

STATE OF TEXAS
COUNTY OF HARRIS

KATEBERO HOLDINGS, LLC, ACTING BY AND THROUGH ZIAD ALKHAITEB, MANAGING MEMBER OF KATEBERO HOLDINGS, LLC, OWNER HERETOFTER REFERRED TO AS OWNERS OF THE 0.9597 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF KATEEB ON TIDWELL, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF AND PROPERTY ACCORDING TO ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE CITY OF HOUSTON, TEXAS, AND THE STATE OF TEXAS, AND TO 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 HEREON FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED, AND DO HEREBY AGREE TO SIGN, SUBSCRIBE AND ASSASS TO ANY AND ALL MAPS AND ORDINANCES WHICH MAY BE ADOPTED BY THE CITY OF HOUSTON, TEXAS, AND THE STATE OF TEXAS, AND TO THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BLOCK AND THE PROPERTY WITHIN THE RESERVE SHALL BE USED FOR RESIDENTIAL PURPOSES AND SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL DRAINAGE EASMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

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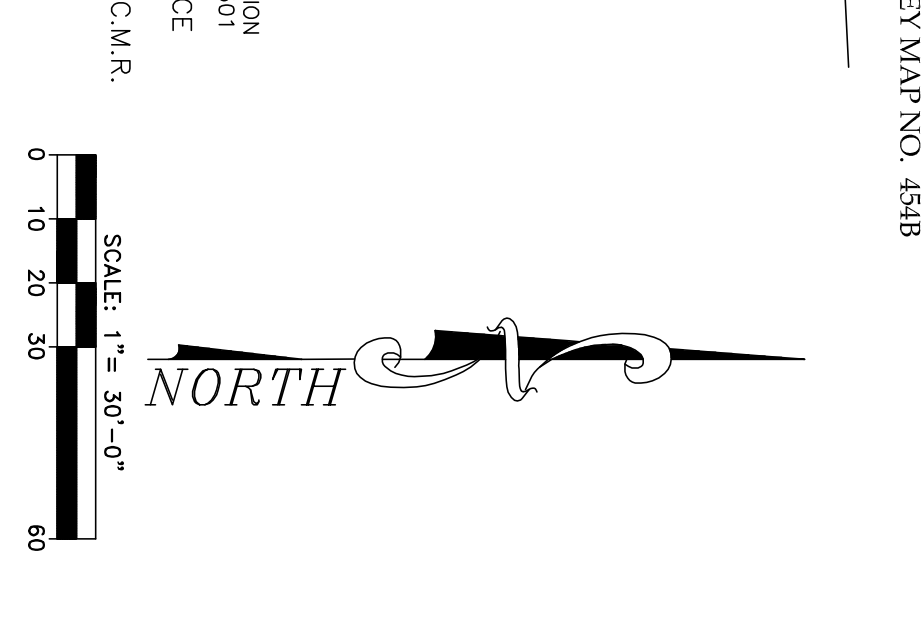
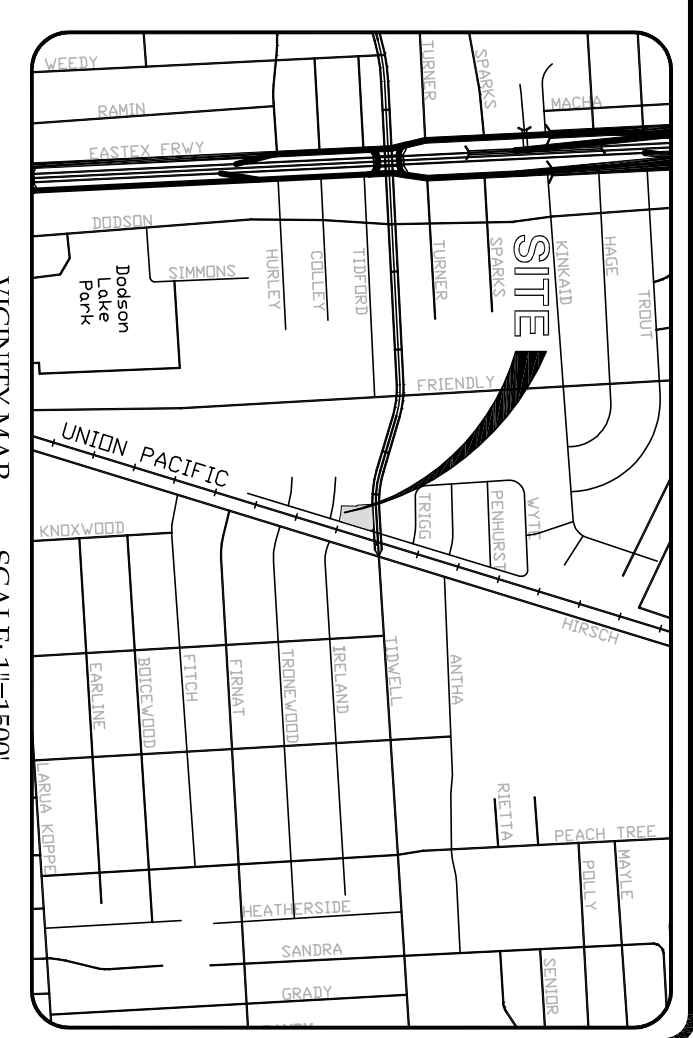
I, HENRY M. SANTOS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CONFORMANCE AND CURVE DATA ARE CORRECTLY SHOWN AND THAT THE DISTANCES AND BEARINGS ARE CORRECTLY SHOWN AND THAT THE LENGTHS OF NOT LESS THAN THREE (3) FEET, FEET, FEET AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF KATEEB ON TIDWELL IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE CITY OF HOUSTON, TEXAS, AND THAT THE CITY OF HOUSTON, TEXAS, HAS AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2019.

BY: MARGARET WALDRE BROWN, SECRETARY
BY: MARTHA L. STEW (OR) M. SONNY GARZA, TITLE CHAIR OR VICE CHAIRMAN

BY: DANE TRAUTMAN, 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 _____, 2019, AT _____ O'CLOCK _____ M., AND AT PLU CODE 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.



LEGEND:

BL. L.	-	ACRES
BL. L.	-	BUILDING LINE
BL. L.	-	FLM CODE
FC.	-	FLM CODE
H.C.C.F.	-	HARRIS COUNTY CLERK'S FILE
H.C.C.F.	-	HARRIS COUNTY DEED RECORDS
H.C.C.F.	-	HARRIS COUNTY DEED RECORDS
H.L.P.	-	HOUSTON LIGHTING & POWER
IR.	-	IRON ROD
LR.	-	LEFT-OF-WAY
LR.	-	RIGHT-OF-WAY
RS.	-	STANDARD TREE

LINE	BEARING	LENGTH	CURVE TABLE
L1	S87°09'48"W	9.31'	
C1	430.00'	120.20'	DELTA 16°00'56" RADIUS 4818' CHORD BEARING N37°27'41"W CHORD DISTANCE 41.06'
C2	25.00'	48.18'	DELTA 110°25'00" RADIUS 4818' CHORD BEARING N37°27'41"W CHORD DISTANCE 41.06'

ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 HOUSTON, TEXAS 77099
PHONE: 281 530-2838 FAX: 281 530-5464 EMAIL: advance_survey@aol.com
WWW.ADVANCESURVEYINGLTX.COM

PREPARED BY: ASI

UNRESTRICTED RESERVE "A"
BLOCK ONE WAY APARTS
F.C. NO. 528180, H.C.M.R.

KATEEB ON TIDWELL
A SUBDIVISION OF 0.9597 ACRES OR 41,804 SQUARE FEET OF LAND
BEING A REPLAT OF LOTS 881, 882, 883, 884 AND 885
BUCKINGHAM PLACE, SECTION 7,
BUCKINGHAM PLACE
VOLUME 30, PAGE 42 OF THE MAP RECORDS OF
HARRIS COUNTY, TEXAS.

REASON FOR REPLAT
TO CREATE ONE (1) RESERVE AND ONE (1) BLOCK

SCALE: 1"=30' DATE: JUNE, 2019
OWNER:
KATEBERO HOLDINGS, LLC
15111 CENTENNIAL BRIDGE LANE
SUGAR LAND, TEXAS 77498
TEL. NO. 281-701-8009