

STATE OF TEXAS §
COUNTY OF HARRIS §

WE, DENISE ABRAHAM MITCHELL & ROBERT KEITH MITCHELL, owners, hereinafter referred to as Owners of the 0.7861-acre tract described in the above and foregoing map of TREASURE TOWN ACADEMY, 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, (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, or 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, 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 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; 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.

WITNESS OUR HAND, this _____ day of SEPTEMBER 2021.

By: _____ DENISE ABRAHAM MITCHELL, OWNER
By: _____ ROBERT KEITH MITCHELL, OWNER

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BEFORE ME, the undersigned authority, on this day personally appeared DENISE A. MITCHELL, ROBERT K. MITCHELL, known to me to be the persons whose name are subscribed to the foregoing instruments and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the that they executed capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL, this _____ day of SEPTEMBER 2021.

Notary Public in and for the State of Texas
Seal
Print Name: (Affix Notary Seal)
My Commission expires on: _____ 20 _____

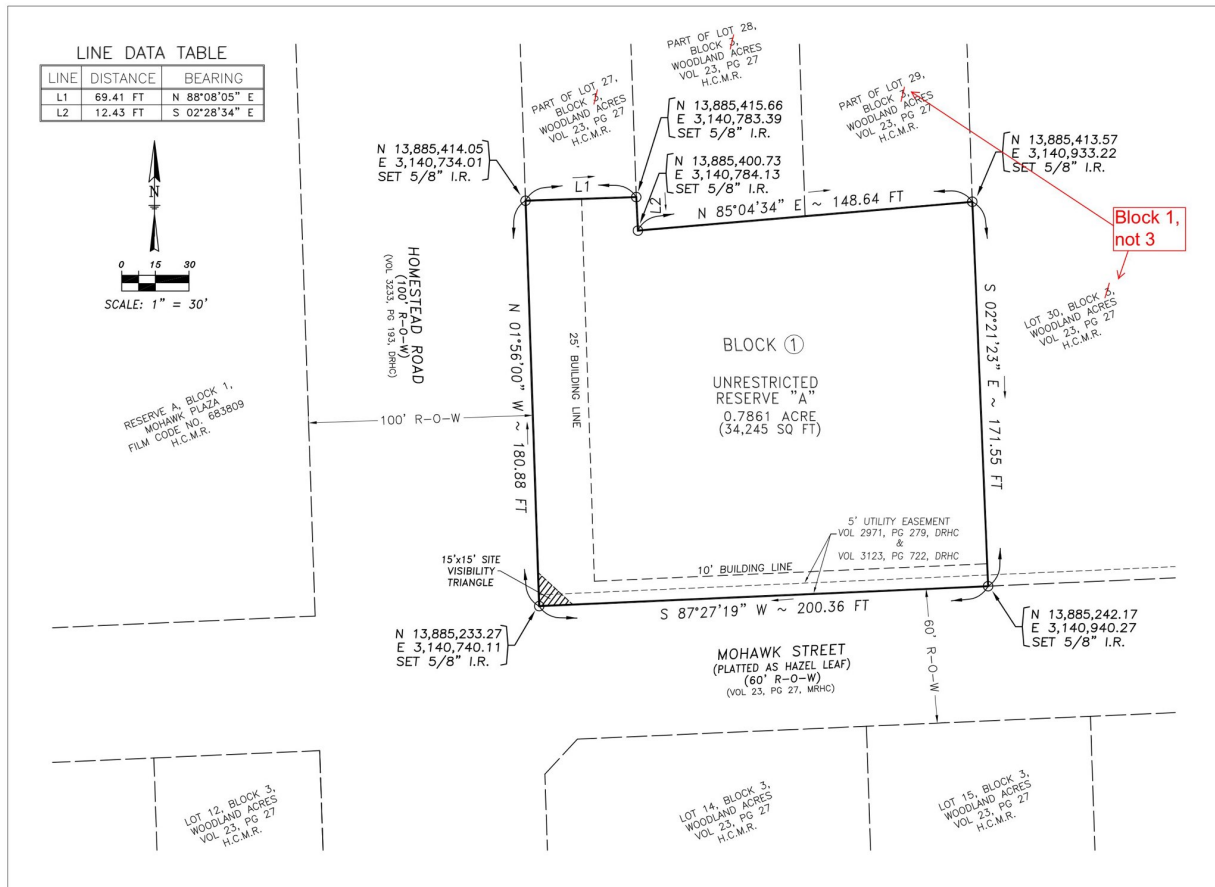
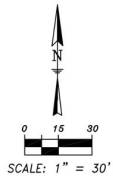
I, PIOTR A. DEBSKI, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary 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.

PIOTR A. DEBSKI, R.P.L.S.
Texas Registration No. 5902



LINE DATA TABLE

LINE	DISTANCE	BEARING
L1	69.41 FT	N 88°08'05" E
L2	12.43 FT	S 02°28'34" E



We, U.S. SMALL BUSINESS ADMINISTRATION, hereinafter referred to as holder of a lien against the property in the plat known as TREASURE TOWN ACADEMY, a said Lien being evidenced by instrument of record in the Clerk's File Numbers 2009032012 and RP-2018-504286 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 owners of said lien and have not assigned the same nor any part thereof.

By: _____ DENISE A. MITCHELL, TRUSTEE
U.S. SMALL BUSINESS, LIENHOLDER
By: _____ ROBERT K. MITCHELL, TRUSTEE
U.S. SMALL BUSINESS, LIENHOLDER

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared DENISE A. MITCHELL, ROBERT K. MITCHELL, known to me to be the persons whose name are subscribed to the foregoing instruments and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the that they executed capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL, this _____ day of SEPTEMBER 2021.

Notary Public in and for the State of Texas.
Seal
Print Name: (Affix Notary Seal)
My Commission expires on: _____ 20 _____

This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat and subdivision of TREASURE TOWN ACADEMY, 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 _____ day of _____, 2021.

By: _____ Martha L. Stein, Chair
OR
M. Sonny Garza, Vice Chair
By: _____ Margaret Wallace Brown, ACP, CNU-A
Secretary

I, Teshia 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 _____, 2021, at _____ o'clock _____M., and duly recorded on _____, 2021 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.

Teshia Hudspeth, County Clerk
of Harris County, Texas
By: _____ Deputy

LEGENDS:

- M.R.H.C. - MAP RECORDS OF HARRIS COUNTY
- D.R.H.C. - DEED RECORDS OF HARRIS COUNTY
- H.C.C.F. - HARRIS COUNTY CLERK'S FILE
- R-O-W - RIGHT-OF-WAY
- VOL. - VOLUME
- P.G. - PAGE
- B.L. - BUILDING LINE
- P.O.C. - POINT OF COMMENCING
- P.O.B. - PLACE OF BEGINNING
- I.R. - IRON ROD
- FND - FOUND

REASON FOR REPLAT:
TO CREATE ONE (1)
UNRESTRICTED RESERVE

OWNERS:
DENISE A. MITCHELL
&
ROBERT K. MITCHELL
5929 Mohawk Street
Houston, Texas 77016

- 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 BUILDING LINE FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENDOACH INTO ANY VISIBILITY TRIANGLE. THIS AREA SHALL 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.
 - IF THIS PLAT IS PROPOSED TO BE MULTI-FAMILY RESIDENTIAL, IT IS SUBJECT TO THE PARKS AND OPEN SPACE REQUIREMENTS OF 42-251 A FEE PER UNIT WILL BE ASSESSED AT THE TIME OF PERMITTING AT THE THEN-CURRENT FEE RATE. IF A PRIVATE PARK IS TO BE PROPOSED OR PUBLIC PARK LAND IS TO BE DEDICATED PARK AND RESERVES OR LAND DEDICATION MUST SHOWN ON THE FACE OF THE PLAT AT THIS TIME.
 - 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 0.999901845.
 - THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER **4**.
 - 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.

TREASURE TOWN ACADEMY

A SUBDIVISION OF 0.7861 ACRE OUT OF THE SOUTHERLY PORTION OF LOTS 27, 28 AND 29, IN BLOCK 1, OF WOODLAND ACRES SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 27 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

CITY OF HOUSTON
HARRIS COUNTY, TEXAS
1 BLOCK 1 RESERVE

DATE: August 5, 2021 Scale: 1" = 30'

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Civil, Traffic Engineering, and Consulting
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