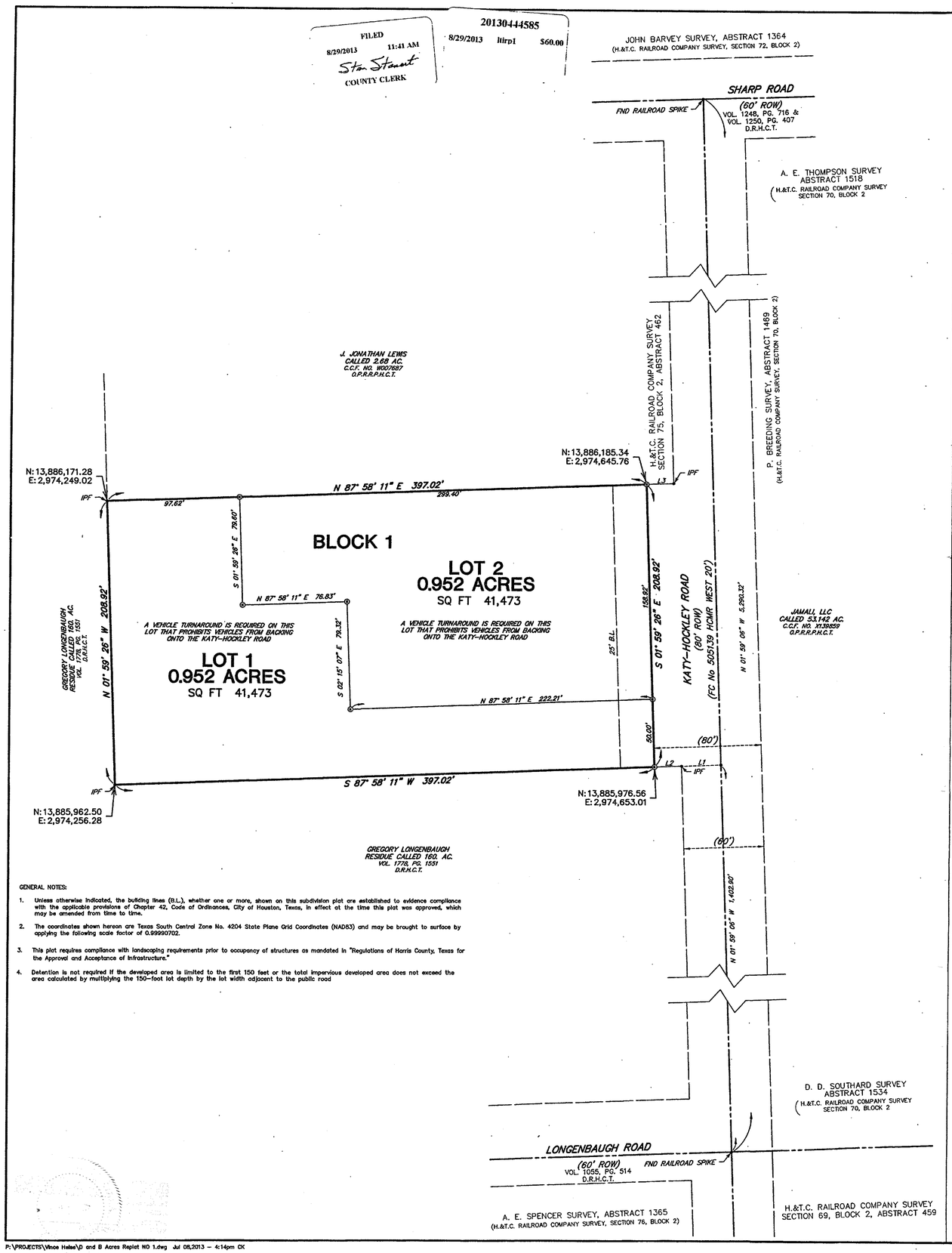
FILED
8/29/2013 11:41 AM
Stan Stanart
COUNTY CLERK

20130444585
8/29/2013 ltirp1 $60.00



GENERAL NOTES:

1. 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.
2. 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 scale factor of 0.99990702.
3. This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in "Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure."
4. Detention is not required if the developed area is limited to the first 150 feet or the total impervious developed area does not exceed the area calculated by multiplying the 150-foot lot depth by the lot width adjacent to the public road

STATE OF TEXAS

COUNTY OF HARRIS

We, Vincent Heise and Tong Heise, owners hereinafter referred to as Owners of the 1.904 acre tract described in the above and foregoing map of D And B Acres Replat No 1, 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 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 the ground level upward, located adjacent to and adjoining said public utility easements that are designed 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 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 the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designed 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 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 (or the placement of mobile home subdivision) 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') 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, Owners certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners Court of Harris County.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

WITNESS or our hand in the city of Houston, Texas, this 8th day of July, 2013.

Vincent Heise
Owner

Tong Heise
Owner

BEFORE ME, the undersigned authority, on this day personally appeared Vincent Heise and Tong Heise, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of July, 2013

Notary Public in and for the State of Texas

Jennifer Ann Nelms
Print Name

My Commission expires: March 4, 2017

This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat and subdivision of D And B Acres Replat No 1 in conformance with laws of the State of Texas and the ordinances of the City of Houston

as shown hereon and authorize the recording of this plat this 27 day of July, 2013.

By: Mark A. Kilkenny
Title Chair

or

M. Sonny Garza
Vice Chair

By: Marlene L. Gafrick
Marlene L. Gafrick, Secretary

LEGEND

These standard symbols will be found in the drawing.

⊗ – SET 5/8" IR W/CAP "KALKOMEY SURVEYING"

IPF – FND 1/2" IP W/CAP "KALKOMEY SURVEYING"

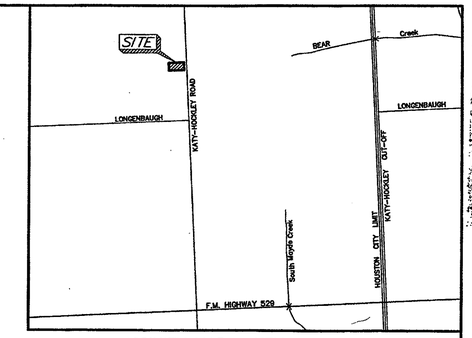
LINE	BEARING	DISTANCE
L1	S 87°58'11" W	28.83'
L2	S 87°58'11" W	20.00'
L3	N 87°58'11" E	20.00'

DEVELOPER/OWNER:
Vincent and Tong Heise
8231 Katy Hockley Road
Katy, Texas 77493
(713) 562-3824

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.

NORTH
SCALE: 1" = 40'
0' 40' 80' 120'

OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 657148
D AND B ACRES REPLAT NO 1
THIS IS PAGE 1 OF 2 PAGES
SCANNER Contexx IQ4400
KEY MAP



VICINITY MAP KEY MAP: 404
(SCALE: 1" = 2,000') (PANEL "F & G")

I, Stan Stanart, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on August 27, 2013 by an order entered into the minutes of the court.

COMMISSIONER'S COURT HARRIS COUNTY, TEXAS

Stan Stanart
County Clerk
of Harris County, Texas

By: Marcela V. Mack
Deputy

I, Arthur L. Storey, Jr., County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

8-19-13

Arthur L. Storey, Jr., P.E.
County Engineer

I, Chris D. Kalkomey, 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 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 pipes having an outside diameter of three-quarter (3/4) inch and length of not less than three (3) feet, unless shown otherwise; and that the plat boundary corners have been tied to the nearest survey corner and the state plane coordinates (NAD83).

Chris D. Kalkomey, Registered Professional Land Surveyor
Texas Registration No. 5869

STATE OF TEXAS REGISTERED CHRIS D. KALKOMEY 5869 PROFESSIONAL LAND SURVEYOR

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 August 28, 2013, at 11:41 o'clock A.M., and duly recorded on August 29, 2013, at 2:10 o'clock P.M., and at Film Code No. 657148 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.

The certificate is valid only as to the instruments on which the original signature is inferred and only time 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

STAN STANART
Stan Stanart
County Clerk
of Harris County, Texas

By: Deputy
EDWINA V. MACK

D AND B ACRES REPLAT NO 1

BEING 1.904 ACRES
LOCATED IN THE
H.&T.C. RAILROAD COMPANY SURVEY
SECTION 75, BLOCK 2, ABSTRACT 462
HARRIS COUNTY, TEXAS
BEING A REPLAT OF LOT 1, BLOCK 1 OF D & B ACRES
RECORDED IN FILM CODE No. 505139
HARRIS COUNTY MAP RECORDS
JULY 2013
2 LOTS, 1 BLOCK
REASON FOR REPLAT: TO CREATE 2 LOTS.

SURVEYOR:
JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
6335 Chelston Houston, Texas 77081

P:\PROJECTS\Vince Heise\D and B Acres Replat NO 1.dwg Jul 08,2013 – 4:14pm CK