STATE OF TEXAS
COUNTY OF HARRIS

We, WHF Ranch Company, LLC, an Oklahoma limited liability company, acting by and through William H. Fogarty, Partner, and Mary Jane Fogarty, Partner, hereinafter referred to as Owners of the 5.221 acre tract described in the above and foregoing map of ALLE CROSS FIVE, 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 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 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.

IN TESTIMONY WHEREOF, the WHF Ranch Company, LLC, an Oklahoma limited liability company, has caused these presents to be signed by William H Fogarty and Mary Jane Fogarty, its Partners, thereunto authorized, this 25th day of July 2022.

WHF Ranch Company, LLC, an Oklahoma limited liability company

By: William H. Fogarty
William H Fogarty
Partner

By: Mary Jane Fogarty
Mary Jane Fogarty
Partner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared William H Fogarty, Partner and Mary Jane Fogarty, Partner, Owners, of WHF Ranch Company, LLC, an Oklahoma limited liability company, 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 and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25th day of July 2022

Notary Public in and for the State of Texas

8-27-23
My Commission Expires:

EMILY NICOLE COBB
Notary Public, State of Texas
Comm. Expires 08-27-2023
Notary ID 132146890

I, Lucas G. Davis, 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.

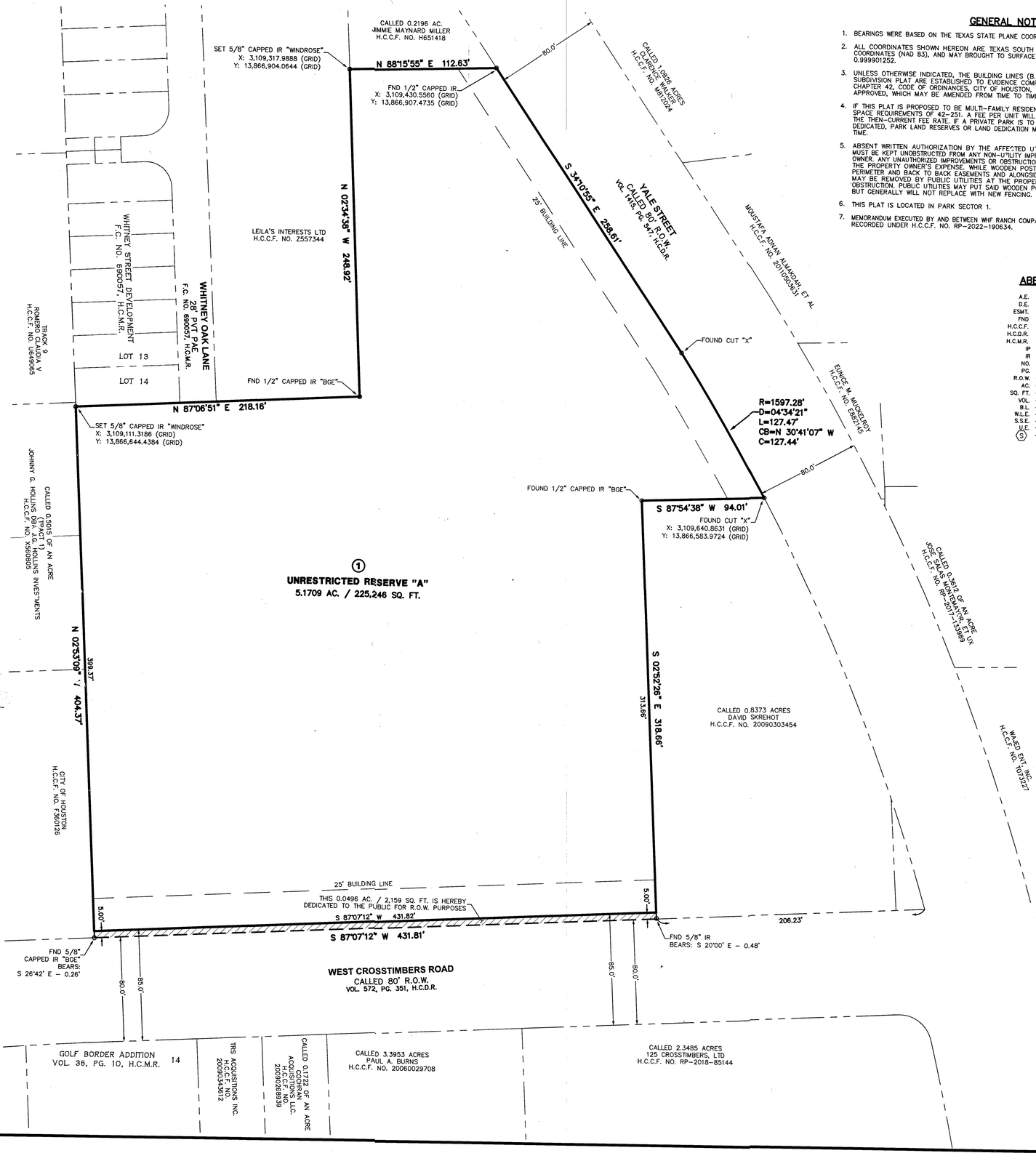
STATE OF TEXAS REGISTERED LUCAS G. DAVIS 6599 PROFESSIONAL SURVEYOR

Lucas G. Davis
Registered Professional Land Surveyor
Texas Registration No. 6599

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of ALLE CROSS FIVE 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 the 5 day of October 2022.

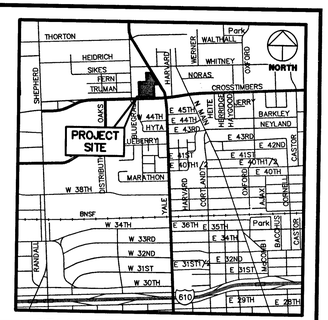
By: Martha L. Stein or M. Sonny Garza
Martha L. Stein
Chair
Vice Chairman

By: Margaret Wallace Brown, AICP, CNU-A
Margaret Wallace Brown, AICP, CNU-A
Secretary



GENERAL NOTES

1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR – 0.999901252.
3. 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.
4. IF THIS PLAT IS PROPOSED TO BE MULTI-FAMILY RESIDENTIAL, IT IS SUBJECT TO THE PARKS AND OPEN SPACE REQUIREMENTS OF 42-251. A FEE PER UNIT WILL BE ASSESSED AT THE TIME OF PERMITTING AT THE THEN-CURRENT FEE RATE. IF A PRIVATE PARK IS TO BE PROPOSED OR PUBLIC PARK LAND IS TO BE DEDICATED, PARK LAND RESERVES OR LAND DEDICATION MUST BE SHOWN ON THE FACE OF PLAT AT THIS TIME.
5. 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.
6. THIS PLAT IS LOCATED IN PARK SECTOR 1.
7. MEMORANDUM EXECUTED BY AND BETWEEN WHF RANCH COMPANY AND KOSMOS 124 CROSSTIMBERS GP, LLC, AS RECORDED UNDER H.C.C.F. NO. RP-2022-190634.



CITY OF HOUSTON, HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2000'

RP-2022-498949
10/7/2022 HCCPIRP1 60.00
FILED
10/7/2022 9:51 AM
Teneshia Hudspeth
COUNTY CLERK

ABBREVIATIONS

A.E.	– AERIAL EASEMENT
D.E.	– DRAINAGE EASEMENT
ESMT.	– EASEMENT
FND	– FOUND
H.C.C.F.	– HARRIS COUNTY CLERK FILE
H.C.D.R.	– HARRIS COUNTY DEED RECORDS
H.C.M.R.	– HARRIS COUNTY MAP RECORDS
IP	– IRON PIPE
IR	– IRON ROD
NO.	– NUMBER
PG.	– PAGE
R.O.W.	– RIGHT-OF-WAY
AC.	– ACRES
SQ. FT.	– SQUARE FEET
VOL.	– VOLUME
B.L.	– BUILDING LINE
W.L.E.	– WATER LINE EASEMENT
S.S.E.	– SANITARY SEWER EASEMENT
U.E.	– UTILITY EASEMENT
(S)	– SET 5/8" CAPPED IR "WINDROSE"

NORTH

40 0 40 80 120 Feet
GRAPHIC SCALE: 1" = 40'

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 October 07 2022 at 9:51 o'clock A.M., and duly recorded on October 07 2022 at 1:35 o'clock P.M., and at Film Code Number 701224 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
Teneshia Hudspeth
County Clerk
Of Harris County, Texas
By: Christian Orona
Deputy CHRISTIAN ORONA

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

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.

ALLE CROSS FIVE

A SUBDIVISION OF
5.221 AC. / 227,406 SQ. FT. OF LAND
SITUATED IN THE
SAMUEL W. ALLEN LEAGUE, ABSTRACT NO. 94
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

1 BLOCK 1 RESERVE

JULY 2022

WHF Ranch Company, LLC
an Oklahoma limited liability company

William H. Fogarty and Mary Jane Fogarty
730 N Plankinton Ave, Suite 1-A
Milwaukee, Wisconsin 5323
414-276-2243

Surveyor

WINDROSE
LAND SURVEYING | PLATTING
11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

Z:\37843-YALE AT W. CROSSTIMBERS\PLAT\20220711-PLAT-ALLE CROSS FIVE-37843-P118304.DWG - LDAVIS - 07/21/22