ADDRESS PLAT X-1318
R:\2003\031-029-06\plat\REMINGTON RANCHSEP1A.T.dwg Oct 11, 2004-8:31am Edited by: dmoore

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11/24/04 200524345 $110.00

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04 NOV 24 PM 2:51
Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF HARRIS §

We, RR HOUSTON DEVELOPMENT, L.P., a Texas limited partnership, acting by and through J. Dickson Rogers, President of RR Houston Developers, L.L.C. Managing General Partner of RR Houston Development, L.P., owner (hereinafter referred to as Owners) of the 23.218 acre tract described in the above and foregoing map of REMINGTON RANCH, SEC. 6, 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 covenant and agree that all of the property within the boundaries of this plat is hereby restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening less than one and three quarters (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways and walkways crossing such drainage facilities.

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, RR Houston Development, L.P., has caused these presents to be signed by J. Dickson Rogers, President of RR Houston Developers, L.L.C., Managing General Partner of RR Houston Development, L.P., thereunto authorized, and this 11 day of October, 2004.

OWNER
RR Houston Development, L.P.
a Texas limited partnership
By
RR Houston Developers, L.L.C.
a Texas limited liability company
Managing General Partner

BY: J. Dickson Rogers
J. Dickson Rogers, President

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared J. Dickson Rogers, President of RR Houston Developers, L.L.C., Managing General Partner of RR Houston Development, L.P., known to me to be the person whose names are 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 11 day of October, 2004.

Cindy R. Englebert
Notary Public in and for the
State of TEXAS
My Notary Commission Expires 9 Oct 2006

CINDY L. ENGLEBERT
Notary Public, State of Texas
My Commission Expires
October 09, 2006

I, James Michael Denney, 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; and that the plat boundary corners have been tied to the nearest survey corner and street intersection.

STATE OF TEXAS
J.M. DENNEY
5414
REGISTERED
PROFESSIONAL
LAND SURVEYOR

James Michael Denney, Registered Professional Land Surveyor
Texas Registration No. 5414

This is to certify that the Houston Planning Commission of the City of Houston, Texas has approved this plat and subdivision of REMINGTON RANCH, SEC. 6 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 25th day of OCT, 2004.

By: M. Marvin Katz, Chairman
By: Robert M. Lilke, Secretary

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

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. 11.12.04
Arthur L. Storey, Jr., P.E.
County Engineer

APPROVED by the Commissioners' Court of Harris County, Texas this 23rd day of November 2004.

El Franco Lee
Commissioner, Precinct 1

Sylvia R. Garcia
Commissioner, Precinct 2

Robert Eckels
County Judge

Steve Radack
Commissioner, Precinct 3

Jerry Eversole
Commissioner, Precinct 4

I, Beverly B. Kaufman, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on NOV 24, 2004, at 8:51 o'clock P.M. and duly recorded on Dec 9, 2004, at 9:00 o'clock A.M. and at Film Code No. 571223 of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, this day and date last above written.

BEVERLY B. KAUFMAN
Beverly B. Kaufman, Clerk of the County Court
Harris County, Texas

BY: Sally S. Zuniga
Deputy
SALLY S. ZUNIGA

COUNTY CLERK'S OFFICE HARRIS COUNTY, TEXAS

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.

THIS CERTIFICATE IS VALID ONLY IF THE ORIGINAL INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.

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

LOT SIZES < 5000 SF - SUBURBAN AREA

BLOCK NO.	LOT NO.	LOT AREA
1	1	3606 sf
	2-6	7168 sf (each)
2	1	3569 sf
	2	3387 sf
	3	3544 sf
	4	3258 sf
	5	3294 sf
	6	3520 sf
3	1	3583 sf
	2-8	3613 sf (each)
	9	3505 sf
	10	3393 sf
	11	2973 sf
	12	2979 sf
	13	2923 sf
	14	2804 sf
	15	3443 sf
4	1	4627 sf
	2-5	3865 sf (each)
	6	4471 sf
	7	4212 sf
	8-15	4290 sf (each)
	16	4056 sf
	17-20	3708 sf (each)
	21	4286 sf
	22	4340 sf
	23	3724 sf
	24	3789 sf
	25-26	3832 sf (each)
	27	3803 sf
	28	3748 sf
	29	3716 sf
	30-31	3708 sf (each)
	32	4089 sf
5	1	3024 sf
	2-3	2592 sf (each)
	4-5	3121 sf (each)
	6-7	2592 sf (each)
	8-9	3024 sf (each)
	10-11	2592 sf (each)
	12-13	3121 sf (each)
	14-15	2592 sf (each)
	16-17	3024 sf (each)
	18-19	2592 sf (each)
	20-21	3121 sf (each)
	22-23	2592 sf (each)
	24-25	3024 sf (each)
	26-27	2592 sf (each)
	28-29	3121 sf (each)
	30-31	2592 sf (each)
	32-33	3024 sf (each)
	34-35	2592 sf (each)
	36-37	3121 sf (each)
	38-39	2592 sf (each)
	40-41	3024 sf (each)
	42-43	2592 sf (each)
	44-45	3121 sf (each)
	46-47	2592 sf (each)
	48	3024 sf
	49	3357 sf
	50	3293 sf
	51	3705 sf
	52	4991 sf
7	2-6	4697 sf (each)
	7	4080 sf
	8-10	4098 sf (each)
	11	4305 sf
	12-13	4531 sf (each)
	14	4141 sf
	15	4184 sf
	16	4240 sf
	17	4289 sf
	18	4292 sf
	19	4263 sf
	20	4181 sf
	21-22	4153 sf (each)
	23	4649 sf

TOTAL NO. OF LOTS < 5000 sf: 133

TOTAL AREA OF LOTS < 5000 sf: 466,458 sf

COMPENSATING OPEN SPACE TABLE - SUBURBAN AREA

A.	TOTAL NO. OF LOTS < 5000 sf:	133
B.	TOTAL AREA OF LOTS < 5000 sf:	466,458 sf
C.	AVERAGE LOT SIZE < 5000 sf (B/A):	3507 sf
D.	COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C):	300 sf
E.	COMPENSATING OPEN SPACE REQUIRED (A x D):	39,900 sf
F.	COMPENSATING OPEN SPACE PROVIDED:	231,303 sf
	TOTAL AREA OF COMPENSATING OPEN SPACE:	191,403 sf
	REMAINDER OF COMPENSATING OPEN SPACE:	

LINE CHART

LINE	DISTANCE	BEARING
L1	8.33'	N 81°48'21" W
L2	38.06'	N 66°54'34" E

CURVE CHART

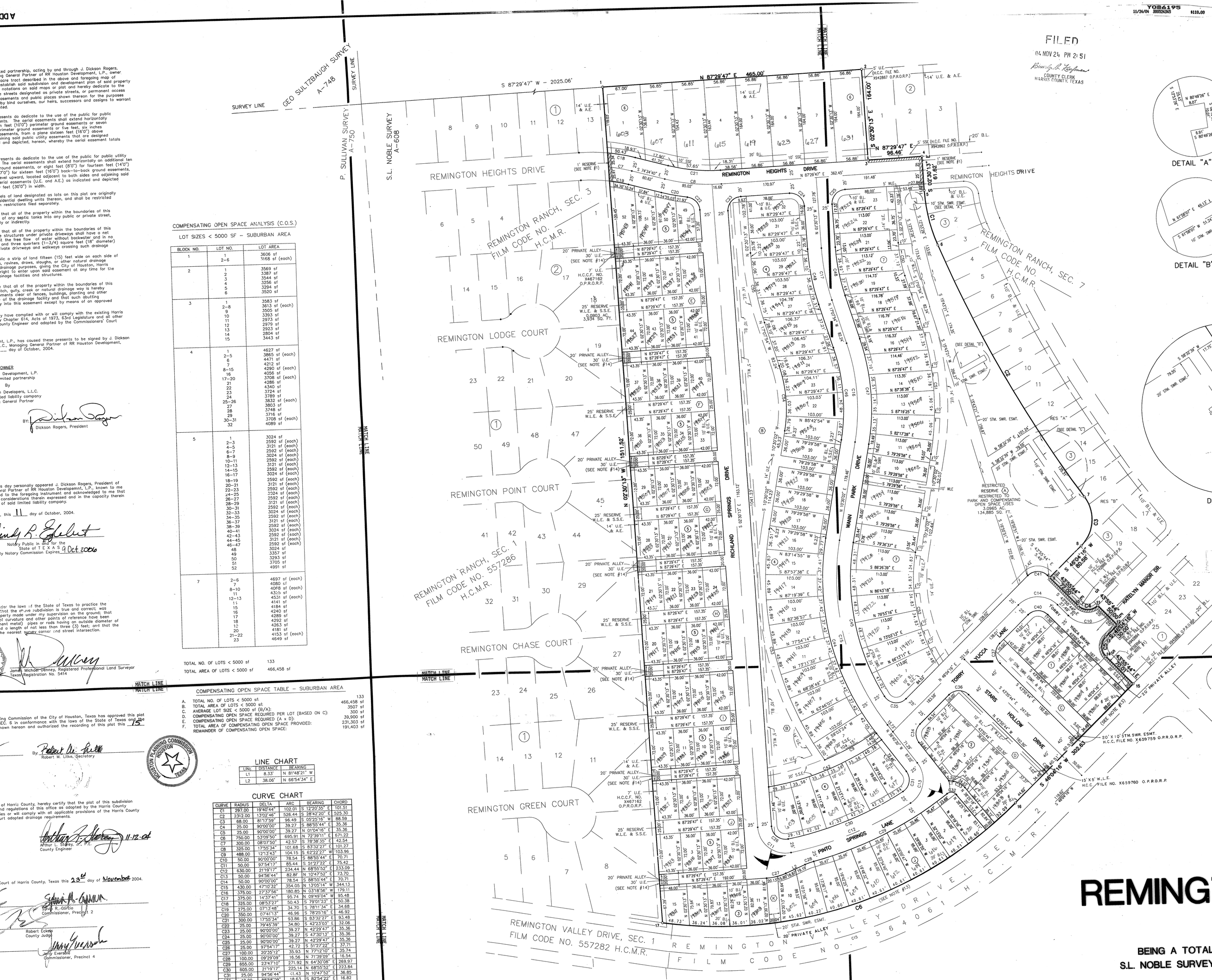
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	297.00	19°40'44"	102.01	S 12°20'35" E	101.51
C2	2312.00	13°02'46"	526.44	S 28°42'20" E	525.30
C3	68.00	79°17'59"	98.49	S 05°25'16" W	88.59
C4	25.00	90°00'00"	39.27	S 88°55'44" E	35.36
C5	25.00	90°00'00"	39.27	N 01°04'16" E	35.36
C6	750.00	53°09'50"	695.91	N 72°39'11" E	671.22
C7	300.00	08°07'50"	42.57	S 78°38'35" E	42.54
C8	325.00	17°50'34"	101.68	S 83°32'27" E	101.27
C9	488.00	12°13'43"	104.15	S 62°22'27" W	103.96
C10	50.00	90°00'00"	78.54	S 88°55'44" E	70.71
C11	50.00	97°54'17"	85.44	S 51°27'22" E	75.42
C12	630.00	21°19'17"	234.44	N 68°56'52" E	233.09
C13	50.00	94°56'44"	82.87	N 10°47'52" E	73.70
C14	50.00	90°00'00"	78.54	S 88°55'44" E	70.71
C15	430.00	47°10'32"	354.05	N 13°05'14" W	344.13
C16	375.00	27°37'56"	180.85	N 03°18'56" W	179.11
C17	375.00	14°37'41"	95.74	N 09°49'04" W	95.48
C18	325.00	08°53'27"	50.43	S 79°01'23" E	50.38
C19	275.00	07°13'48"	34.70	S 78°11'34" E	34.68
C20	350.00	07°41'13"	46.96	S 78°25'16" E	46.92
C21	300.00	17°55'34"	93.86	S 83°32'27" E	93.48
C22	25.00	79°45'39"	34.80	S 42°23'03" E	32.06
C23	25.00	90°00'00"	39.27	N 42°29'47" E	35.36
C24	25.00	90°00'00"	39.27	S 47°30'13" E	35.36
C25	25.00	90°00'00"	39.27	N 42°29'47" E	35.36
C26	25.00	97°54'17"	42.72	S 51°27'22" E	37.71
C27	100.00	20°35'12"	35.93	N 77°12'10" E	35.74
C28	100.00	09°29'09"	16.56	N 71°39'09" E	16.54
C29	655.00	23°47'10"	271.92	N 64°30'08" E	269.97
C30	605.00	21°19'17"	225.14	N 68°56'52" E	223.84
C31	25.00	94°56'44"	41.43	N 10°47'52" E	36.85
C32	12.00	88°58'09"	18.63	S 82°54'22" E	16.82
C33	32.00	43°23'04"	24.23	N 60°06'49" W	23.66
C34	25.00	82°44'46"	36.10	N 04°41'53" E	33.05
C35	25.00	103°29'47"	45.16	N 82°10'51" W	39.26
C36	25.00	90°00'00"	39.27	S 88°55'44" E	35.36
C37	25.00	90°00'00"	39.27	S 01°04'16" W	35.36
C38	25.00	11°32'13"	5.03	N 36°09'38" W	5.03
C39	25.00	11°32'13"	5.03	N 49°41'51" W	5.03
C40	25.00	90°00'00"	39.27	S 88°55'44" E	35.36
C41	25.00	90°00'00"	39.27	S 88°55'44" E	35.36
C42	506.00	25°07'34"	221.90	N 68°43'12" E	220.12
C43	455.00	47°10'32"	374.63	N 13°05'14" W	364.14
C44	405.00	40°50'59"	289.34	N 09°57'58" W	283.22
C45	350.00	27°37'56"	168.80	N 03°18'56" W	167.16
C46	350.00	27°37'56"	192.91	S 03°18'56" E	191.05
C47	400.00	27°37'56"	192.91	N 03°18'56" W	191.05
C48	350.00	14°37'41"	89.36	N 09°49'04" W	89.11
C49	400.00	14°37'41"	102.12	N 09°49'04" W	101.85
C50	237.00	14°37'41"	60.51	S 09°49'04" E	60.34
C51	513.00	27°37'56"	247.41	S 03°18'56" E	245.02
C52	292.00	41°49'55"	213.19	S 10°24'55" E	208.49
C53	558.00	45°08'28"	439.63	N 12°34'12" W	428.34
C54	247.00	27°37'56"	119.12	N 03°18'56" W	117.97
C55	503.00	14°37'41"	128.42	N 09°49'04" W	128.07

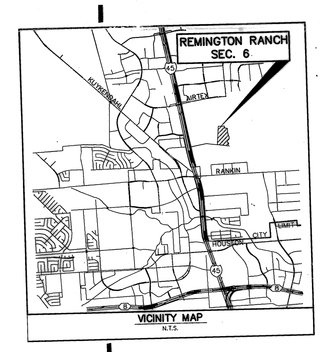
RESTRICTED RESERVE CHART (SEE NOTE #13)

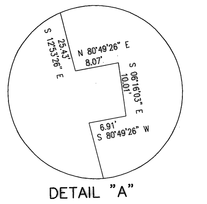
RESERVE	DESCRIPTION "RESTRICTED TO"	SQUARE FEET	ACREAGE
B	PARK & COMPENSATING OPEN SPACE	55,868	1.2826
C	LANDSCAPE & COMPENSATING OPEN SPACE	7,653	0.1757
D	LANDSCAPE & COMPENSATING OPEN SPACE	7,853	0.1757
E	LANDSCAPE & COMPENSATING OPEN SPACE	3,934	0.0903
F	LANDSCAPE & COMPENSATING OPEN SPACE	3,934	0.0903
G	LANDSCAPE & COMPENSATING OPEN SPACE	3,934	0.0903
H	LANDSCAPE & COMPENSATING OPEN SPACE	3,834	0.0903
I	LANDSCAPE & COMPENSATING OPEN SPACE	3,934	0.0903
J	LANDSCAPE & COMPENSATING OPEN SPACE	3,934	0.0903
K	LANDSCAPE & COMPENSATING OPEN SPACE	1,640	0.0376

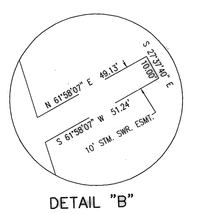
COORDINATE CHART

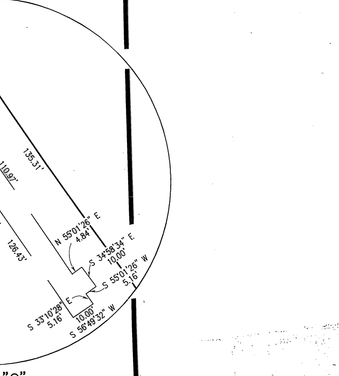
POINT	NORTHING	EASTING
1	13920707.40	3104230.89
2	13920727.71	3104695.41
3	13920583.88	3104702.57
4	13920568.09	3104798.93
5	13920506.54	3104801.63
6	13920407.38	3104823.32
7	13919946.68	3105075.61
8	13919858.49	3105087.24
9	13919802.58	3105009.20
10	13919750.73	3105059.15
11	13919750.07	3105094.50
12	13919714.06	3105129.18
13	13919693.25	3105107.58
14	13919657.31	3105106.92
15	13919607.49	3105155.48
16	13919397.55	3104937.54
17	13919197.44	3104296.90











60 30 0 60
SCALE: 1" = 60'

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) d.l. indicates Building Line.

(3) U.E. indicates Utility Easement.

(4) W.L.E. indicates Water Line Easement

(5) Stm. Sew. Esmt. indicates Storm Sewer Easement.

(6) S.S.E. indicates Sanitary Sewer Easement.

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

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

(9) The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone (No. 4204) and may be brought to surface distances by dividing by a combined scale factor of 0.999924150.

(10) 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.

(11) (1) Single family residential shall mean the use of a lot with one building designed for and containing not more than three 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.
(2) 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.

(12) Areas 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.

(13) Lots backing or siding on Remington Valley Drive are denied direct driveway access to said Drives.

(14) Dead-end alleys shall not have access to adjacent properties.

REMINGTON RANCH
SEC. 6

BEING A TOTAL OF 23.218 ACRES OUT OF THE S.L. NOBLE SURVEY, A-608 IN HARRIS COUNTY, TEXAS.

142 LOTS 7 BLOCKS 11 RESERVES

OWNER
RR HOUSTON DEVELOPMENT, L.P.
A TEXAS LIMITED PARNERSHIP

JULY, 2004

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

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 blockouts, additions and changes were present at the time the instrument was filed and recorded.

JOB NO. 031-029-06

X-1318
ADDRESS PLAT

ADDRESS PLAT X-1318