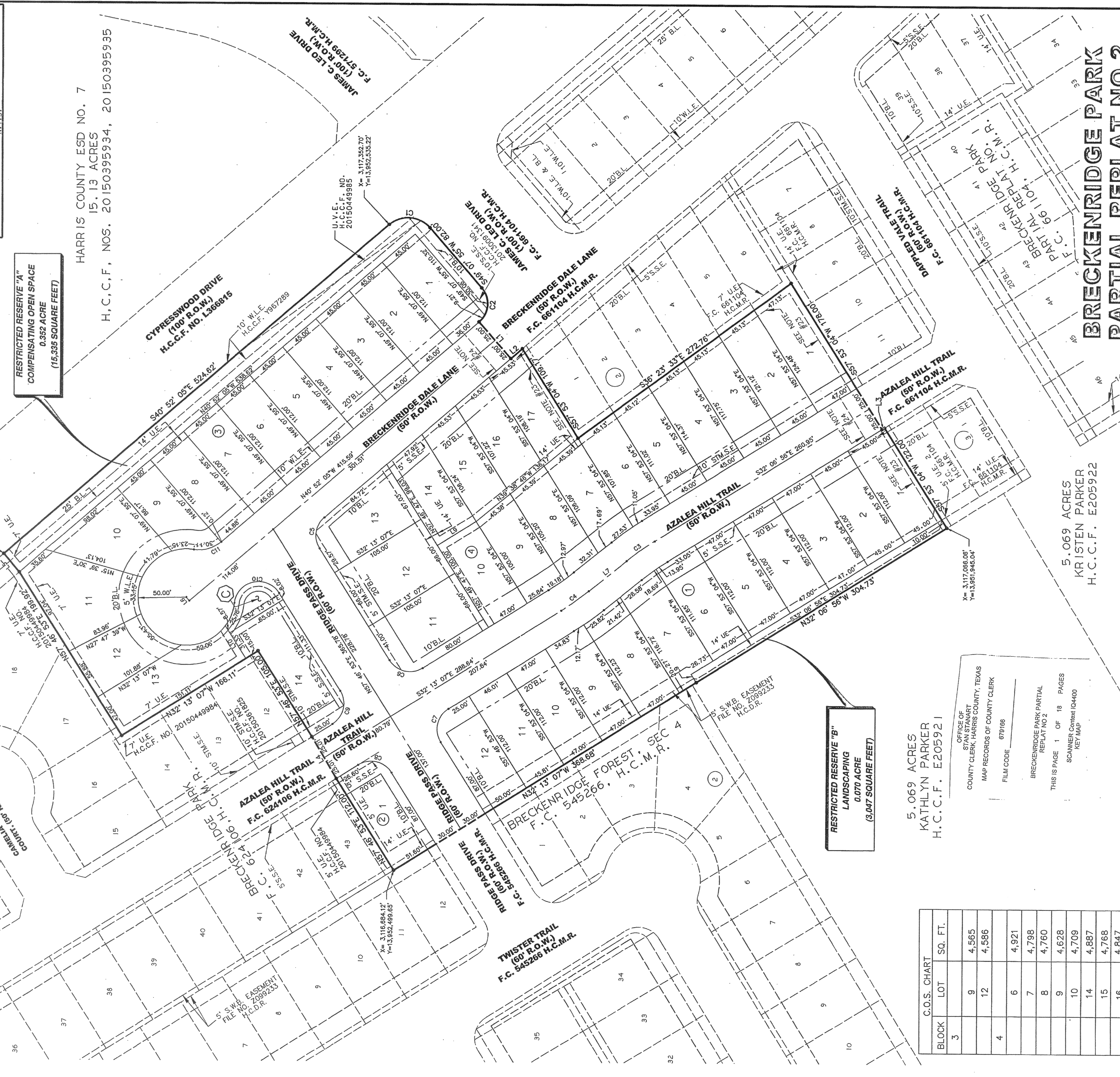
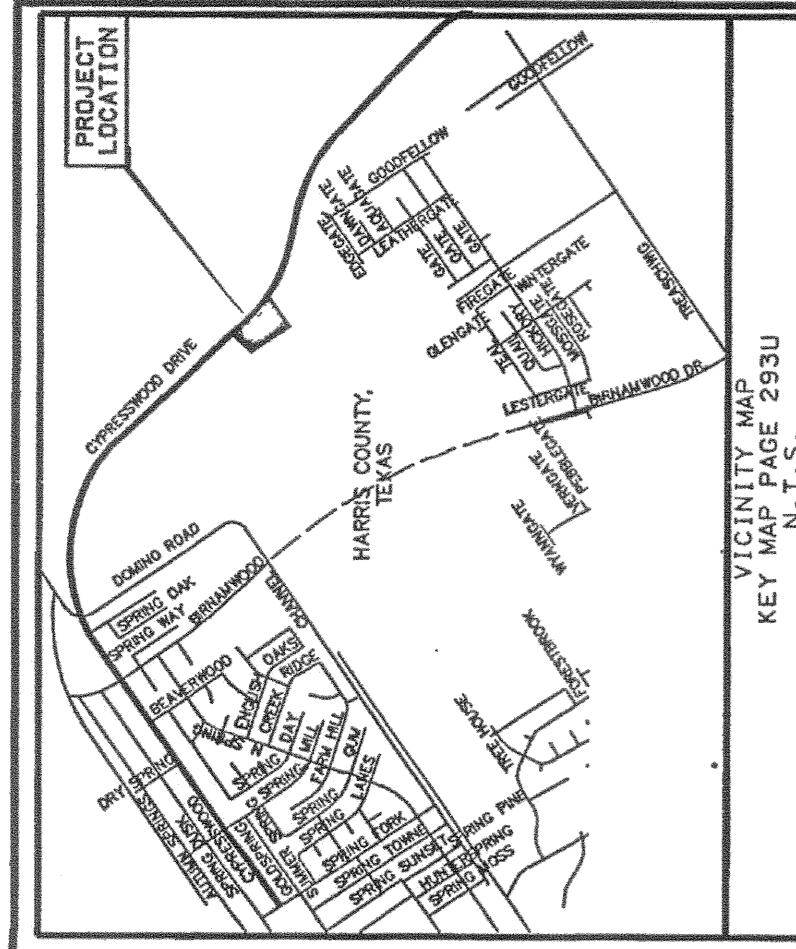


RP-2016-364753  
 8/17/2016 11:00  
 FILED  
 8/17/2016 9:48 AM  
 Stan Stewart  
 COUNTY CLERK

50 25 0 50  
 SCALE: 1"=50'

RESTRICTED RESERVE "A"  
 COMPENSATING OPEN SPACE  
 0.352 ACRE  
 (15,335 SQUARE FEET)

HARRIS COUNTY ESD NO. 7  
 15.13 ACRES  
 H.C.C.F. NOS. 20150395934, 20150395935



5.069 ACRES  
 KRISTEN PARKER  
 H.C.C.F. E205922

RESTRICTED RESERVE "B"  
 LANDSCAPING  
 0.070 ACRE  
 (3,047 SQUARE FEET)

5.069 ACRES  
 KATHLYN PARKER  
 H.C.C.F. E205921

C.O.S. CHART

BLOCK	LOT	SQ. FT.
3		
	9	4,565
	12	4,586
4		
	6	4,921
	7	4,798
	8	4,760
	9	4,628
	10	4,709
	14	4,887
	15	4,768
	16	4,847
	17	4,891

COMPENSATING OPEN SPACE TABLE  
 A. TOTAL NUMBER OF LOTS LESS THAN 5000 S.F. = 11 LOTS  
 B. TOTAL AREA OF LOTS LESS THAN 5000 S.F. = 52,360 SQ. FT.  
 C. AVERAGE LOT SIZE LESS THAN 5000 S.F. = 4,760 SQ. FT.  
 D. COMPENSATING OPEN SPACE REQUIRED PER LOT = 100 SQ. FT.  
 E. COMPENSATING OPEN SPACE REQUIRED (A x D) = 1,100 SQ. FT.  
 F. TOTAL COMPENSATING OPEN SPACE PROVIDED = 15,335 SQ. FT.

Line Table

Line #	Direction	Length
L1	S49° 07' 55"W	50.00'
L2	S40° 52' 05"E	15.74'
L3	S32° 06' 56"E	3.10'
L4	N59° 36' 51"E	50.03'
L5	N49° 07' 55"E	25.00'
L6	N50° 07' 09"E	4.80'
L7	S38° 55' 00"E	50.00'
L8	S57° 53' 04"W	10.00'
L9	N32° 13' 07"W	47.16'
L10	N57° 46' 53"E	39.90'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.12'	30.00'	90°00'00"	S04° 07' 55"W	42.43'
C2	39.27'	25.00'	90°00'00"	N85° 52' 05"W	35.36'
C3	35.07'	300.00'	6°41'53"	S35° 34' 04"E	35.05'
C4	35.61'	300.00'	6°48'04"	S35° 30' 58"E	35.59'
C5	35.50'	25.00'	81°21'02"	S81° 32' 36"E	32.59'
C6	39.27'	25.00'	90°00'00"	N12° 46' 53"E	35.36'
C7	39.27'	25.00'	90°00'00"	S77° 13' 07"E	35.36'
C8	39.27'	25.00'	90°00'00"	N12° 46' 53"E	35.36'
C9	39.27'	25.00'	90°00'00"	N77° 13' 07"W	35.36'
C10	61.60'	25.00'	141°09'56"	N12° 48' 05"W	47.16'
C11	30.24'	35.00'	49°29'57"	N16° 07' 07"W	28.31'

44 LOTS 4 BLOCKS 3 RESERVES  
 BEING A SUBDIVISION OF 7.668 ACRES OF LAND LOCATED IN THE AMBROSE MAYS SURVEY, ABSTRACT NO. 543, HARRIS COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF ALL OR PART OF LOTS 1-11 AND LOT 44, BLOCK 1, AND ALL OR PART OF LOTS 1-12 AND LOTS 20-23, BLOCK 2, AND ALL OR PART OF LOTS 1-11, BLOCK 4, AND ALL OR PART OF RESTRICTED RESERVES "C" AND "D" IN BRECKENRIDGE PARK, ALSO BEING ALL OR PART OF THE STREET R.O.W.'S AS OF BRECKENRIDGE DALE LN (60' WIDE), AZALEA HILL TR. (50' WIDE) AND RIDGE PASS DR. (60' WIDE) IN BRECKENRIDGE PARK AS RECORDED IN F.C. 624106 OF THE H.C.M.R.

REASON FOR REPLAT: TO CREATE 44 SINGLE FAMILY LOTS AND 3 RESERVES AND TO RECONFIGURE THE LOTS ADJACENT EASEMENTS, AND BUILDING LINES.

OWNER: WOODIERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP BY: WOODIERE GP, L.L.C. ITS GENERAL PARTNER HOUSTON, TEXAS 77064  
 SURVEYOR: S & V SURVEYING, INC. PROFESSIONAL LAND SURVEYORS OFFICE: (281) 855-2870 FAX: (281) 855-4807 www.svsurveying.com

ENGINEER: VannDeWiele Consulting Engineers Incorporated  
 2925 Bricepark, Suite 275 Houston, Texas 77062-3718  
 Project No. 05920-002-1-PLT DATE: MARCH, 2016

STATE OF TEXAS  
COUNTY OF HARRIS

WE, WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, BY: WOODMERE GP, LLC, ITS GENERAL PARTNER ACTING BY AND THROUGH RICHARD RUE, PRESIDENT, AND JASON ERVIN, VICE PRESIDENT-FINANCE, OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 7.668 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BRECKENRIDGE PARK PARTIAL REPLAT NO 2, 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 10 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 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 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' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYS, CREEKS, GULLIES, RAVINES, DRAWS, SLUGS 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.

IN TESTIMONY WHEREOF, WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, BY: WOODMERE GP, LLC, ITS GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD RUE, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT - FINANCE, JASON ERVIN.

THIS 31st DAY OF March, 2016.

WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP,  
BY: WOODMERE GP, LLC, ITS GENERAL PARTNER

BY: Richard Rue  
RICHARD RUE  
PRESIDENT

ATTEST: Jason Ervin  
JASON ERVIN  
VICE PRESIDENT - FINANCE

STATE OF TEXAS  
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD RUE, PRESIDENT AND JASON ERVIN, VICE PRESIDENT - FINANCE, 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 31st DAY OF March, 2016.



Teresita Fink  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
(NAME) Teresita Fink  
MY COMMISSION EXPIRES: 5-2-17

I, DAVID P. BRISTER, 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 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.



David P. Brister 3-23-16  
DAVID P. BRISTER, R.P.L.S.  
TEXAS REGISTRATION NO. 6537  
S & V SURVEYING, INC.

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF BRECKENRIDGE PARK PARTIAL REPLAT NO 2 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 11th DAY OF April, 2016.



BY: Mark A. Kilkenny  
MARK A. KILKENNY OR M. SONNY GARZA  
TITLE CHAIR OR VICE CHAIRMAN

BY: Patrick Walsh  
PATRICK WALSH, P.E.  
SECRETARY

I, JOHN R. BLOUNT, 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.

John R. Blount  
JOHN R. BLOUNT, P.E., LEED AP  
COUNTY ENGINEER

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 9, 2016 BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

STAN STANART  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

BY: Stan Stanart  
DEPUTY

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 17, 2016, AT 9:45 O'CLOCK A.M., AND DULY RECORDED ON August 17, 2016, AT 11:15 O'CLOCK A.M., AND AT FILM CODE 679167 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.

STAN STANART  
STAN STANART  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

BY: Edwina V. Mack  
DEPUTY

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 RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.



OFFICE OF  
STAN STANART  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
FILM CODE 679167  
BRECKENRIDGE PARK PARTIAL  
REPLAT NO 2  
THIS IS PAGE 2 OF 18 PAGES  
SCANNER Context IQ4400  
KEY MAP

GENERAL NOTES

- "B.L." - INDICATES BUILDING LINE.
- "U.E." - INDICATES UTILITY EASEMENT.
- "STM-S.E." - INDICATES STORM SEWER EASEMENT.
- "S.S.E." - INDICATES SANITARY SEWER EASEMENT.
- "W.L.E." - INDICATES WATER LINE EASEMENT.
- "D.E." - INDICATES DRAINAGE EASEMENT.
- "H.C.C.F." - INDICATES HARRIS COUNTY CLERK'S FILE NUMBER.
- "H.C.M.R." - INDICATES HARRIS COUNTY MAP RECORDS.
- "H.C.D.R." - INDICATES HARRIS COUNTY DEED RECORDS.
- "F.C." - INDICATES FILM CODE.
- "H.C.F.C.D." - INDICATES HARRIS COUNTY FLOOD CONTROL DISTRICT.
- "U.V.E." - INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.
- THIS PLAT LIES WITHIN THE FOLLOWING ENTITIES:  
A. HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 82  
B. SPRING INDEPENDENT SCHOOL DISTRICT  
C. CITY OF HOUSTON EXTRA TERRITORIAL JURISDICTION
- UTILITY EASEMENTS SHOWN EXTEND EQUAL DISTANCE ON EITHER SIDE OF A COMMON LOT LINE UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.
- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.9999442.
- 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 LOT 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.
- 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.
- AREAS AS DESIGNATED AS COMPENSATING OPEN SPACE SHALL BE RESTRICTED FOR THE USE OF OWNERS OF PROPERTY IN AND RESIDENTS OF THE SUBDIVISION. AREAS IDENTIFIED AS COMPENSATING OPEN SPACE SHALL BE OWNED, MANAGED AND MAINTAINED UNDER A BINDING AGREEMENT AMONG THE OWNERS OF PROPERTY IN THE SUBDIVISION. COMPENSATING OPEN SPACE RESERVES SHALL BE REASONABLY DRY & FLAT.
- UTILITY EASEMENTS RECORDED UNDER H.C.C.F. NOS. 20130341984 & 20130072427.
- 20' X 60' TEMPORARY UTILITY AND ACCESS EASEMENTS RECORDED UNDER H.C.C.F. NO. 20130091380
- ANY NEW DEVELOPMENTS WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS

# BRECKENRIDGE PARK PARTIAL REPLAT NO 2

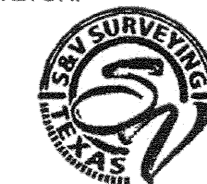
44 LOTS 4 BLOCKS 3 RESERVES

BEING A SUBDIVISION OF 7.668 ACRES OF LAND LOCATED IN THE AMBROSE MAYS SURVEY, ABSTRACT NO. 543, HARRIS COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF ALL OR PART OF LOTS 1-11 AND LOT 44, BLOCK 1, ALL OR PART OF LOTS 1-12 AND LOTS 20-23, BLOCK 2, AND ALL OR PART OF LOTS 1-11, BLOCK 4, AND ALL OR PART OF RESTRICTED RESERVES "C" AND "D", IN BRECKENRIDGE PARK, ALSO BEING ALL OR PART OF THE STREET R.O.W.'S AS OF BRECKENRIDGE DALE LN. (50' WIDE), AZALEA HILL TR. (50' WIDE) AND RIDGE PASS DR. (60' WIDE) IN BRECKENRIDGE PARK AS RECORDED IN F.C. 624106 OF THE H.C.M.R.

REASON FOR REPLAT: TO CREATE 44 SINGLE FAMILY LOTS AND 3 RESERVES AND TO RECONFIGURE THE LOTS ADJACENT EASEMENTS, AND BUILDING LINES.

OWNER:  
WOODMERE DEVELOPMENT CO., LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BY: WOODMERE GP, LLC, ITS GENERAL PARTNER  
15915 KATY FREEWAY SUITE 405  
HOUSTON, TEXAS 77094

SURVEYOR:



**S & V SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYORS  
20111 KRAHN SPRING, TEXAS 77388  
OFFICE - (281) 353-2570 FAX - (281) 353-2407  
www.svsurveying.com

ENGINEER:

VanDeWiele & Vogler  
Incorporated

Consulting Engineers  
2925 Briarpark, Suite 275  
Houston, Texas 77042-3778  
713/782-0042  
www.vandewiele-eng.com  
Texas Professional Engineering Firm Registration No. F148

SHEET 2 OF 2

PROJECT NO. 05920-002-1-PLT DATE: MARCH, 2016