

STATE OF TEXAS
COUNTY OF HARRIS

WE, CREDIT RIVER LLC, acting by and through Shawn Baksh, its Manager, hereinafter referred to as Owners of the 0.1653 acre tract described in the above and foregoing map of HACKBERRY LANDING, 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 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 each 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 each 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 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 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.

IN TESTIMONY WHEREOF, CREDIT RIVER LLC, has caused these presents to be signed by Shawn Baksh, its Manager, thereunto authorized this 31 day of October, 2024.

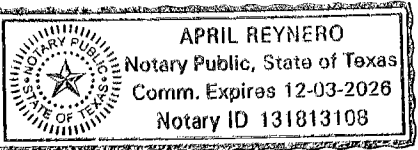
CREDIT RIVER LLC

By: 
Shawn Baksh
Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Shawn Baksh 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31 day of October, 2024

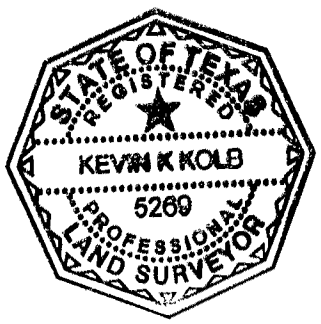


Notary Public in and for the State of Texas
Printed Name: April Reynero
My Commission expires: 12-09-2028

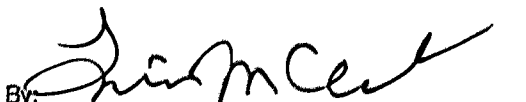
I, Kevin K. Kolb, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent nature) pipes or rods have 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.

Total Surveyors Inc.
4301 Center St.
Deer Park, Texas 77536
281-479-8719

KEVIN K. KOLB
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5269
STATE OF TEXAS



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of HACKBERRY LANDING 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 22 day of November, 2024.

By: 
Lisa M. Clark, Chair
or
M. Sonny Garza, Vice-Chair

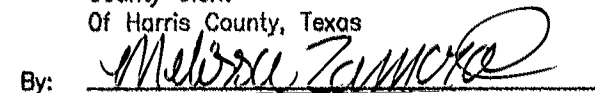
By: 
Vonn Tran
Secretary

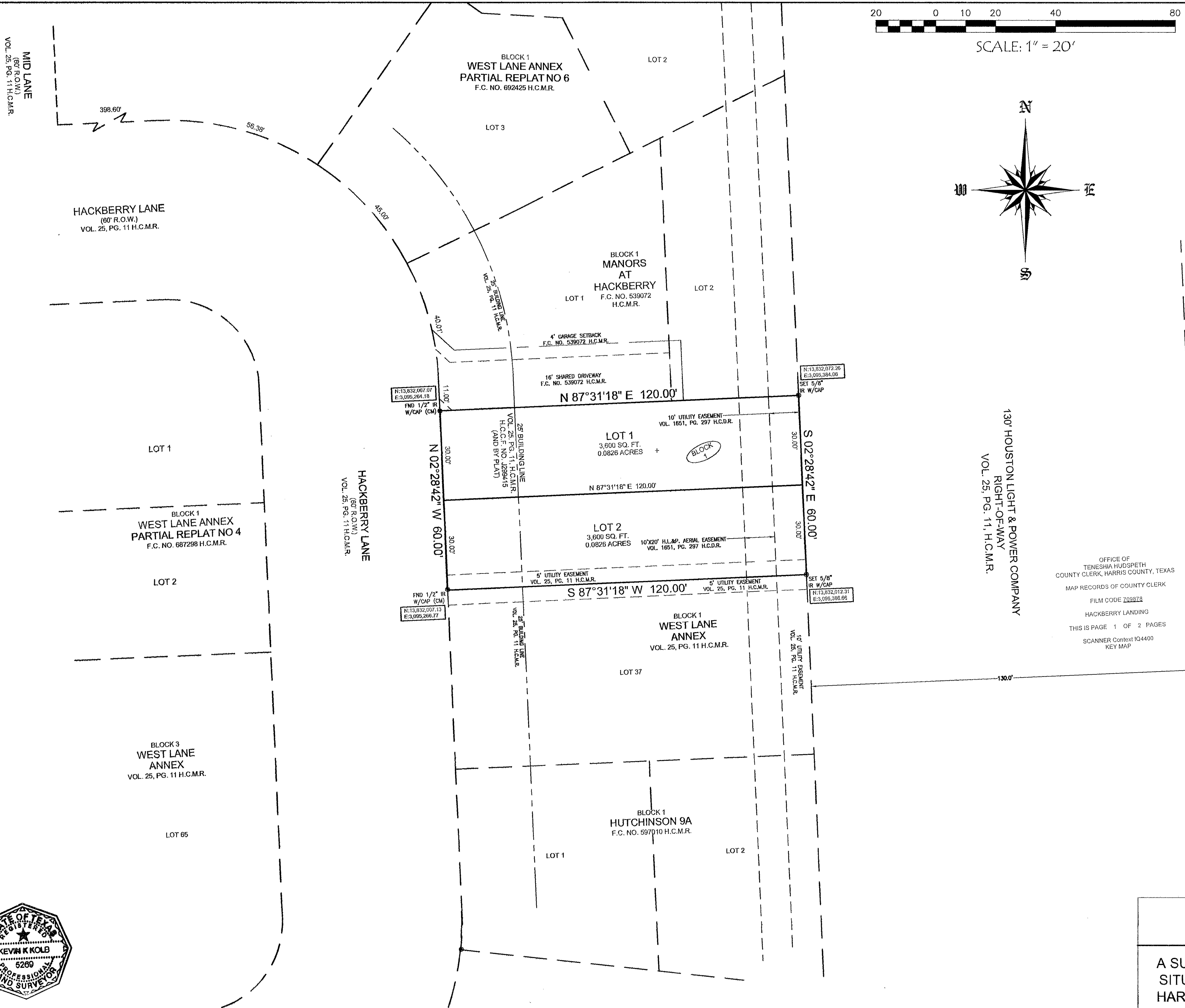
I, Tenesha Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on Nov 21, 2024, at 2:12 o'clock P.m., and duly recorded on Nov 21, 2024, at 3:21 o'clock P.m., and in Film Code Number No. 709212 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

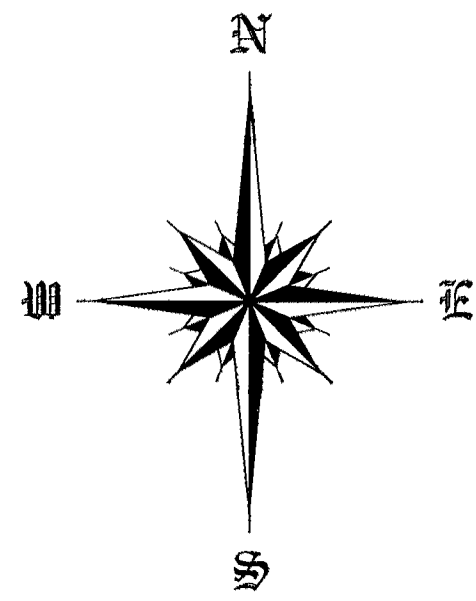
Tenesha Hudspeth
County Clerk
Of Harris County, Texas

By: 
Melissa Zamora
Deputy



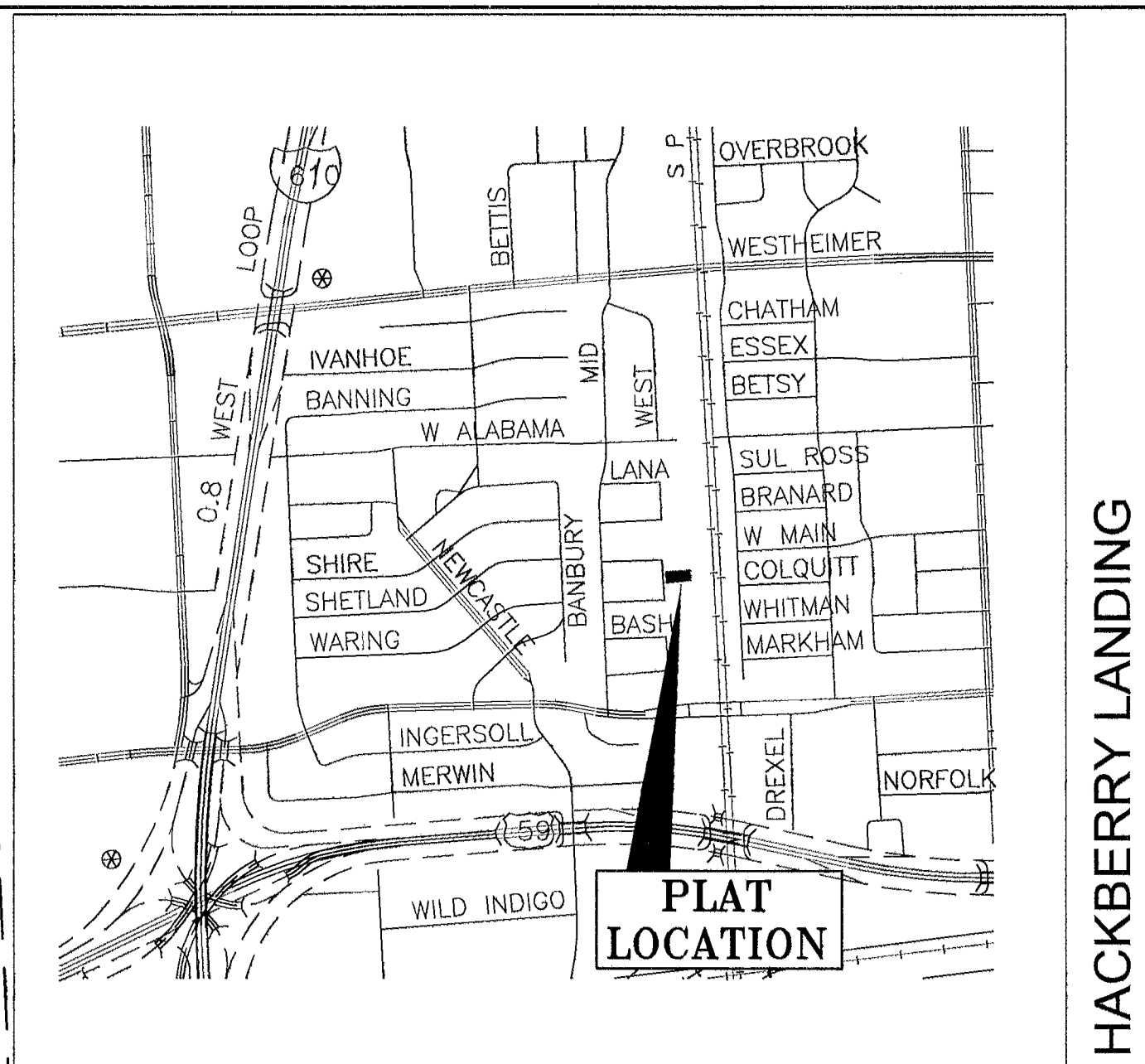
20 0 10 20 40 80

SCALE: 1" = 20'



130' HOUSTON LIGHT & POWER COMPANY
RIGHT-OF-WAY
VOL. 25, PG. 11, H.C.M.R.

OFFICE OF
TENESHA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 709212
HACKBERRY LANDING
THIS IS PAGE 1 OF 2 PAGES
SCANNER Context IQ4400
KEY MAP



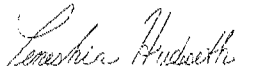
VICINITY MAP

N.T.S.

RP-2024-436433

11/21/2024 hccprp1 60.00

FILED 11/21/2024 2:12 PM



COUNTY CLERK

Parks and Open Space Table

a Number of Existing Dwelling Units (DU)	1
☒ I hereby certify that the information provided is true	

- 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 lands required under provisions of Section 42-253 of the Ordinances of the City of Houston, Texas has been submitted and accepted by the City.
- This property is located in Park Sector number 14.
- This percentage (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 the incremental (proposed minus existing) dwelling units.

HACKBERRY LANDING

A SUBDIVISION OF 0.1653 ACRES (7,200 SQUARE FEET) OF LAND SITUATED IN THE W. WHITE SURVEY, A-836, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, FURTHER BEING A REPLAT OF LOT 36, BLOCK 1, OF WEST LANE ANNEX, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 25, PAGE 11 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT:
TO CREATE 2 SINGLE FAMILY LOTS

SCALE: 1" = 20'
2 LOTS

DATE: NOVEMBER, 2024
1 BLOCK

OWNER:

CREDIT RIVER LLC

PREPARED BY:


TOTAL SURVEYORS, INC.
4301 CENTER STREET, DEER PARK, TEXAS
PHONE: 281.479.8719 FAX: 281.930.8110
TBPLS FIRM REG. # 10075300

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 handwritten additions and changes were present at the time the instrument was filed and recorded.

PLAT NOTES:

- All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.
- 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 coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.9998859.
- 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.

E: All lots shall have adequate wastewater collection service.

LEGEND:

H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
F.C. No. - FILM CODE No.
VOL. - VOLUME
PG. - PAGE
SQ. - SQUARE
GAR. - GARAGE
B.L. - BUILDING LINE
R.O.W. - RIGHT-OF-WAY
UT. - UTILITY EASEMENT