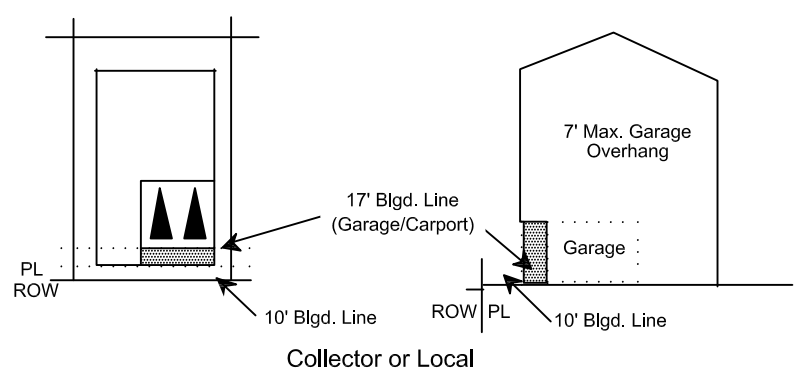
**VICINITY MAP
KEY MAP 453T**

GENERAL NOTES & LEGEND

- H.C.M.R. denotes HARRIS COUNTY MAP RECORDS.
- H.C.D.R. denotes HARRIS COUNTY DEED RECORDS.
- H.C.C.F. No. denotes HARRIS COUNTY CLERK'S FILE NUMBER.
- UTL. ESMT. OR U.E. denotes UTILITY EASEMENT.
- BLDG. LINE OR B.L. denotes BUILDING LINE.
- A.E. denotes AERIAL EASEMENT.
- 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.
- The number of single family residential dwelling units that can be constructed shall not exceed an equivalent of 27 units to the gross acre of land within the boundary of this subdivision.
- 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.
- At least 150 square feet of permeable area is required per lot. 450 s.f. of permeable area shall be provided within the boundary of this subdivision.
- All lots shall have adequate wastewater collection service.
- The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinate (NAD 83) and may be brought to surface by dividing by the combined scale factor of 0.999896415.
- Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this plat are established to evidence compliance with the applicable provision 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 building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.
- 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.

DENSITY TABLE		
NUMBER OF DWELLINGS	GROSS ACREAGE	DENSITY UNITS/ACREAGE
3	0.2204	13.61

LOT COVERAGE TABLE			
LOT NUMBER	LOT SIZE (SQ. FT.)	MAX BLDG COVERAGE (SQ. FT.)	MAX PERCENT COVERAGE (%)
1	3307	1984	60
2	2852	1711	60
3	2860	1718	60



- 42-157(b) REDUCED BUILDING LINE**
- Lots 1 through 3, block 1.
 - 10-foot building line is established for the principal structure only.
 - 17-foot building line is for any carport or garage facing the street.
 - The building above the carport or garage may overhang the building line up to 7 feet.
 - Reference above for typical lot layout.
 - The building line shall conform to the visibility triangle requirements required by Sec. 42-161 of Chapter 42 of the City of Houston, Code of Ordinances.

PARK AND OPEN SPACE TABLE	
a. NUMBER OF EXISTING DWELLING UNITS (DU)	1
b. I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE	3
c. NUMBER OF PROPOSED DU	3
d. INCREMENTAL NUMBER OF DU	2

- 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, Texas, has been submitted and accepted by the City.
- This plat is located in Park Sector number 12.
- This percentage (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 this number (2 unit) of dwelling units.

ESTATES AT NORTHWOOD

A SUBDIVISION OF 0.2204 ACRES OF LAND BEING A REPLAT OF LOTS 25, 26, 27 & 28, BLOCK 3 OF LIZZIETON TERRACE VOLUME 472, PAGE 515, H.C.D.R.

**IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 1
CITY OF HOUSTON, TEXAS
HARRIS COUNTY, TEXAS**

3 LOTS 1 BLOCK

**REASON FOR REPLAT:
TO CREATE THREE SINGLE-FAMILY RESIDENTIAL LOTS**

OWNERS:

BRADSHAW HEIGHTS PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY
614 E 19TH STREET • HOUSTON, TX 77008

OCTOBER 14, 2022

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS