

STATE OF TEXAS
COUNTY OF HARRIS

WE, DE HOMES LLC, ACTING BY AND THROUGH DANIEL ALEJANDRO ESPINOSA, MANAGING MEMBER, HERINAFTER REFERRED TO AS "OWNERS" OF THE 0.0976 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HILLS AT BRACKENRIDGE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LIENS, 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 SHARED DRIVEWAYS, 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 ASSONS, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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' - 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED 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 TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES 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 DESIGNED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS 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 IN TENDED FOR 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 SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, 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 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, THE OWNERS HEREBY CERTIFY THAT THIS REPLAT OR AMENDING PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE AREA COVERED BY THE PREVIOUS PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO(2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, THE DE HOMES LLC, HAS CAUSED THESE PRESENT TO BE SIGNED BY DANIEL ALEJANDRO ESPINOSA, ITS MANAGING MEMBER, THIS _____ DAY OF _____ 2021.

DANIEL ALEJANDRO ESPINOSA

BY: _____
DANIEL ALEJANDRO ESPINOSA, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL ALEJANDRO ESPINOSA KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2021.

X: _____
NOTARY PUBLIC IN AND FOR
HARRIS COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

I, DAVID E. KING, AM AUTHORIZED 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.

DAVID E. KING
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4503

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT OF HILLS AT BRACKENRIDGE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED BY THE RECORDING OF THIS PLAT THIS _____ DAY OF _____ 2021.

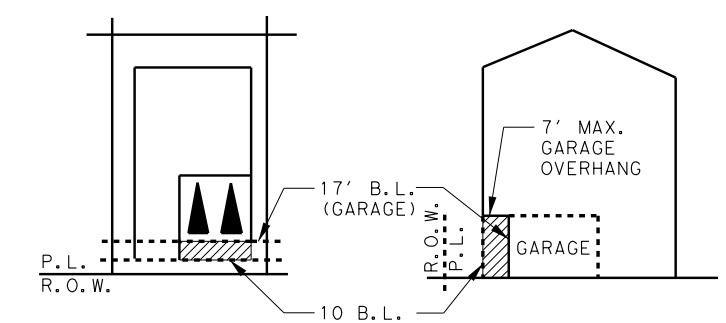
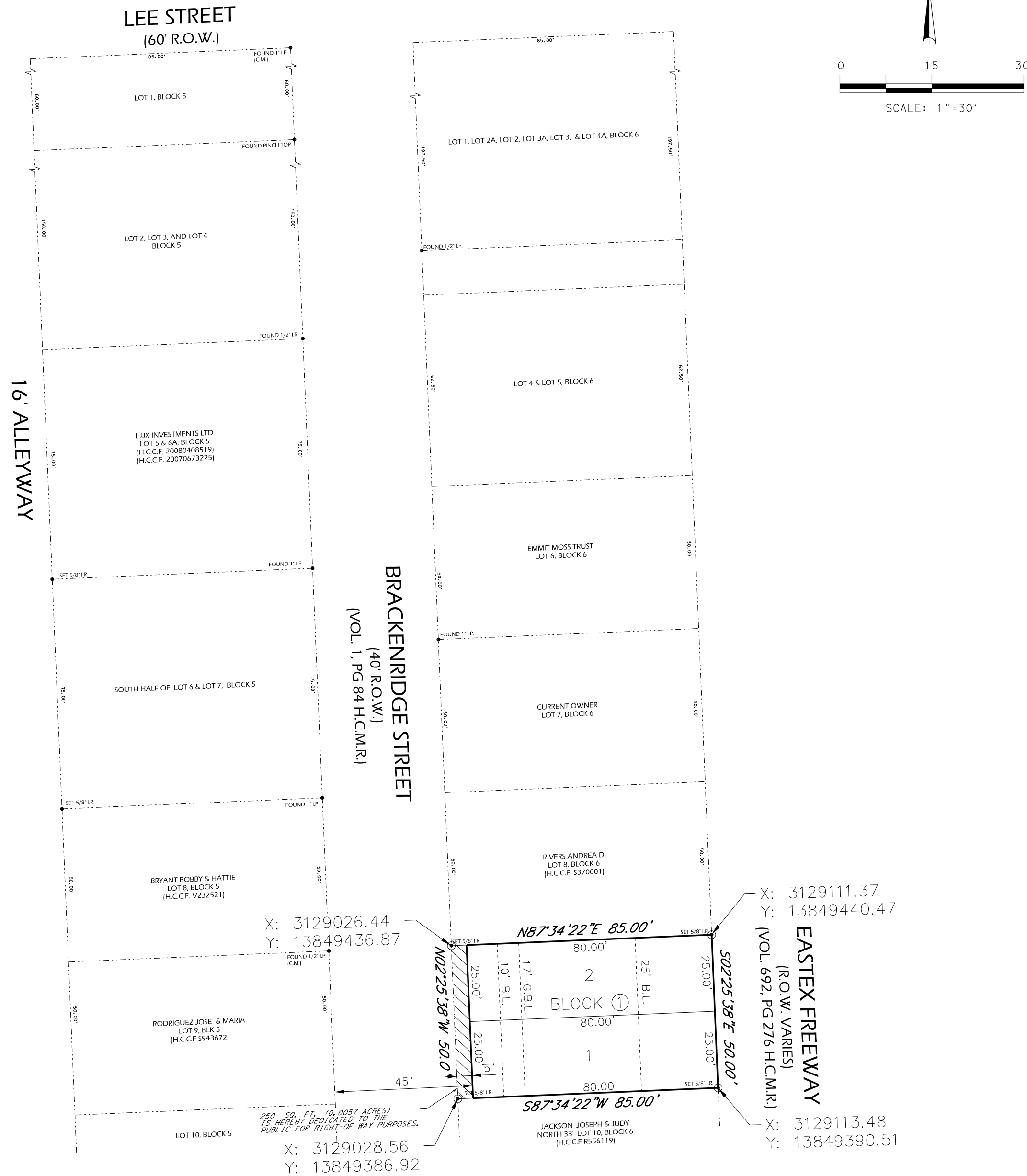
BY: _____ OR BY: _____
MARTHA L. STEIN, CHAIR M. SONNY GARZA, VICE CHAIR
AND
BY: _____
MARGARET WALLACE, CNU-A AICP, SECRETARY

I, TENESHIA 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 _____ 2021, AT _____ O'CLOCK ____M., AND DULY RECORDED ON _____ 2021, AT _____ O'CLOCK ____M., AND AT FILM CODE NUMBER NO. _____ 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.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

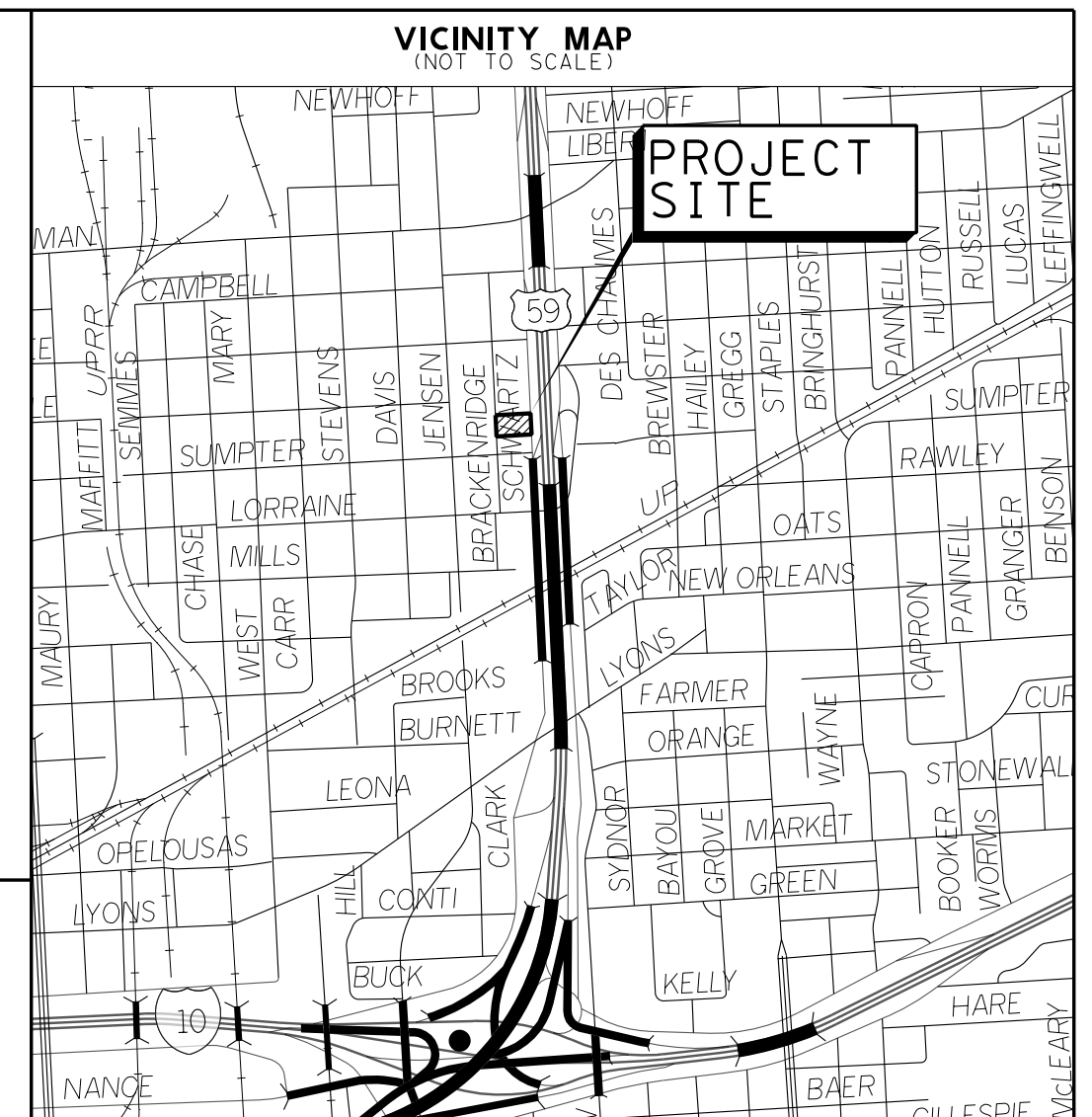
BY: _____
DEPUTY



BUILDING LINE REQUIREMENTS:

THE BUILDING LINE REQUIREMENT FOR A SUBDIVISION IN AN URBAN AREA RESTRICTED TO SINGLE FAMILY RESIDENTIAL ADJACENT TO A COLLECTOR OR LOCAL STREET SHALL BE:

- 1. LOTS 1-2, BLOCK 1 ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.
- 2. A 10-FOOT BUILDING LINE IS ESTABLISHED OR THE PRINCIPAL 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 ABOVE TYPICAL LOT LAYOUT



GENERAL NOTES:

- 1. "B.L." INDICATES BUILDING LINE
- 2. "G.B.L." INDICATES GARAGE BUILDING LINE
- 3. "H.C.M.R." INDICATES HARRIS COUNTY MAP RECORDS
- 4. "H.C.C.F." INDICATES HARRIS COUNTY CLERK FILE
- 5. "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS
- 6. "R.O.W." INDICATES RIGHT OF WAY
- 7. "I.R." INDICATES IRON ROD
- 8. "I.P." INDICATES IRON PIPE

DWELLING UNIT DENSITY TABLE

TOTAL NO. OF DWELLING UNITS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
2	0.0976	20.50

LOT SIZE AND COVERAGE TABLE

LOT NO.	LOT SIZE (SF)	% COVERAGE	BUILDING COVERAGE (SF)
1	2,000.00	60% MAX	1,200.0
2	2,000.00	60% MAX	1,200.0

PARK AND OPEN SPACE TABLE

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE	
NUMBER OF EXISTING DWELLING UNITS	0
NUMBER OF PROPOSED DWELLING UNITS	2
NUMBER OF INCREMENTAL DWELLING UNITS	2

DEVELOPER/OWNER
DE HOMES LLC
366 FM 1488 RD APT 555
CONROE, TX 77384

SURVEYOR
KING'S LAND SURVEYING SOLUTIONS, LLC
315 GENTRY STREET # C5
SPRING, TX 77384
(281) 350-8003
FIRM NO. 10152100

SAGO ENGINEERING LLC F-22201
15814 SUNNY STONE DR
HOUSTON, TX 77084
PHONE: 713-550-3622

HILLS AT BRACKENRIDGE
A SUBDIVISION OF 0.0976 ACRES (4,250 SQUARE FEET) OF LAND BEING ALL OF LOT 9, IN BLOCK 6 OF BRACKENRIDGE & COBB ADDITION AS RECORDED IN VOL. 1, PG. 84 OF THE MAP RECORDS OF HARRIS COUNTY, SITUATED IN THE S.M. HARRIS SURVEY, HARRIS COUNTY, TEXAS.

LOTS: 2 BLOCK: 1
REASON FOR REPLAT: TO CREATE TWO (2) SINGLE FAMILY LOTS
JULY 2021

DW: RS	PROJECT NO: 202103	DATE: 08/29/2021
CK: GS	SCALE: 1"=30'	SHEET 1 OF 1