



RESERVE	RESTRICTED TO RESERVE TABLE	AREA
A	RESTRICTED - LANDSCAPE, DRAINAGE AND OPEN SPACE	501,180 SQ. FT. / 12.653 ACRES
B	RESTRICTED - LANDSCAPE AND OPEN SPACE	218,850 SQ. FT. / 5.000 ACRES
C	RESTRICTED - LANDSCAPE, DRAINAGE AND OPEN SPACE	49,842 SQ. FT. / 1.146 ACRES
TOTAL		870,072 SQ. FT. / 20.157 ACRES

LINE	BEARING	DISTANCE
1	S 87°10'14" W	85.00'
2	S 87°44'07" W	81.89'
3	S 87°43'45" W	192.74'
4	S 87°54'24" W	212.09'
5	S 87°54'24" W	175.98'
6	S 87°44'07" W	35.00'
7	S 87°44'07" W	100.00'
8	S 87°44'07" W	64.30'
9	S 87°44'07" W	73.58'
10	S 87°44'07" W	86.08'
11	S 87°44'07" W	49.81'
12	S 87°44'07" W	50.00'
13	S 87°44'07" W	49.81'
14	N 1°04'45" E	49.81'
15	N 09°19'25" E	83.98'
16	N 09°19'25" E	32.13'
17	N 14°10'04" E	63.88'
18	N 14°10'04" E	29.81'
19	S 04°48'10" E	45.49'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	74.1259°	37.71'	N 71°48'50" E	72.45'
C2	25.00'	162°07'34"	7.54'	S 79°08'27" W	7.07'
C3	35.00'	90°00'00"	11.81'	S 87°14'14" W	10.00'±
C4	25.00'	90°00'00"	10.25'	N 47°43'48" W	31.35'
C5	875.00'	91°12'00"	431.60'	S 89°03'09" E	142.45'
C6	528.00'	91°18'45"	54.30'	S 89°38'07" E	54.33'
C7	60.00'	29°50'00"	7.21'±	N 80°51'07" E	39.28'
C8	200.00'	87°18'43"	524.38'	N 41°33'28" E	276.13'
C9	400.00'	72°51'34"	149.43'	S 86°04'31" E	149.61'
C10	300.00'	28°01'32"	146.93'	S 86°04'31" E	149.61'
C11	335.00'	28°45'39"	163.14'	N 86°28'58" E	149.01'
C12	335.00'	28°45'39"	163.14'	N 86°28'58" E	149.01'
C13	335.00'	28°45'39"	163.14'	N 86°28'58" E	149.01'
C14	335.00'	28°45'39"	163.14'	N 86°28'58" E	149.01'
C15	175.00'	87°18'43"	266.68'	S 41°33'28" W	241.61'
C16	225.00'	74°00'00"	42.49'	S 41°33'28" W	210.60'
C17	425.00'	2°21'44"	200.84'	N 82°02'31" E	202.84'
C18	325.00'	29°01'32"	158.98'	S 78°04'31" E	157.38'
C19	275.00'	28°45'39"	138.04'	S 78°04'31" E	138.25'
C20	110.00'	54°26'59"	109.33'	N 50°48'17" W	104.88'
C22	100.00'	81°37'42"	59.81'	N 50°29'59" E	143.41'

GENERAL NOTES

- A-Indicates Abstract.
- BL-Indicates Building Line.
- DNF-Indicates Center Point Easement.
- DN-Indicates Drainage Easement.
- F.C. NO. Indicates Film Code Number.
- H.C.C.F. NO. Indicates Harris County Clerk's File Number.
- H.C.M.R. Indicates Harris County Map Records.
- I.P. Indicates Iron Pipe.
- I.R. Indicates Iron Rod.
- P.A.E. Indicates Permanent Access Easement.
- P.U.E. Indicates Public Utility Easement.
- P.V.T. Indicates Private Street (Type 1 P.A.E.).
- R-Indicates Radius.
- SEC-Indicates Section.
- S.D./T-Indicates Square Feet.
- S.W.A.S. Indicates Storm Sewer Easement.
- U.E. Indicates Utility Easement.
- W.L. & A.E. Indicates Water Line and Access Easement.
- W.L.E. Indicates Water Line Easement.
- (T) Indicates Found 5/8-inch capped iron rod stamped "H.H.R.A. 713-784-4500"
- ↖ Indicates Street Name Change

STATE OF TEXAS
COUNTY OF HARRIS

We, Willow Creek Telge, L.L.C., a Texas limited liability company, acting by and through Jerry Hozek, Vice-President of CC Telge Road G.P., L.L.C., a Texas limited liability company, and General Partner of Willow Creek Telge, L.L.C., a Texas limited liability company, owner hereinafter referred to as Owners (together one or more) of the 39.22 acre tract described in the above and foregoing map of WILLOWCREEK RANCH SEC 11, do hereby make and establish said subdivision and development plan of said property according to all laws, applications, restrictions, and regulations on record 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, drainage 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 same to the full extent of the law so provided.

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 on additional eleven feet, six inches (11'6") for ten feet (10') perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14') perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16') perimeter ground easements, from a plane sixteen feet (16') 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 herein, 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 on additional ten feet (10') for ten feet (10') back-to-back ground easements or eight feet (8') for fourteen feet (14') back-to-back ground easements or seven feet (7') for sixteen feet (16') back-to-back ground easements, from a plane sixteen feet (16') 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 herein, whereby the aerial easement totals thirty three (30') 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 subdivisions) and shall be restricted for some under the terms and conditions of such restrictions filed herewith.

FURTHER, Owners do 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') wide on each side of the center line of any and all boulevards, creeks, gulches, ravines, ditches, sloughs or other natural drainage courses located in said plat or easements in the City of Houston, Harris County, Texas, and subject to additional flood management regulations.

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, parking 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 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, parking 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.

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I, Robert L. Boelsche, on 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.

I, Teneisha Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____ 2023 by an acre entered into the minutes of the Court.

Teneisha Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

Robert L. Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

I, Robert L. Boelsche, a Registered Professional Licensed Surveyor in the State of Texas, do hereby certify that the building areas for all or some of the residential lots are located within the 100-Year Floodplain as plotted from the Federal Insurance Rate Map Panel No.8201021010, dated June 18, 2007 and are subject to flooding. The 100-year floodplain is a flood hazard area prone to flooding, and subject to additional flood management regulations.

I, Robert L. Boelsche, a Registered Professional Licensed Surveyor in the State of Texas, do hereby certify that the building areas for all or some of the residential lots are located within the 100-Year Floodplain as plotted from the Federal Insurance Rate Map Panel No.8201021010, dated June 18, 2007 and are subject to flooding. The 100-year floodplain is a flood hazard area prone to flooding, and subject to additional flood management regulations.

Teneisha Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

Robert L. Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat and ordinance of the City of Houston, as shown hereon, and authorized the recording of this plat this _____ day of _____, 2023.

By: Marsha L. Stein, (or) M. Somy Gozra
The Chair of the City

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

IN TESTIMONY WHEREOF, the Willow Creek Telge, L.L.C., a Texas limited liability company, has caused these presents to be signed by Jerry Hozek, Vice-President of CC Telge Road G.P., L.L.C., a Texas limited liability company, General Partner of Willow Creek Telge, L.L.C., a Texas limited liability company, thereunto authorized, this _____ day of _____, 2023.

Willow Creek Telge, L.L.C.,
a Texas limited liability company

BY: _____
Jerry Hozek, Vice-President

CC Telge Road G.P., L.L.C.,
a Texas limited liability company
Its General Partner

By: _____
Milton Rahman, P.E.
County Engineer

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Hozek, Vice-President of CC Telge Road G.P., L.L.C., 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public in and for the
State of T E X A S
My Notary Commission Expires _____

WILLOWCREEK RANCH
SEC 11

BEING A SUBDIVISION OF 39.22 ACRES OUT OF
THE JOHN M. HOOPER SURVEY, A-372;
ALSO BEING A PARTIAL REPLAT
AND EXTENSION OF RESERVE 'A' IN BLOCK 1,
OF WILLOWCREEK RANCH SEC 10,
RECORDED AT FILM CODE NO. 691707,
HARRIS COUNTY MAP RECORDS
IN HARRIS COUNTY, TEXAS

REASON FOR REPLAT:
TO CHANGE A PORTION OF A RESERVE
RESTRICTED TO LANDSCAPE AND OPEN
SPACE TO SINGLE FAMILY RESIDENTIAL

15 LOTS 1 BLOCK 3 RESERVES

OWNER
WILLOW CREEK TELGE, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY

SEPTEMBER, 2023

