

We, James Anderson Womack Jr., hereinafter referred to as Owners (whether one or more) of the 0.2295 acre tract described in the above and foregoing map of Womack Land, do hereby make and establish said subdivision and development plan of said property according to all laws, 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 (A.E. and A.C.) 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 (A.E. and A.C.) 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 said 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, 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 obstructions shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do 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 restrictions to residential use for no more than two (2) residential units per lot.

WITNESS my (our) hand in the city of Houston, Texas this 13th day of February 2020.

James Anderson Womack Jr.,
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared James Anderson Womack Jr., 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 13th day of February 2020.

Notary Public in and for the State of Texas

My Commission expires: 11/8/2023



I, Daniel Villa Jr., 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 on 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.



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Womack Land 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 21 day of April 2021.

By: Martha L. Stein, Chair
By: Margaret Wallace Bryn, Secretary

I, TENESHA 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 April 26, 2021, at 2:17 o'clock P.M., and duly recorded on April 26, 2021, at 4:10 o'clock P.M., and at Film Code Number 694786 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.

TENESHA HUDSPETH
County Clerk
Of Harris County, Texas

By: CHRISTIAN ORONA, Deputy

COLM. A	COLM. B	COLM. C
TOTAL # OF DWELLINGS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
6 UNITS	0.229 AC.	26.20 UNITS/AC.

- At least 150 sq. ft. of permeable area is required per lot 450 sq. ft. of permeable area shall be provided with the boundary of this subdivision, reference 42-1 permeable area definition.
- 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.
- Building Coverage limited to 60% of area of Lots 1 and 2.

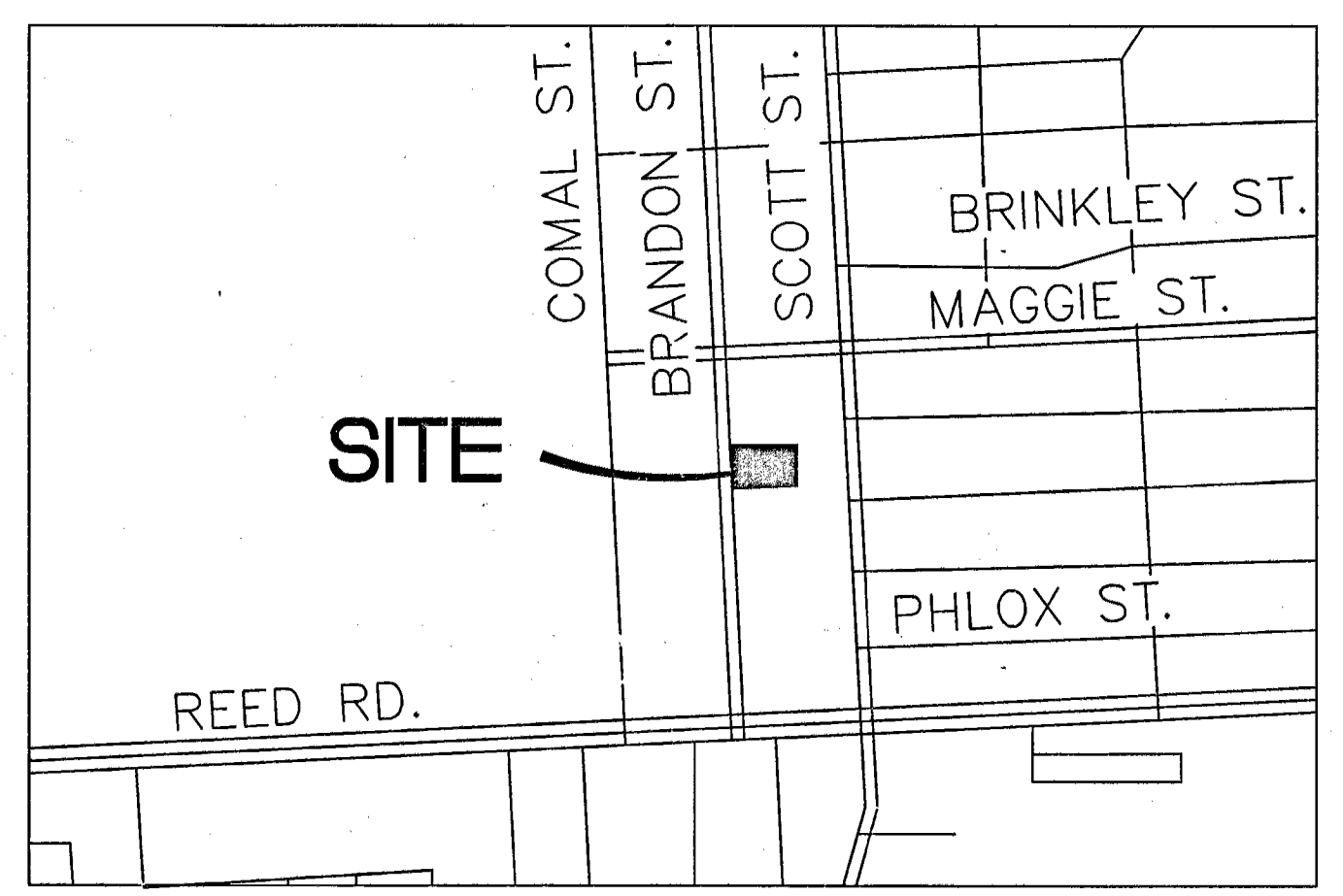
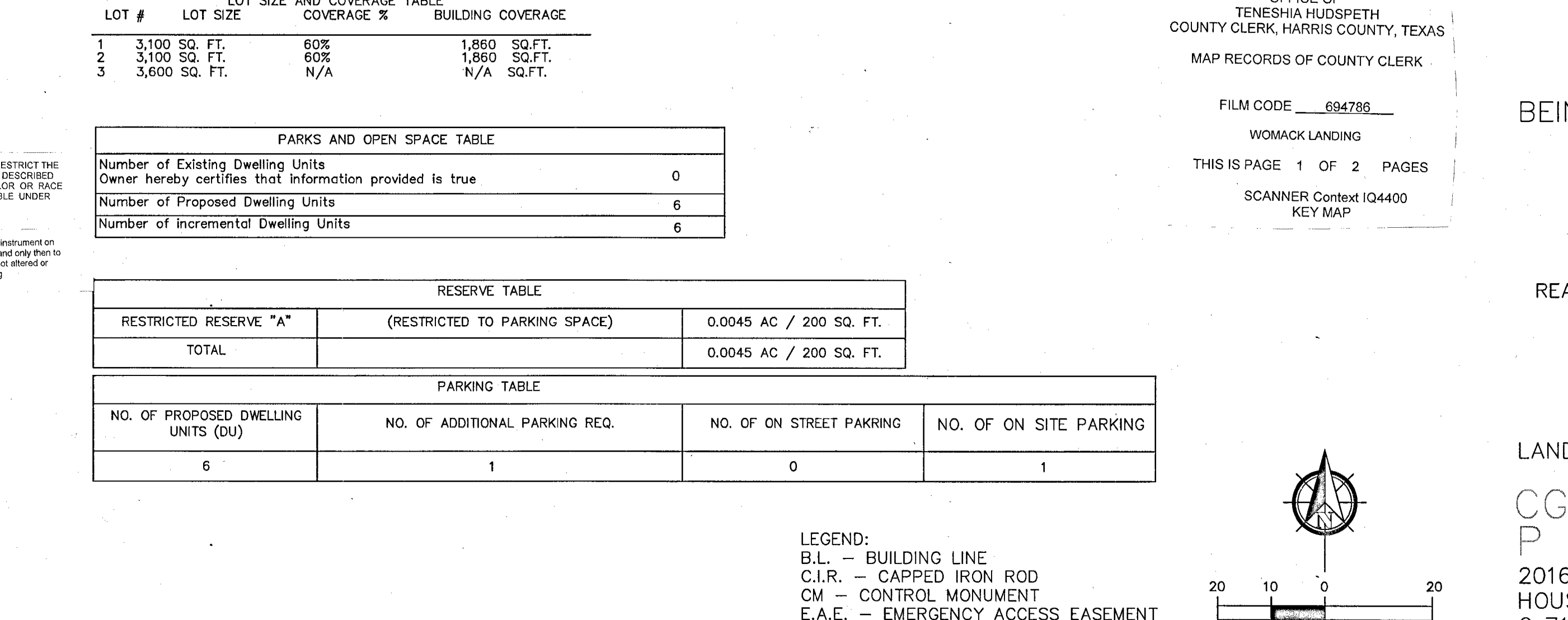
LOT #	LOT SIZE	COVERAGE %	BUILDING COVERAGE
1	3,100 SQ. FT.	80%	1,860 SQ. FT.
2	3,100 SQ. FT.	80%	1,860 SQ. FT.
3	3,600 SQ. FT.	N/A	N/A SQ. FT.

Number of Existing Dwelling Units	0
Number of Proposed Dwelling Units	6
Number of Incremental Dwelling Units	6

RESTRICTED RESERVE "A"	(RESTRICTED TO PARKING SPACE)	0.0045 AC / 200 SQ. FT.
TOTAL		0.0045 AC / 200 SQ. FT.

NO. OF PROPOSED DWELLING UNITS (DU)	NO. OF ADDITIONAL PARKING REQ.	NO. OF ON STREET PARKING	NO. OF ON SITE PARKING
6	1	0	1

LEGEND:
B.L. - BUILDING LINE
C.I.R. - CAPPED IRON ROD
CM - CONTROL MONUMENT
E.A.E. - EMERGENCY ACCESS EASEMENT
FND - FOUND



KEY MAP NO. 533Y
Vicinity Map
not to scale

- NOTES
- Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
 - All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may traverse to surface by applying the following scale factor 0.9998822.
 - Bearings shown hereon are referenced to the Texas Coordinate System of 1983, (NAD 83) South Central Zone (FIPS) 4204 FER GPS Observations are based on control monuments depicted on this survey.
 - 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 thereon. 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.
 - 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.
 - 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 residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.
 - 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 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 property lies within Park Sector No. 7.
 - No land is being established as Private Park or dedicated to the public for Park Purposes.
 - This percentage is (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 (6 units) of dwelling units.
 - All lots shall have an adequate water waste collection service.
 - Building Coverage limited to 60% of area of Lots 1, 2.
 - ▲ Denotes primary driveway access to each lot.
 - Each single-family residential unit is setback from the edge of the shared driveway at least 3 feet. Each garage entry is parallel to the shared driveway.
 - This subdivision contains one or more shared driveways, that 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 this subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.
 - 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. White wooden posts and painted 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 solid wooden posts and painted wooden fences back up, but generally will not replace with new fencing.
 - Each lot shall be restricted to single family use.
 - Vehicular access to each lot is provided for by a shared driveway only.
 - 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 this subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

WOMACK LANDING

A SUBDIVISION OF 0.2295 ACRES OF LAND BEING A REPLAT OF THE NORTH 1/2 OF LOT 10, BLOCK 1 OF SUNNYSIDE EXTENSION SOUTH ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 21, PAGE 48, OF MAP RECORDS OF HARRIS COUNTY, TEXAS HOUSTON, TEXAS

REASON FOR REPLAT: TO CREATE 3 (THREE) SINGLE-FAMILY RESIDENTIAL LOTS AND 1 (ONE) RESERVE, AND REVISE BUILDING LINE.
DATE: SEPTEMBER, 2020 SCALE: 1" = 20'
LOTS: 3 BLOCKS: 1 RESERVES: 1

LAND PLANNER: CGES | BAILEY PLANNING
2016 MAIN STREET
HOUSTON, TEXAS 77002
O: 713.965.7385
E: INFO@CGESBAILEY.COM
HABLAMOS ESPAÑOL

OWNER: James Anderson Womack Jr.
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STE. 220-2208
HOUSTON, TX 77064