STATE OF TEXAS

COUNTY OF HARRIS

I, Franco A. Folgado, owner hereinafter referred to as Owners of the 0.5225 acre tract described in the above and foregoing map of WESTHEIMER ESTATES PARTIAL REPLAT NO 9, 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.

WINTNESS, my hand in the city of Houston, this 16 day of October, 2018.

By: _____
Franco A. Folgado
Owner

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Franco A. Folgado, 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 16 day of October, 2018.

Joyce Owens
Notary Public in and for the
State of Texas

Print Name: Joyce Owens

My Commission expires: 5-18-2020

I, Daniel W. Goodale, 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.

Daniel W. Goodale
Texas Registration No. 4919
10/12/2018

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of WESTHEIMER ESTATES PARTIAL REPLAT NO 9 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 24, day of October, 2018.

By: _____
Martha L. Stein
Chair

Or

By: _____
M. Sonny Garza
Vice-Chairman

By: _____
Patrick Walsh, P.E.
Secretary

I, Stan Stanart, 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 24, 20 18, at 4:20 o'clock P.M., and duly recorded on Oct 25, 20 19, at 11:23 o'clock A.M., and at Film Code Number 686690 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.

STAN STANART
Stan Stanart
County Clerk
Of Harris County, Texas

By: _____
Deputy MELISSA ZAMORA

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

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

We, Stewart Ventures, LTD, owner and holder of a lien against the property described in the plat known as WESTHEIMER ESTATES PARTIAL REPLAT NO 9, said lien being evidenced by Instrument of record in the Clerk's File No. RP-2018-297651 of the 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: _____

Print Name: Dare H. Stewart
Representative of Stewart Ventures, LTD

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Dare H. Stewart, 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 16 day of October, 2018.

Joyce Owens
Notary Public in and for the
State of Texas

Print Name: Joyce Owens

My Commission expires: 5-18-2020

FILED
10/24/2018 4:20 PM
Stan Stanart
COUNTY CLERK

RP-2018-486190

10/24/2018 HCCPIRP2 60.00

PARKS AND OPEN SPACE TABLE	
NUMBER OF EXISTING DWELLING UNITS	
Owner hereby certifies that the information provided is true	6
NUMBER OF PROPOSED DWELLING UNITS	8
NUMBER OF INCREMENTAL DWELLING UNITS	2

- No land is being established as Private Park or dedicated to the public for Park purposes.
- 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.
- This property is located in Park Sector number 9
- 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 (2 units) of dwelling units.

DWELLING UNIT DENSITY TABLE

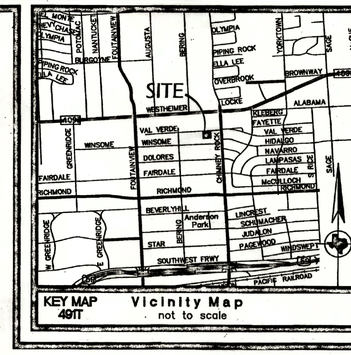
COLM A	COLM B	COLM C
TOTAL # OF DWELLINGS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
8	0.5225 AC	15.31

1. At least 150 square feet of permeable area is required per lot. 450 s.f. of permeable area shall be provided with the boundary of this subdivision. Reference 42-1 permeable area definition.
2. 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.
3. All lots shall have adequate wastewater collection service.

LOT NO.	LOT SIZE	LOT SIZE AND COVERAGE TABLE MAX 1ST FLOOR BUILDING FOOTPRINT	COVERAGE %
2	2502.15 SF	1501.29 SF	60 %
3	3362.09 SF	2017.25 SF	60 %
4	2457.76 SF	1474.65 SF	60 %

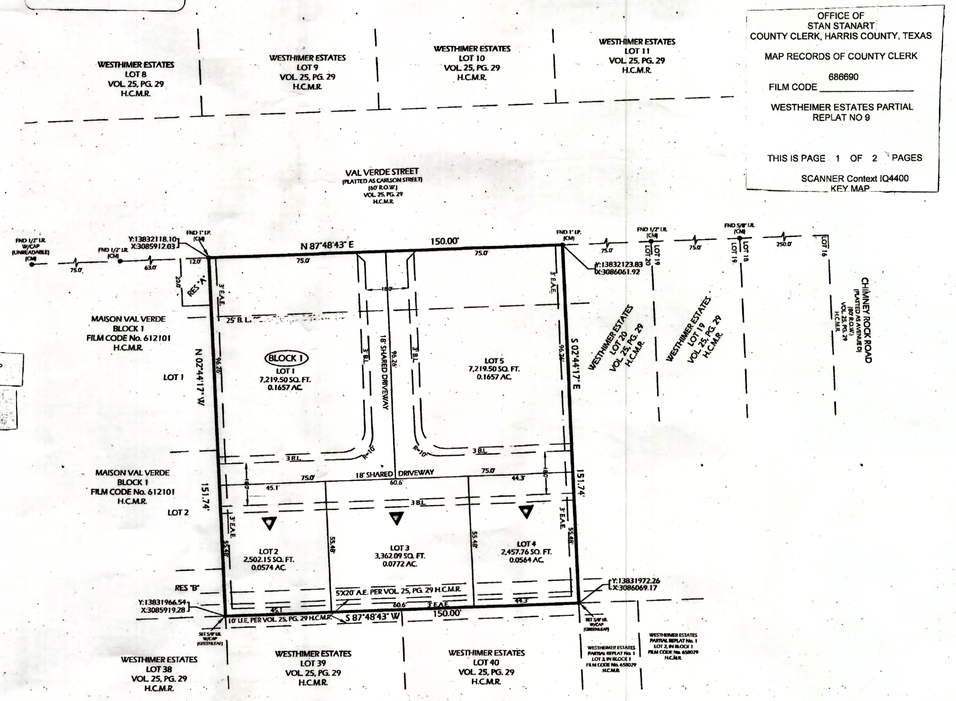
NOTES:

1. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on the 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.
2. Each lot shall be restricted to single family residential use.
3. 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 freestanding 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.
4. 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.
5. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale of 0.998888828.
6. 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.
7. ⚠ Denotes primary driveway access to each lot.
8. 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.
9. The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time or filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.
10. No heavy or oversized trash collection services shall be provided to residential units eligible for collection pursuant to item 2 of Section 39-65 of the Code of Ordinances.
11. Vehicular access to lots 2, 3, and 4 is provided for by a shared driveway only.



LEGEND:

C.M. - CONTROL MONUMENT
B.L. - BUILDING LINE
E.A.E. - EMERGENCY ACCESS EASEMENT
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.D.R. - HARRIS COUNTY DEED RECORDS
R.O.W. - RIGHT OF WAY
I.R. - IRON ROD
I.P. - IRON PIPE



OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

686690
FILM CODE _____

WESTHEIMER ESTATES PARTIAL REPLAT NO 9

THIS IS PAGE 1 OF 2 PAGES

SCANNER Context IQ4400
KEY MAP

SCALE:
1"=30'

30 15 0 30 60

WESTHEIMER ESTATES PARTIAL REPLAT NO 9

A SUBDIVISION OF A 0.5225 ACRE TRACT OF LAND
BEING A REPLAT OF LOTS 21 AND 22
WESTHEIMER ESTATES
A SUBDIVISION IN HARRIS COUNTY
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 25, PAGE 29
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS
CITY OF HOUSTON, TEXAS

REASON FOR REPLAT: TO CREATE 5 SINGLE FAMILY RESIDENTIAL LOTS

5 LOTS 1 BLOCK

OWNER:

FRANCO A. FOLGADO

DATE: SEPTEMBER, 2018 SCALE: 1" = 30'

OWENS MANAGEMENT SYSTEMS, LLC
P.O. BOX 88331
HOUSTON, TEXAS 77288
713-643-6333

GREENLEAF LAND SURVEYS, LLC
10900 NORTHWEST FWY, STE 129
HOUSTON, TEXAS 77092
FIRM NO. 10193977
832-668-5003
www.greenleaflandsurveys.com
FIRM# 10193977

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.