E3469

STATE OF TEXAS §

COUNTY OF HARRIS §

We, Woodmere Development Co., Ltd., a Texas limited partnership, acting by and through John Sachs, Manager of Woodmere GP, L.L.C., a Texas limited liability company, its general partner of Woodmere Development Co., Ltd., a Texas limited partnership, owner (hereinafter referred to as Owners) of the 12.588 acre tract described in the above and foregoing map of EAGLE LANDING SEC 5, 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 to 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 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 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, 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, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of 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 time 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 is 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.

FURTHER, Owners certify and covenant that they have complied with or will comply with the 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.

IN TESTIMONY WHEREOF, Woodmere Development Co., Ltd., has caused these presents to be signed by John Sachs, Manager of Woodmere GP, L.L.C., a Texas limited liability company, its general partner of Woodmere Development Co., Ltd., thereunto authorized, this 24th day of April, 2008.

OWNER

Woodmere Development Co., Ltd.,
a Texas limited liability company
By:
Woodmere GP, L.L.C.
a Texas limited liability company,
its General Partner

BY: John Sachs
John Sachs, Manager

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared John Sachs, Manager, of Woodmere GP, L.L.C., its general partner of Woodmere Development Co., Ltd., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of April, 2008.

Notary Public in and for the
State of TEXAS
My Notary Commission Expires 7-9-11

NATALIE STEMPFER
NOTARY PUBLIC
STATE OF TEXAS
COMM. EXPIRES
08-07-2011

I, Piotr A. Debski, 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 (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter (3/4) inch and a length of not less than three (3) feet, unless otherwise noted; and that the plat boundary corners have been tied to the nearest street intersection and to the Texas Coordinate System of 1983, South Central Zone.

Piotr A. Debski, Registered Professional Land Surveyor
Texas Registration No. 5902

This is to certify that the Houston Planning Commission of the City of Houston, Texas has approved this plat and subdivision of EAGLE LANDING SEC 5 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 17 day of July, 2008.

By: Carol A. Lewis, Ph.D., Chair or Mark A. Kilkenny, Vice Chairman

By: Marlene C. Gafrick, Secretary

I, Arthur L. Storey, Jr., County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all of 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.

Arthur L. Storey, Jr., P.E.
County Engineer
6.10.08

I, Beverly B. Kaufman, 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 July 22nd, 2008 by an order entered into the minutes of the court.

Beverly B. Kaufman
County Clerk
of Harris County, Texas
By: Deputy

I, Beverly B. Kaufman, 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 July 24th, 2008, at 12:50 o'clock P.M., and duly recorded on July 24th, 2008, at 1:25 o'clock P.M., and at Film Code No. 572469 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 INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

BEVERLY B. KAUFMAN
Beverly B. Kaufman
County Clerk
of Harris County, Texas
By: Deputy EDWINA MACK

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.

JOB NO. 021-021-05

GENERAL NOTES

(1) One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.

(2) B.L. indicates Building Line.
U.E. indicates Utility Easement.
W.L.E. indicates Water Line Easement.
S.S.E. indicates Sanitary Sewer Easement.
STM. S.E. indicates Storm Sewer Easement.
H.C.C.F. indicates Harris County Clerk's File.
H.C.M.R. indicates Harris County Map Records.
H.C.D.R. indicates Harris County Deed Records.
F.C. indicates Film Code.
O.P.R.O.R.P. indicates Official Public Records Of Real Property.
S.F. indicates Square Feet.

(3) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.

(4) All easements extend equidistant from either side of the property lines unless otherwise noted.

(5) 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 0.99928709.

(6) Bearings shown hereon are based on a call of South 55°32'54" West along the southeasterly line of that called 3.5879-acre tract described in deed to Movimex Co. recorded under Harris County Clerk's File No. H070592 of the Official Publick Records of Real Property.

(7) Unless otherwise indicated, the building line (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.

(8) 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.

(9) 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.

(10) This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in "Regulations of Harris County for the Approval and Acceptance of Infrastructure."

(11) The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.

(12) Areas identified 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.
Reserve B is restricted to Compensating Open space only.
0.0678 Ac; 2952 sq.ft; 15 feet wide

CURVE CHART

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90°00'00"	39.27'	S06°52'57"W	35.36'
C2	25.00'	90°00'00"	39.27'	N83°07'03"W	35.36'
C3	825.00'	05°59'37"	86.30'	N34°18'16"W	86.26'
C4	25.00'	89°11'01"	38.91'	S07°17'26"W	35.10'
C5	25.00'	90°00'00"	39.27'	S83°07'03"E	35.36'
C6	50.00'	80°34'12"	70.31'	N87°49'57"W	64.66'
C7	400.00'	12°01'50"	83.99'	S44°07'58"E	83.83'
C8	25.00'	80°34'12"	35.16'	N87°49'57"W	32.33'
C9	25.00'	48°11'23"	21.03'	N23°27'10"W	20.41'
C10	50.00'	276°22'46"	241.19'	N42°27'09"E	66.67'
C11	25.00'	48°11'23"	21.03'	S71°38'32"E	20.41'
C12	25.00'	48°11'10"	21.03'	S23°27'16"E	20.41'
C13	50.00'	176°56'31"	154.41'	N87°49'57"W	99.96'
C14	25.00'	48°11'10"	21.03'	N27°47'22"E	20.41'
C15	25.00'	125°39'26"	54.83'	N65°17'20"W	44.48'
C16	50.00'	251°18'51"	219.31'	N51°52'57"E	81.25'
C17	25.00'	125°39'26"	54.83'	S10°56'46"E	44.48'
C18	25.00'	90°00'00"	39.27'	N83°07'03"W	35.36'
C19	425.00'	04°28'32"	33.20'	S40°21'19"E	33.19'
C20	25.00'	44°31'25"	19.43'	N20°19'53"W	18.94'
C21	50.00'	276°07'37"	240.97'	N43°52'01"E	66.83'
C22	25.00'	52°37'00"	22.96'	S67°53'18"E	22.16'
C23	375.00'	03°27'44"	22.66'	S39°50'55"E	22.66'
C24	25.00'	90°00'00"	39.27'	S06°52'57"W	35.36'

LINE CHART

LINE	BEARING	DISTANCE
L1	N51°52'57"E	50.00'
L2	S38°01'07"E	50.00'
L3	N51°52'57"E	50.00'
L4	S02°10'03"W	15.54'
L5	N26°08'15"W	13.03'

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7/24/2008 11:41 AM $60.00 litrp3

FILED
7/24/2008 11:41 AM
Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY

COMPENSATING OPEN SPACE ANALYSIS (C.O.S.)

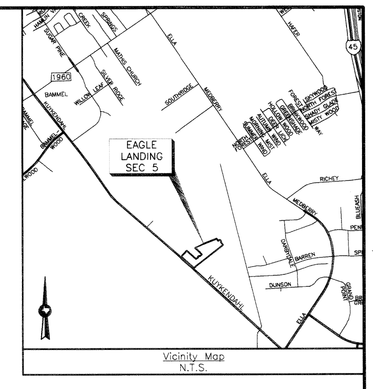
LOT SIZES < 5000 S.F. – SUBURBAN AREA

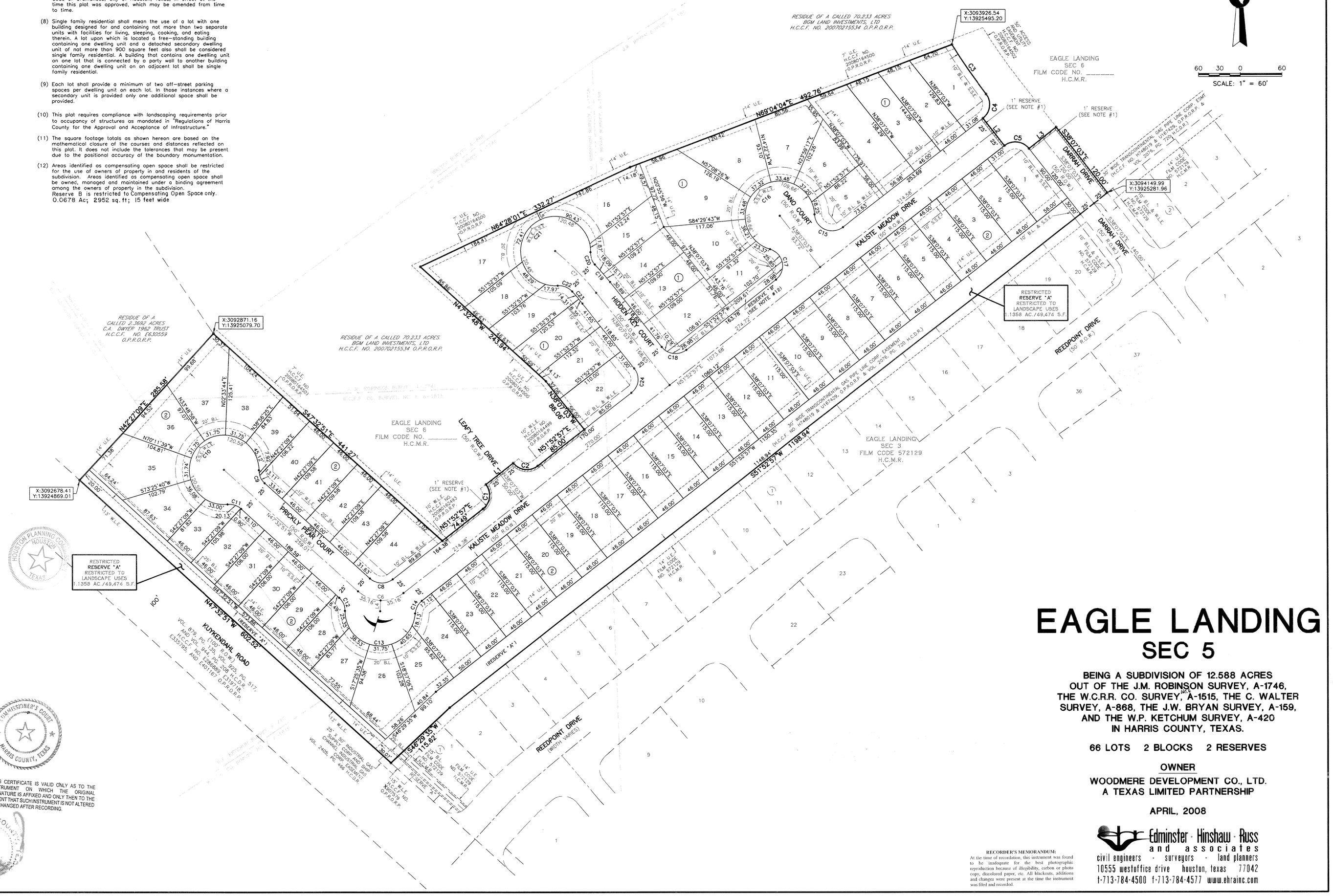
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	11	4576
	18	4624
2	27	4803
	28	4482
	29–32	4876 (EACH)
	33	4310
	39	4459

TOTAL NO. OF LOTS < 5000 S.F. 10
TOTAL AREA OF LOTS < 5000 S.F. 46,758 S.F.

COMPENSATING OPEN SPACE TABLE – SUBURBAN AREA

A.	TOTAL NO. OF LOTS < 5000 S.F.:	10
B.	TOTAL AREA OF LOTS < 5000 S.F.:	46,758 S.F.
C.	AVERAGE LOT SIZE < 5000 sf (B/A):	4,675 S.F.
D.	COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C):	100 S.F.
E.	COMPENSATING OPEN SPACE REQUIRED (A x D):	1,000 S.F.
F.	TOTAL AREA OF COMPENSATING OPEN SPACE IN RESERVE "B"	2,952 S.F.





EAGLE LANDING
SEC 5

BEING A SUBDIVISION OF 12.588 ACRES
OUT OF THE J.M. ROBINSON SURVEY, A-1746,
THE W.C.R.R. CO. SURVEY, A-1515, THE C. WALTER
SURVEY, A-868, THE J.W. BRYAN SURVEY, A-159,
AND THE W.P. KETCHUM SURVEY, A-420
IN HARRIS COUNTY, TEXAS.

66 LOTS 2 BLOCKS 2 RESERVES

OWNER
WOODMERE DEVELOPMENT CO., LTD.
A TEXAS LIMITED PARTNERSHIP

APRIL, 2008

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.

Edminster · Hinshaw · Russ and associates
civil engineers · surveyors · land planners
10555 westoffice drive houston, texas 77042
t-713-784-4500 f-713-784-4577 www.ehrainc.com

R:\2002\021-021-05\plat\02102105V-PLFP05.dwg Apr 17, 2008-7:00am Edited by: fclark

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