

STATE OF TEXAS
COUNTY OF HARRIS

RP-2023-401860
10/19/2023 hccprp1 60.00
FILED
10/19/2023 11:46 AM
County Clerk

LEGEND:
AC - ACREAGE
B.L. - BUILDING LINE
G.B.L. - GARAGE BUILDING LINE
C.I.R. - CAPPED IRON ROD
CM - CONTROL MONUMENT
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

We, SUSAN FAYAS BENAVIDES, owner (or owners), hereinafter referred to as Owners (whether one or more) of the 0.1652 acre tract described in the above and foregoing map of DEWALT DEPRIEST ESTATES, 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 subdivisions) 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 bays, 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 shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation 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, the 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 area covered by the property plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

WITNESS my (or our) hand in the city of Houston, Texas, this 25 day of August, 2023.

By: *Susan Fayas Benavides*
SUSAN FAYAS BENAVIDES
Owner

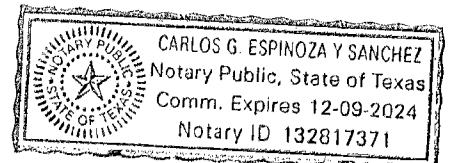
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared SUSAN FAYAS BENAVIDES, known to me to be the persons whose names 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 25 day of August, 2023.

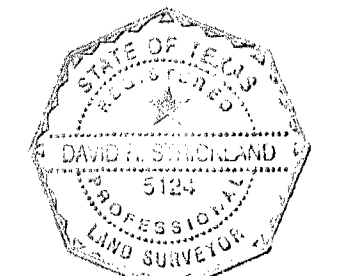
By: *Carlos G. Espinoza*
Notary Public in and for the State of Texas

Print Name: Carlos G. Espinoza
My Commission expires: 12-19-2024



I, David R. Strickland, am 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.

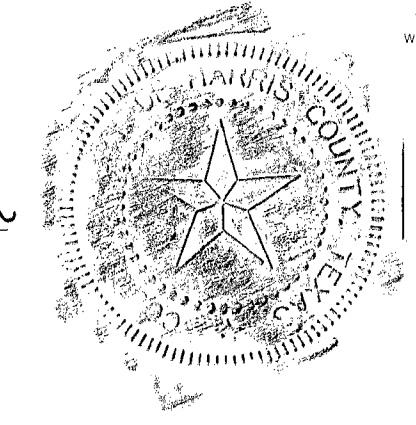
By: *David R. Strickland*
David R. Strickland, RPLS
Registered Professional Land Surveyor
Texas Registration No. 5124



I, Teneisha 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 Oct. 19, 2023, at 11:48 o'clock A.M. and duly recorded on Oct. 19, 2023, at 3:20 o'clock P.M., and at Film Code Number 705537 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.

TENEISHA HUDSPETH
Teneisha Hudspeth
County Clerk
Of Harris County, Texas

By: *Brenda Loomer*
BRENDA LOOMER
Deputy



This certificate is valid only as to the instrument on which the original signature is affixed and only those to be signed after recording.
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

PARKS AND OPEN SPACE TABLE

Number of Existing Dwelling Units	1
Owner hereby certifies that information provided is true	
Number of Proposed Dwelling Units	4
Number of Incremental Dwelling Units	3

DWELLING UNIT DENSITY TABLE

COLUMN A	COLUMN B	COLUMN C
TOTAL NO. OF DWELLINGS	TOTAL GROSS ACREAGE (AC)	TOTAL PROJECT DENSITY
4	0.1652	26.31

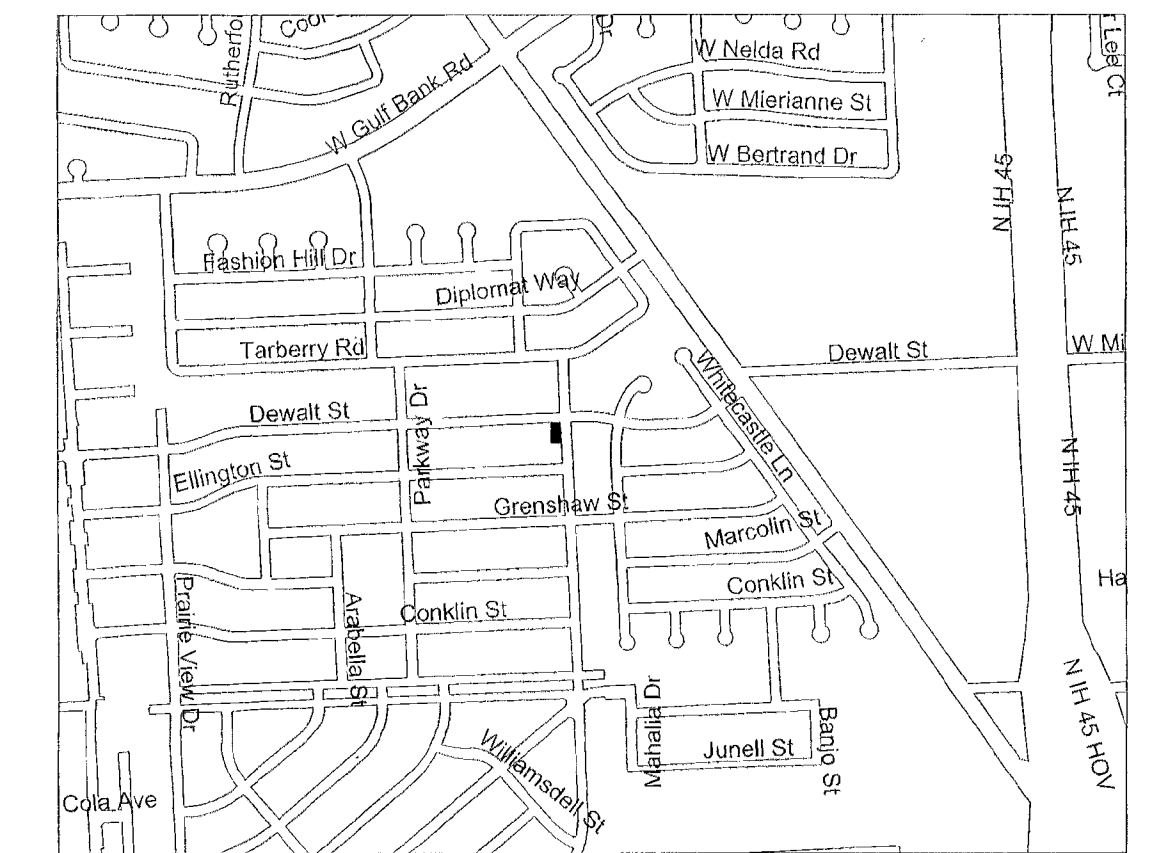
LOT SIZE AND COVERAGE TABLE (45-184(1))

COLUMN A	COLUMN B	COLUMN C	COLUMN D
LOT NO.	LOT SIZE (SF)	MAXIMUM BLDG. COVERAGE (SF)	MAXIMUM % COVERAGE (COL. C/DOL. B)
BLOCK 1			
1	3,144	2,359	75%
2	2,028	1,216	60%
3	2,028	1,216	60%

DEWALT ST.
(60' R.O.W.)
(VOL. 23, PG. 17, H.C.M.R.)

DE PRIEST ST.
(60' R.O.W.)
(VOL. 23, PG. 17, H.C.M.R.)

ELLINGTON ST.
(60' R.O.W.)
(VOL. 23, PG. 17, H.C.M.R.)



Vicinity Map not to scale KEY MAP NO. 4120

- NOTES:
1. 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.
 2. Each lot shall provide a minimum of two off-street parking spaces per unit. In those instances where a secondary unit is provided only one additional space shall be provided.
 3. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may be brought to surface by applying the following scale factor 0.9998795.
 4. 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.
 5. 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.
 6. At least 150 square feet of permeable area is required per lot (450) sq. of permeable area shall be provided within the boundary of this subdivision. Reference 42-1 permeable area definition.
 7. 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.
 8. All lots shall have an adequate wastewater collection service.
 9. This property lies within Park Sector No. 1.
 10. No land is being established as Private Park or dedicated to the public for Park Purposes.
 11. 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.
 12. This percentage is (100%) shall be applied to the then-current fee in lieu of dedication.
 13. The then current fee in lieu of dedication shall be applied to this number (2) units of dwelling units.
 14. Lots 1-3, Block 1 are restricted to single family residential use.
 15. 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.
 16. Lot 1, Block 1 will have two (2) dwelling units.

OFFICE OF
TENEISHA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 705537
DEWALT DEPRIEST ESTATES
THIS IS PAGE 1 OF 2 PAGES
SCANNER 00184123403
KEY MAP

DEWALT DEPRIEST ESTATES

A SUBDIVISION OF 0.1652 ACRES, SITUATED IN LOT 43, BLOCK 6, OF LINCOLN CITY, SECTION THREE, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 23, PAGE 17 & 18, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS HOUSTON, TEXAS

REASON FOR REPLAT: TO CREATE THREE (3) SINGLE-FAMILY RESIDENTIAL LOTS.
DATE: JULY, 2023 SCALE: 1" = 20'
LOTS: 3, BLOCKS: 1

LAND PLANNER: CGEA | PLANNING + DESIGN
2016 MAIN STREET #917 HOUSTON, TEXAS 77002
O:713.965.7385
E: INFO@CGESBAILEY.COM
OWNER: SUSAN FAYAS BENAVIDES
4906 DEEP GLEN LN, KATY, TX 77449

HABLAMOS ESPAÑOL
RECORDERS MEMORANDUM: At the time of recording, 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 this instrument was filed and recorded.

