

STATE OF TEXAS  
COUNTY OF HARRIS

We, LINGARD A. FITCH, III and TINA L. FITCH, hereinafter referred to as Owners of the hereby make and establish said subdivision and development plat 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 on 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 on additional ten feet (10' 0") for ten feet (10' 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 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, 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 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 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 not more than two (2) residential units per lot.

WITNESS our hand this 14th day of Oct, 2014

By: Lingard A. Fitch  
Lingard A. Fitch  
Owner

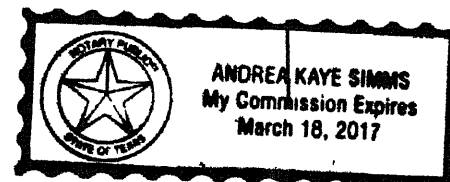
By: Tina L. Fitch  
Tina L. Fitch  
Owner

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Lingard A. Fitch and Tina L. Fitch known to me to be the person whose name is 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 14th day of Oct, 2014

Notary Public in and for the State of Texas  
Printed Name: Andrea Kaye Simms  
My Commission expires: March 12, 2017



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 metal) 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.

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 EIGEL STREET TERRACE 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 14th day of Oct, 2014.

By: Mark A. Kilkenny  
Mark A. Kilkenny, Chair  
or  
M. Sonny Garza, Vice-Chair

By: Patrick Walsh  
Patrick Walsh, P.E.  
Secretary

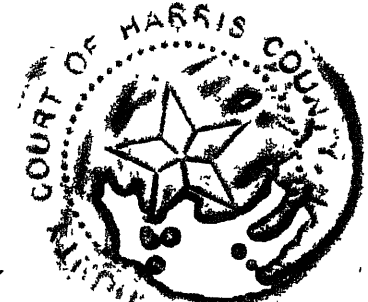
I, Stan Stanart, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on 04-29-2014, at 1:02 o'clock P.M., and duly recorded on 04-29-2014, at 2:23 o'clock P.M., and in Film Code Number 669206 of the Map Records of Harris County for said county.

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

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW.

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.

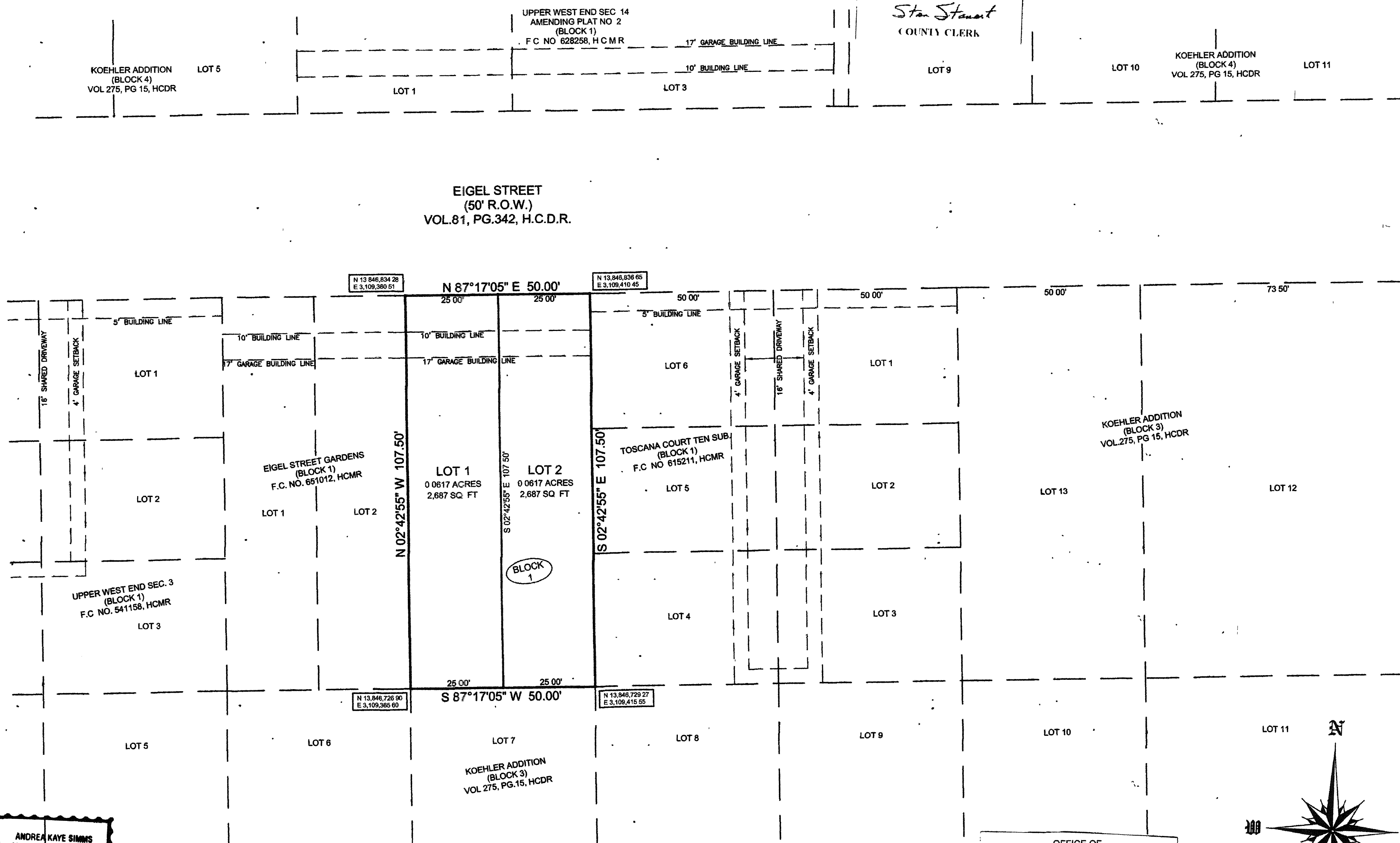
STAN STANART  
Stan Stanart  
County Clerk  
Of Harris County, Texas  
By: Edwina V. Mack  
Edwina V. Mack  
Deputy



#### PLAT NOTES:

- Lot 1-2, Block 1 are hereby restricted to single family residential purposes as defined by Chapter 42 (Ordinance 1999 - 262).
- 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 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.
- 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.
- 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.
- 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.
- At least 150 square feet of permeable area is required per lot. 300 square feet of permeable area shall be provided within the boundary of this subdivision.
- All lots shall have adequate wastewater collection service.
- 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 factor: 0.99989124.
- Absent written authorization by the affected utilities, all CenterPoint Energy and the City of Houston utility easements must be unobstructed by the property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.

201-40-487907  
10/29/2014 10:01 AM S60 00  
FILED  
10/29/2014 1:02 PM  
Stan Stanart  
COUNTY CLERK



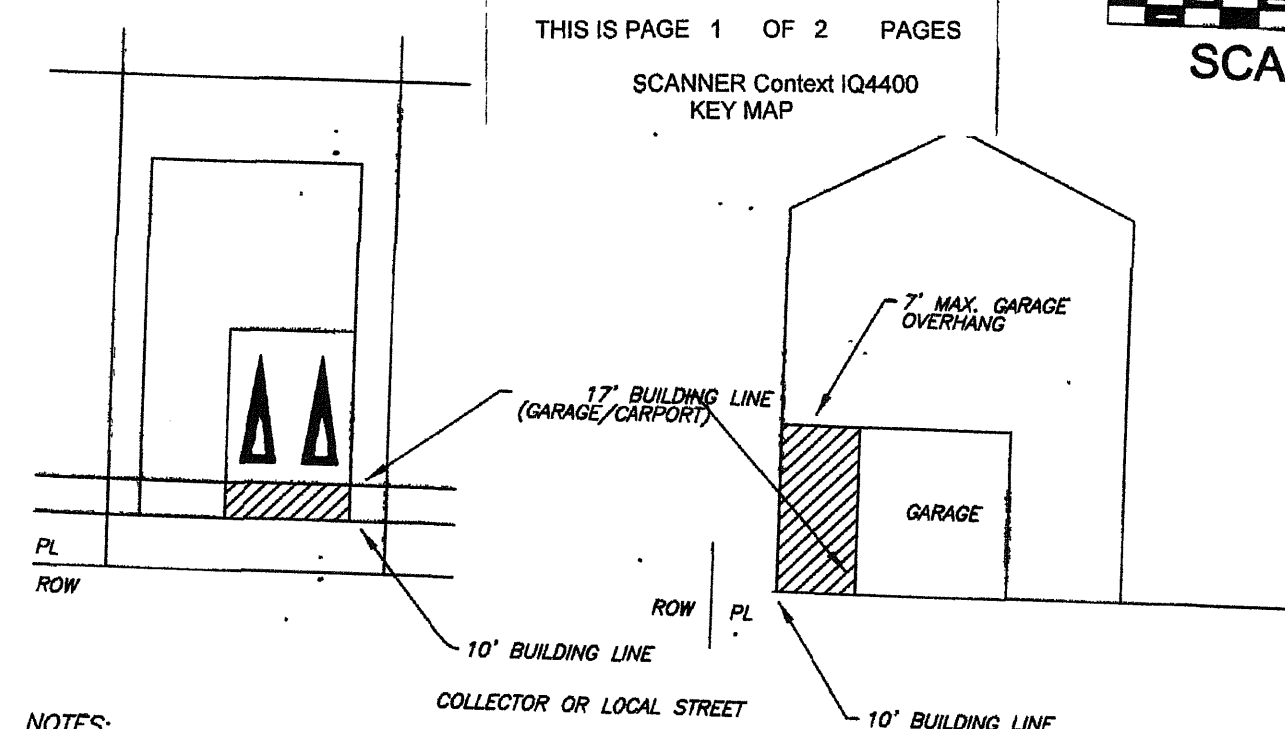
OFFICE OF  
STAN STANART  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK

FILM CODE 669206

EIGEL STREET TERRACE

THIS IS PAGE 1 OF 2 PAGES

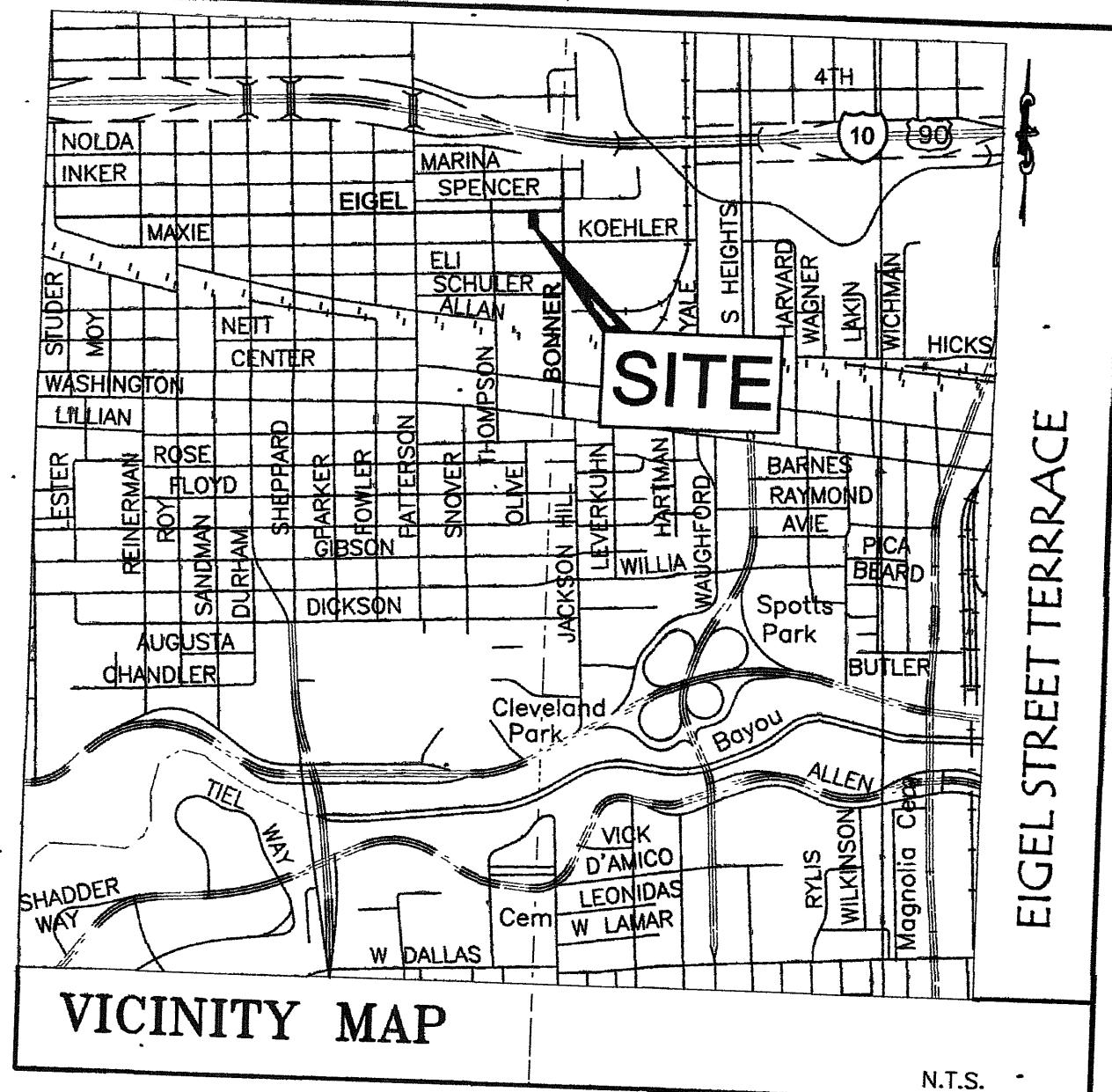
SCANNER Context IQ4400  
KEY MAP



#### NOTES:

1. 10-FOOT BUILDING LINE IS ESTABLISHED FOR THE PRINCIPAL STRUCTURE ONLY.
2. 1 17-FOOT BUILDING LINE IS FOR ANY CARPORT OR GARAGE FACING THE STREET.
3. THE BUILDING ABOVE THE CARPORT OR GARAGE MAY OVERHANG THE BUILDING LINE UP TO 7 FEET.
4. REFERENCE THE ABOVE LAYOUT AND ELEVATION.

RECORDER'S MEMORANDUM  
At the time of recording, this instrument was found to be adequate for the best photographic reproduction because of its legibility, uniformity, and absence of changes with respect to the time the instrument was filed and recorded.



#### DWELLING UNIT DENSITY TABLE

COLUMN A	COLUMN B	COLUMN C
TOTAL NO. DWELLINGS	TOTAL GROSS ACRES (AG)	TOTAL PROJECT DENSITY
2	0.1234	16.2

#### LOT SIZE AND COVERAGE TABLE

COLUMN A	COLUMN B	COLUMN C	COLUMN D
LOT NO.	LOT SIZE (SF)	MAXIMUM BLDG COVERAGE (SF)	MAXIMUM % COVERAGE (COL. C/COL. B)
1	2,687	1,612	60%
2	2,687	1,612	60%

#### Parks and Open Space Table

a	Number of Existing Dwelling Units (DU)	0
b	Number of Proposed DU	2
c	Net Number of DU	2

1. No land is being established as Private Park or dedicated to the public for Park purposes.
2. 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 Ordinances of the City of Houston, Texas has been submitted and accepted by the City.
3. This property is located in Park Sector number 14.
4. This percentage (100%) shall be applied to the then-current fee in lieu of dedication.
5. The then current fee in lieu of dedication shall be applied to this number (2 units) of dwelling units.

## EIGEL STREET TERRACE

A SUBDIVISION OF 0.1234 ACRES (5,375 SQUARE FEET) OF LAND SITUATED IN THE J. AUSTIN SURVEY, A-1, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, FURTHER BEING A REPLAT OF LOT 16, BLOCK 3 KOEHLER ADDITION SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 275, PAGE 15 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT:  
TO CREATE TWO (2) SINGLE FAMILY LOTS

SCALE: 1" = 20'  
2 LOTS

DATE: SEPTEMBER, 2014  
1 BLOCK

OWNER(s):  
LINGARD A. FITCH & TINA L. FITCH

PREPARED BY:  
TOTAL SURVEYORS INC.

PLANNING / DEVELOPMENT  
4301 CENTER STREET  
DEER PARK, TEXAS 77536  
281-479-8719