

CROCKER SECOND ADDITION

WEST DALLAS STREET
60' R.O.W.

X832802
08/10/04 30041404 \$60.00
STATE OF TEXAS
County of Harris

FILED
08 AND 10 AM 22

We, Blaine Vincent and Richard Beard, referred to as Owners of the C described in the above and foregoing map of Crocker Second Addition, do hereby establish said subdivision and development plan of said property according to the restrictions and notations on said maps or plat and hereby dedicate to the use forever, of streets (except those streets designated as private streets, or permanent easements), alleys, parks, water courses, drains, easements and public places the purposes and considerations herein expressed and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate public for public utility purposes forever unobstructed aerial easements. The easements extend horizontally an additional eleven feet six inches (11'6") for ten feet (10') easements or seven feet six inches (7'6") for fourteen feet (14') perimeter ground easements, five feet six inches (5'6") for sixteen feet (16') perimeter ground easements, five feet (5') above ground level upward, located adjacent to and adjoining all easements that are designated with aerial easements (UE and AE) as indicated hereon, whereby the aerial easements total twenty one feet six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate public for public utility purposes forever unobstructed aerial easements. The easements extend horizontally an additional ten feet (10') for ten feet (10') back-to-back easements or eight (8') for fourteen feet (14') back-to-back ground easements (7'0") for sixteen feet (16') back-to-back ground easements, from a plane six feet above ground level upward, located adjacent to and adjoining all easements that are designated with aerial easements (UE and AE) as indicated hereon, whereby the aerial easements total thirty feet (30') in width.

FURTHER, Owners do hereby declare that all parcels of land designa plat are originally intended for the construction of single family residential dwell that are restricted for some under the terms and conditions of such restrictions t

FURTHER, Owners do hereby covenant and agree that all of the pre boundaries of this plat is hereby restricted to prevent the drainage of any sep public or private street, permanent access easement, road or alley or any dral directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land ft on each side of the center line of any and all bayous, creeks, gulches, ravines, other natural drainage courses located in said plat as easements for drainage City of Houston, Harris County, or any other governmental agency, the right to easement at any times for the purpose of construction and maintenance of dr structures.

FURTHER, Owners do hereby covenant and agree that all of the pr boundaries of this plat and adjacent to any drainage easement, ditch, gully, or drainage way is hereby restricted to keep such drainage ways and easement buildings, planting and other obstructions to the operations and maintenance of and that such abutting property shall not be permitted to drain directly into the means of an approved drainage structure.

FURTHER, Owners hereby certify that his replat does not attempt to remove any covenants or restrictions we further certify that no portion of the land by deed restriction to residential use for not more than two (2) resident

WITNESS my hand in the City of Houston, Texas the 20th day of

Blaine
Richard

STATE OF TEXAS
COUNTY OF HARRIS

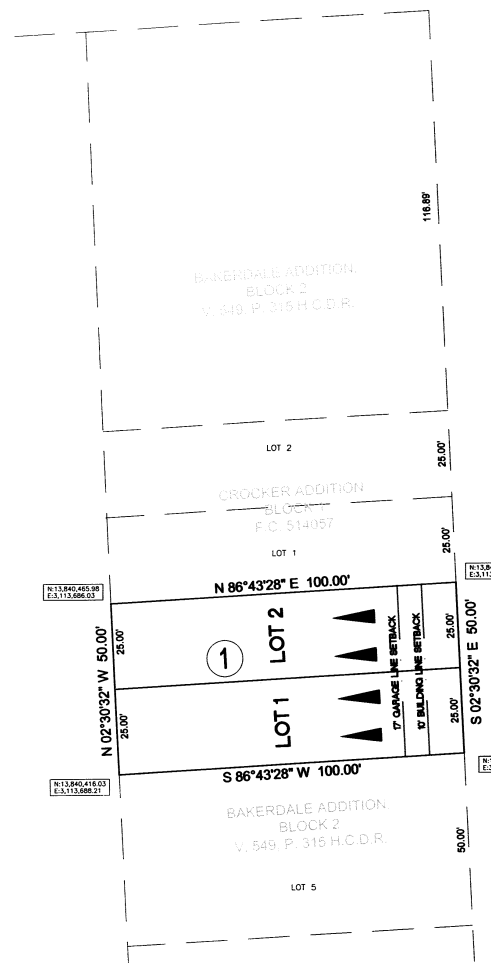
BEFORE ME, the undersigned authority, on this day personally appeared Blaine Beard known to me to be the persons whose names are subscribed to the plat and acknowledgment to me that they executed the same for the purposes as herein expressed and in the capacity therein and herein stated, and as the said corporation

GENE JOHNSTON
Notary Public, State of Texas
My Commission Expires June 12, 2004

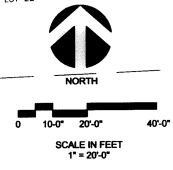
GIVEN UNDER MY HAND AND S
20th day of 2004

Gene Johnston
Notary Public and for

My Commission



CROCKER STREET
50' R.O.W.

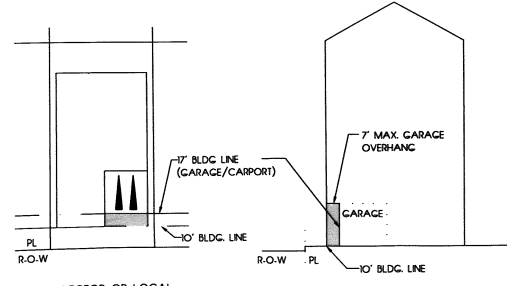


REDUCED BUILDING LINE NOTES

- 1. LOTS 1 & 2, BLOCK 1 ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USES AS DEFINED BY CHAPTER 42 OF THE CITY OF HOUSTON CODE OF ORDINANCES.
- 2. A 10-FOOT BUILDING LINE IS ESTABLISHED FOR THE PRINCIPLE STRUCTURE ONLY.
- 3. A 17-FOOT BUILDING LINE IS FOR ANY CARPORT OR GARAGE FACING THE STREET.
- 4. THE BUILDING ABOVE THE CARPORT OR GARAGE MAY OVERHANG THE BUILDING LINE UP TO 7 FEET.
- 5. REFERENCE ACCOMPANYING TYPICAL LOT LAYOUT SCHEMATIC.
- 6. THE BUILDING LINES SHALL CONFORM TO THE VISIBILITY TRIANGLE REQUIREMENTS REQUIRED BY SEC. 42-102 OF SAID CHAPTER 42.

NOTES

- 1. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN ONE 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 400 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 DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- 3. THE BUILDING FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENCRoACH INTO ANY VISIBILITY TRIANGLE. THIS IS TO ASSURE ADEQUATE VISIBILITY SIGHT LINES FOR VEHICULAR TRAFFIC APPROACHING INTO THE INTERSECTION.
- 4. ▲ DENOTES PRIMARY DRIVEWAY ACCESS TO EACH LOT.
- 5. BUILDING COVERAGE LIMITED TO 60% OF AREA OF EACH LOT.
- 6. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL), 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.
- 7. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.9999708.



TYPICAL LOT LAYOUT
REDUCED BUILDING LOT
N.T.S.

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
563265
FILM CODE

CROCKER SECOND ADDITION

CROCKER SECOND ADDITION

STATE OF TEXAS
County of Harris

We, Blake Vincent and Richard Beard, referred to as Owners of the 0.1148 acres tract described in the above and foregoing map of Crocker Second Addition, 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...

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an 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 ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (UE and AE) as indicated and depicted hereon...

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally and additional ten feet (10') for ten feet (10') back-to-back ground easements or eight (8') for four feet (4') 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 (UE and AE) as indicated and depicted hereon...

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 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 tank 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 (15) feet wide on each side of the center line of any and all boulevards, creeks, ditches, ravines, ditches, ditches 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 time 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 is hereby 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 adjoining 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 more than two (2) residential units per lot.

WITNESS my hand in the City of Houston, Texas the 26th day of JULY, 2004.

Blake Vincent
Blake Vincent

Richard Beard
Richard Beard

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Blake Vincent and Richard Beard known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations herein expressed and in the capacity herein and herein stated, and as the act and deed of said corporation.

GENE JOHNSTON
Notary Public, State of Texas
My Commission Expires
June 12, 2008

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26th day of JULY, 2004

[Signature]
Notary Public in and for the State of Texas

My Commission Expires _____

U SHALL MEAN THE USE OF A LOT WITH ONE VAD CONTAINING NOT MORE THAN ONE TWO (2) UNITS FOR LIVING, SLEEPING, COOKING AND UPON WHICH IS LOCATED A FREE-STANDING IE DWELLING UNIT AND A DETACHED NET OF NOT MORE THAN 900 SQUARE FEET RED SINGLE FAMILY RESIDENTIAL. A BUILDING RELING UNIT ON ONE LOT THAT IS CONNECTED WOTHER BUILDING CONTAINING ONE DWELLING LOT SHALL BE SINGLE FAMILY RESIDENTIAL.

IE A MINIMUM OF TWO OFF-STREET PARKING WIT ON EACH LOT. IN THOSE INSTANCES WHERE IYED ONLY ONE ADDITIONAL SPACE SHALL

ITY ADJACENT TO TWO INTERSECTING STREETS NTO ANY VISIBILITY TRIANGLE. THIS IS TO JTY SIGHT LINES FOR VEHICULAR TRAFFIC INTERSECTION.

XWAYWAY ACCESS TO EACH LOT.

TED TO 60% OF AREA OF EACH LOT.

ATED THE BUILDING LINES (BL), WHETHER ONE R SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE APPLICABLE PROVISIONS OF CHAPTER 42, CODE F HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS /MCH MAY BE AMENDED FROM TIME TO TIME.

IN HEREON ARE TEXAS SOUTH CENTRAL ZONE GRD COORDINATES AND MAY BE BROUGHT TO HE FOLLOWING COMBINED SCALE FACTOR OF

THIS IS PAGE 3 OF 4 PAGES
REDUCTION 20% CAMERA DESIGNATION M1RG1

I, Kevin Kolt, 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 correct; was prepared from an actual survey of the property made under my supervision on the ground that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner, and to the steel intersection.



[Signature]
Kevin Kolt
Texas Registration No. 53899

This is to certify that the Houston Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Crocker Second Addition 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 the plat this 27th day of July, 2004.



By: *[Signature]*
Marvin Kolt
Chairman

Or: *[Signature]*
LS Brown
V. Chairman

By: *[Signature]*
Robert M. Litke
Secretary

I, Beverly B. Kaufman, Clerk of the County of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on July 12, 2004 at 10:22 a.m. and duly recorded on July 12, 2004 at 11:53 a.m. and in File Code Number 563266 of the Map Records of Harris County for said county.

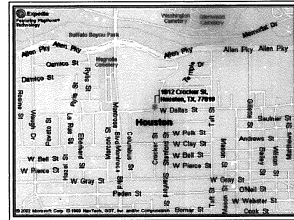
Witness my hand and seal of office, of Houston, the day and date last above written.

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.

BEVERLY B. KAUFMAN
Beverly B. Kaufman
Clerk of County Courts
Harris County, Texas

THIS CERTIFICATE IS VALID ONLY AS TO THE SIGNATURE ON WHICH THE ORIGINAL INSTRUMENT IS AFFIXED AND ONLY TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.

By: *[Signature]*
EDWINA V. MACK
Deputy



VICINITY MAP
N.T.S.

REASON FOR REPLAT:
TO CREATE 2 SINGLE
FAMILY RESIDENTIAL LOTS

CROCKER SECOND
ADDITION

BEING A SUBDIVISION OF .1148 ACRES OF LAND IN THE ALLEN C. REYNOLDS LEAGUE SURVEY, ABSTRACT NO. 61, CITY OF HOUSTON, HARRIS COUNTY, TEXAS ALSO BEING A REPLAT OF LOT 4 BLOCK 2, BAKERDALE ADDITION, VOLUME 549, PAGE 314 H.C.D.R. 1 BLOCK 2 UNITS

JULY, 2004
SCALE: 1" = 20'-0"

OWNERS: BLAKE VINCENT & RICHARD BEARD



1310 NANCE STREET STUDIO F HOUSTON, TX 77002 P 713 222 2028 F 713 222 2529
info@paradigmnc.com

DENSITY TABLE

No. OF DWELLINGS	GROSS AREA	DENSITY
2 UNITS	0.1148 AC.	17.42 UNITS/AC

THE NUMBER OF SINGLE FAMILY RESIDENTIAL UNITS THAT CAN BE CONSTRUCTED SHALL NOT EXCEED AN EQUIVALENT DENSITY OF 27 UNITS TO THE GROSS AREA OF LAND WITHIN THE BOUNDARIES OF THIS BOUNDARY PLAT. ALL LOTS IN THIS SUBDIVISION SHALL HAVE AN ADEQUATE WASTEWATER COLLECTION SYSTEM.

LOT AREA CALCULATIONS
AND BUILDING COVERAGE

LOT No.	LOT AREA	MAX. FIRST FLOOR BLDG. FOOTPRINT	MAXIMUM COVERAGE %
1	2,500 SF.	1,500 SF.	60%
2	2,500 SF.	1,500 SF.	60%

AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 600 (4 X 150) SF. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION. REFERENCE SEC. 42.1 OF CHAPTER 42 OF THE CITY OF HOUSTON, CODE ORDINANCES FOR THE DEFINITION OF PERMEABLE AREA.

- ABBREVIATIONS:
- H.C.M.R. DENOTES HARRIS COUNTY MAP RECORDS.
 - H.C.D.R. DENOTES HARRIS COUNTY DEED RECORDS.
 - H.C.C.F. No. DENOTES HARRIS COUNTY CLERK'S FILE NUMBER.
 - UTIL. EMT. OR U.E. DENOTES UTILITY EASEMENT.
 - BLDG. LINE OR B.L. DENOTES BUILDING LINE.
 - CAR. BLDG. LINE OR C.B.L. DENOTES GARAGE BUILDING LINE.
 - W.L.E. DENOTES WATER LINE EASEMENT.
 - S.S.E. DENOTES SANITARY SEWER EASEMENT.

RECORDER'S 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 blockouts, additions and changes were present at the time the instrument was filed and recorded.



Houston Independent School District

TAX OFFICE
3233 WESLAYAN, SUITE A-100
HOUSTON, TEXAS 77027
(713) 892-7732 Fax (832) 485-3000 Office

TAX STATEMENT
Account Number: 054136000004
Owner: SANTOS ALFRED G III
1014 CROCKER ST
HOUSTON, TX 77019-4338

Market Value: \$141,200
Exemptions: NONE
Effective Date: 07/14/2004
Legal: LT 4 BLK 2
BAKERDALE

Items due include:
Unit Year Levy Pen / Int Fees Total
*** NO TAXES DUE ***

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

563267

FILM CODE

CROCKER SECOND ADDITION

THIS IS PAGE 4 OF 4 PAGES

REDUCTION 12X CAMERA DESIGNATION MRG1

Total Due For JULY		*****	
Levy	.00	* SANTOS ALFRED G III	*
P & I	.00	* 1014 CROCKER ST	*
Fees	.00	*	*
Total	\$.00 DUE	* HOUSTON, TX 77019-4338	*

Penalty & Interest Increase Monthly

STATE OF TEXAS
COUNTY OF HARRIS

I, Tanya F. Eriksson, Tax Assessor Collector for the Houston Independent School District, Harris County, Texas, do hereby certify this to be a true and correct copy of the records of the Houston Independent School District Tax Office.

Witness my hand this 14 day of July 2004

Tanya F. Eriksson
Tax Assessor and Collector
Houston Independent School District
Harris County, Texas
By [Signature]
Deputy



Paul Bettencourt
Harris County Tax Assessor - Collector

No. 317281
July 15, 2004

Tax Certificate

Account 054-136-000-0004
SANTOS ALFRED G III
LT 4 BLK 2
BAKERDALE

I hereby certify that the tax records of Harris County show taxes paid through 2003 on the above referenced account. An exception to this would be when there is a change in land use or a change in exemption status during the year. This certificate does not cover exceptions.

FEE \$10.00

Paul Bettencourt

By [Signature]