STATE OF TEXAS

COUNTY OF HARRIS

I, Courtney Allen Milburn, owner hereinafter referred to as Owners (whether one or more) of the 0.2852 acres tract described in the above and foregoing map of Ferguson Manor Park, 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.

WITNESS my hand in the city of Houston, Texas, this 1st day of March 2022.

Courtney Allen Milburn
Owner

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Courtney Allen Milburn, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1 day of March, 2022.

STEPHEN ANTHONY FELTER
Notary Public, State of Texas
Comm. Expires 12-14-2025
Notary ID 131331039

Notary Public in and for the State of Texas

Print Name: Stephen Felter

My Commission expires: 12/14/2025

I, Craig A. Laney, 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; 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.

STATE OF TEXAS
REGISTERED
CRAIG A. LANEY
4507
PROFESSIONAL
LAND SURVEYOR

Craig A. Laney, RPLS
Texas Registration No. 4507

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Ferguson Manor Park 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 11 day, of MAY, 2022.

By: Martha L. Stein (or) M. Sonia Garza
Chair / Vice-Chairman

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

I, Teneshia 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 June 2, 2022 at 11:43 o'clock A. M. and duly recorded on June 2, 2022 at 3:04 o'clock P. M., and at Film Code Number 699527 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.

ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording

TENESHIA HUDSPETH
Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: Deputy CHRISTIAN ORONA

RP-2022-288656

6/2/2022 HCCP/RP1 60.00

FILED

6/2/2022 11:43 AM

COUNTY CLERK

GENERAL NOTES:

1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83) and may be brought to the surface by applying the following combinedscale factor of 0.99990598
2. 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 lot 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 wood fences back up, but generally will not replace with new fencing.
3. Unless otherwise indicated, the building lines, 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. 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.
5. 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.
6. The building line for property adjacent to two intersecting streets shall not encroach 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.
7. Each lot shall be restricted to single family residential use.
8. Vehicular access to each lot is provided for by a shared driveway only.
9. 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.
10. 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.
11. This 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 rights-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.
12. At least 150 square feet of permeable area is required per lot. 900 s.f. of permeable area shall be provided within the boundary of this subdivision. Reference 42-1 permeable area definition.
13. All lots shall have adequate wastewater collection service.
14. The residential units or lots located in the subdivision are eligible for solid waste collection services by the City at the time of filing of the plat. Notwithstanding the foregoing, the City reserves the right to amend the level of solid waste collection services it provides.
15. No heavy or oversize trash collection shall be provided to residential units eligible for collection pursuant to Item 2 of Section 39-65 of Code of Ordinances.
16. < Indicates the direction of vehicular entry to each garage from the shared driveway.
17. Each dwelling unit on a lot that is adjacent to a public street has a front door that faces the public street and provides pedestrian access to the public street.

PARKS AND OPEN SPACE TABLE	
☑ Number of Existing Dwelling Units Owner hereby certifies that information provided is true	0
Number of Proposed Dwelling Units	6
Number of Incremental Dwelling Units	6

LOT SIZE AND COVERAGE TABLE (45-184(1))			
COLUMN A	COLUMN B	COLUMN C	COLUMN D
LOT NO.	LOT SIZE (SF)	MAXIMUM BLDG. COVERAGE (SF)	MAXIMUM % COVERAGE (COL. C/COL. B)
1	1,621.3	972.6	60%
2	1,531.4	918.6	60%
3	1,531.6	918.6	60%
4	1,621.3	972.6	60%
5	1,531.4	918.6	60%
6	1,531.4	918.6	60%

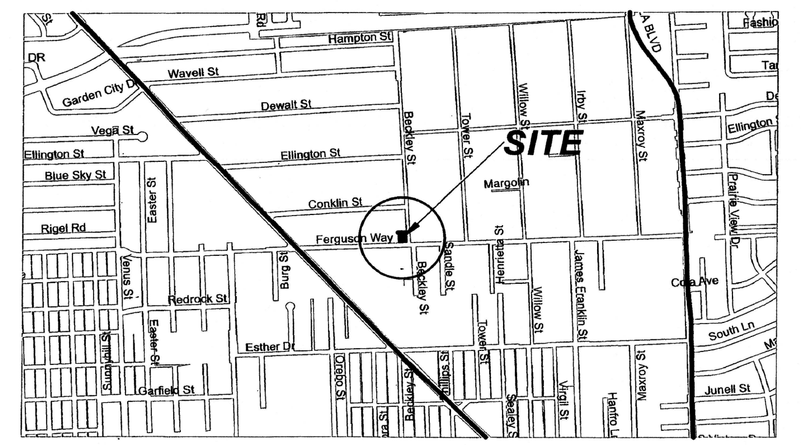
The number of single-family residential dwelling units that can be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plat.

PARKING TABLE		
NUMBER OF PROPOSED LOTS	NUMBER OF ADDITIONAL PARKING REQUIRED	NUMBER OF ON-SITE PARKING
6	1	2

DWELLING UNIT DENSITY TABLE		
TOTAL NO. OF DWELLINGS	TOTAL GROSS ACREAGE (AC)	TOTAL PROJECT DENSITY
6	0.2852	21.03

RESERVE TABLE			
RESERVE	ACREAGE	SQ. FT	TYPE
A	0.0059	257.0084 SQ.FT.	Landscape Reserve
B	0.0097	424.4879 SQ.FT.	Restricted to Parking
C	0.0098	425.4307 SQ.FT.	Restricted to Parking
D	0.0059	258.4067 SQ.FT.	Landscape Reserve

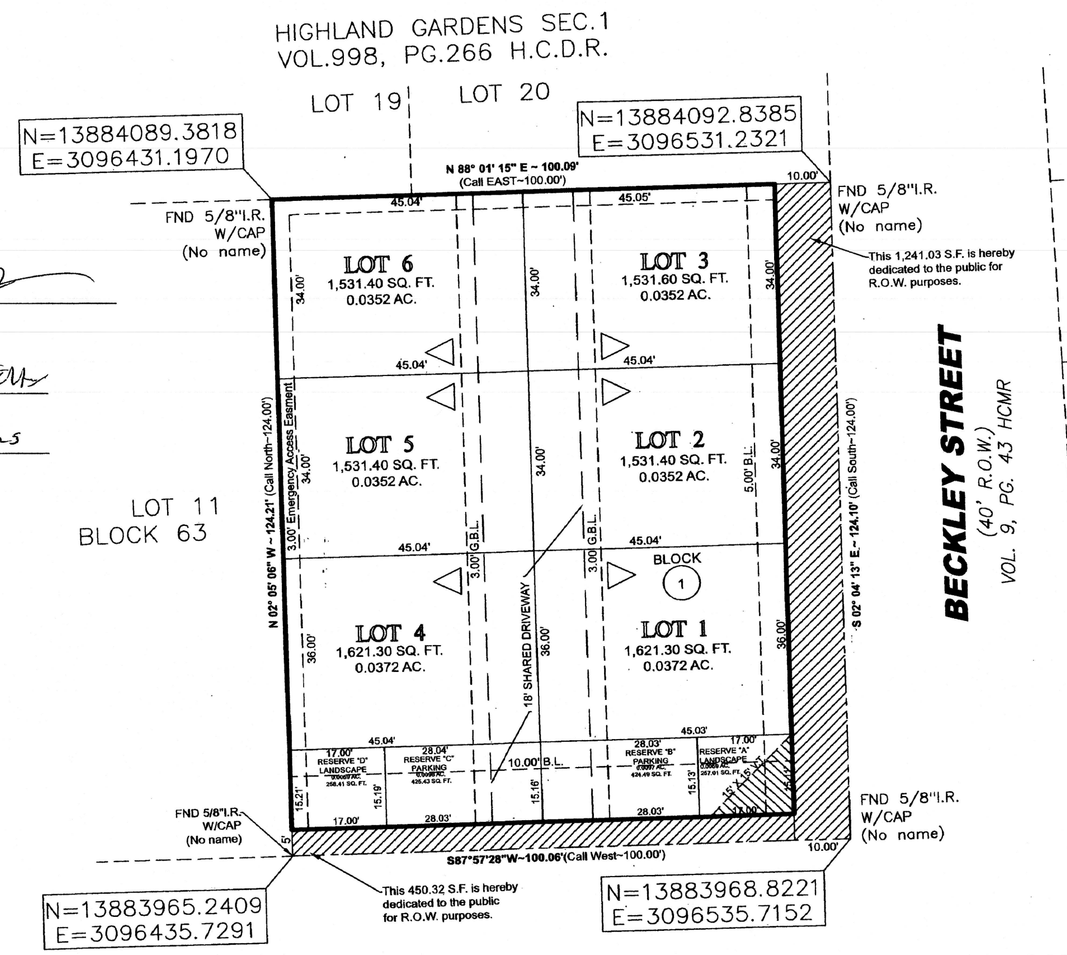
1. No land is being established as a private park or dedicated to the public for park purposes.
2. No building permit or other permit, except permits for construction of public improvement will be issued by the City of Houston, Texas for construction within the subdivision until such time as the funds required under the provisions of section 42-253 of the code of ordinances of the City of Houston, Texas has been submitted and accepted by the City.
3. This property is located in Park Sector No. 1.
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 (6) of dwelling units.

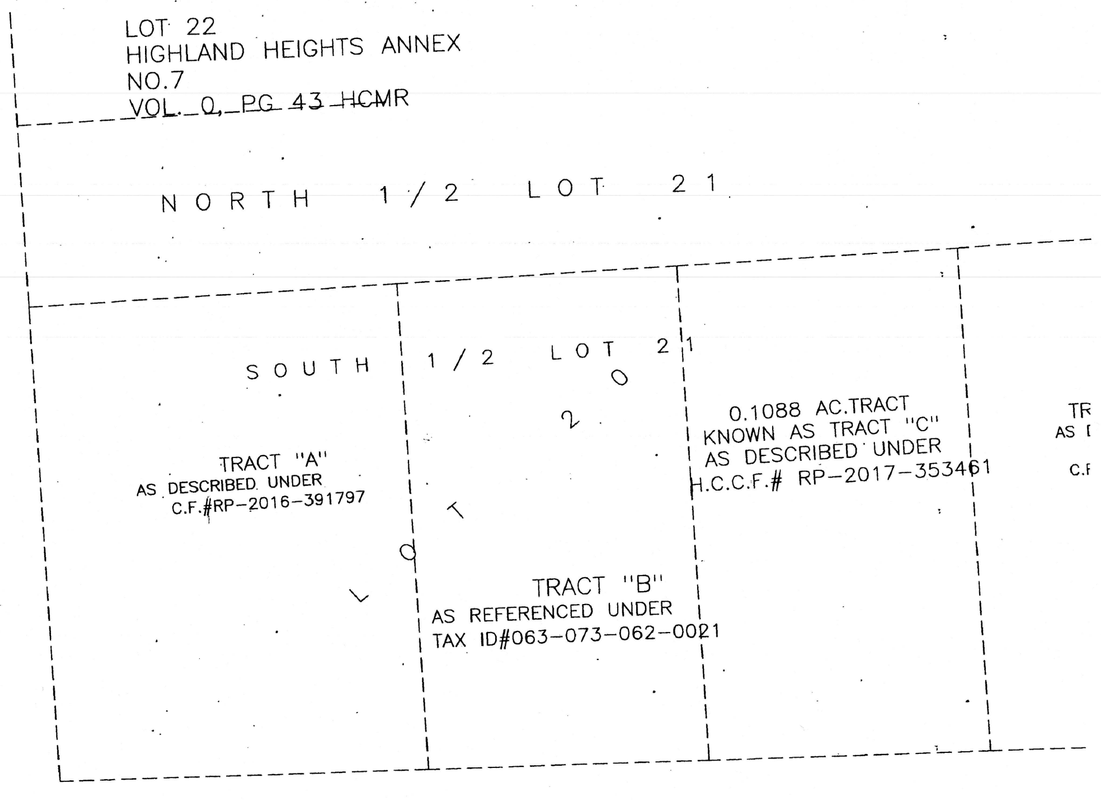


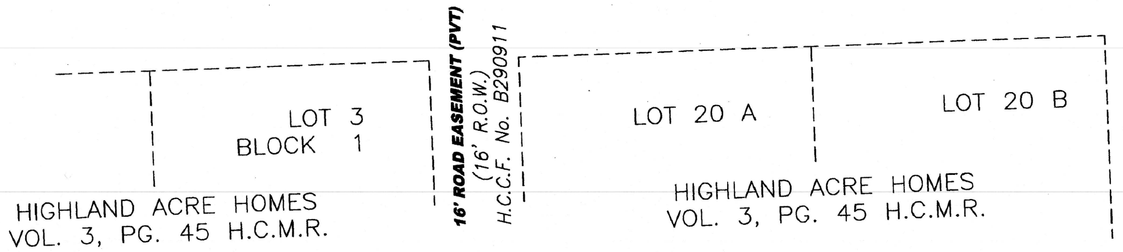
VICINITY MAP
Not to Scale

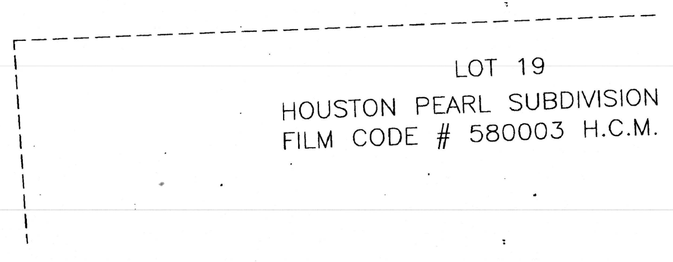
KEY MAP NO. 412N

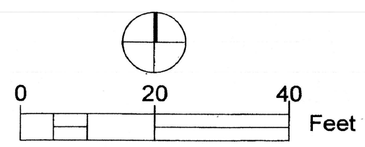
LEGEND:
AC - ACREAGE
B.L. - BUILDING LINE
G.B.L.- GARAGE BUILDING LINE
FND - FOUND
AC. - ACRES
VOL. - VOLUME
PG. - PAGE
SF. - SQUARE FOOTAGE
E.A.E - EMERGENCY ACCESS EASEMENT
V.T. - VISIBILITY TRIANGLE
N/A - NOT APPLICABLE
R.O.W. - RIGHT OF WAY
HCDR - HARRIS COUNTY DEED RECORDS
HCMR - HARRIS COUNTY MAP RECORDS











SCALE
1" - 20'

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 699527
FERGUSON MANOR PARK
THIS IS PAGE 1 OF 2 PAGES
SCANNER Contex IQ4400
KEY MAP

FERGUSON MANOR PARK

A SUBDIVISION OF 0.2852 AC. (12,425.05 SF) TRACT OF LAND BEING A REPLAT OF LOT 12, BLOCK 63, HIGHLAND HEIGHTS ANNEX NO. 7, AS RECORDED IN VOLUME 9, PAGE 43, HCDR.

REASON FOR REPLAT: TO CREATE SIX (6) SINGLE-FAMILY LOTS AND FOUR (4) RESERVES

DATE: MARCH 2022 SCALE: 1" = 20'

LOTS: 6, RESERVES: 4, BLOCK: 1

OWNER: COURTNEY ALLEN MILBURN

ADDRESS: 34131 MILL CREEK WAY, PINEHURST, TX 77362

CHESTERFIELD DEVELOPMENT
========== SERVICES ==========
P.O.-Box 940111 | Houston, TX 77094 | ChesterfieldDev@gmail.com | 713.538.5364

RECORDER'S MEMORANDUM
At the time of recordation, 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.

EIC SURVEYING COMPANY
12345 JONES RD. SUITE 270, HOUSTON TX, 77070
Office: 281.955.2772
TBPELS Survey Firm No. 10033400