20150272923

6/24/2015 hccpirp1 110.00

FILED
6/24/2015 8:22 AM
Stan Stanart
COUNTY CLERK

STATE OF TEXAS
COUNTY OF HARRIS

WE, LAKES AT CREEKSIDE, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH J. ALAN KENT, GENERAL MANAGER AND DUANE ISELT, DEVELOPMENT MANAGER BEING OFFICERS OF LAKES AT CREEKSIDE, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS, HEREINAFTER REFERRED TO AS OWNERS OF THE 47.1216 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LAKES AT CREEKSIDE SEC 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 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 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 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 IF APPLICABLE) 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 (15) FEET 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.

IN TESTIMONY WHEREOF, THE LAKES AT CREEKSIDE, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY J. ALAN KENT, ITS GENERAL MANAGER, THEREUNTO AUTHORIZED, ATTESTED BY ITS DEVELOPMENT MANAGER, DUANE ISELT, THIS 14 DAY OF January 2015.

LAKES AT CREEKSIDE, LLC.
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
J. ALAN KENT, GENERAL MANAGER

ATTEST: _____
DUANE ISELT, DEVELOPMENT MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. ALAN KENT, GENERAL MANAGER, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14 DAY OF January 2015.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DINELL RAE SVEEN
Notary Public, State of Texas
My Commission Expires
January 15, 2017

MY COMMISSION EXPIRES: 01/15/17

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DUANE ISELT, DEVELOPMENT MANAGER, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14 DAY OF January 2015.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DINELL RAE SVEEN
Notary Public, State of Texas
My Commission Expires
January 15, 2017

MY COMMISSION EXPIRES: 01/15/17

WE, CITIZENS BANK, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS LAKES AT CREEKSIDE SEC 1, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 20140191979 AND 20140191980 OF THE O.P.R.O.R.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
Mark A. Sossaman, CEO-Woodlands

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK A. SOSSAMAN CEO-Woodlands OF CITIZENS BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 30th DAY OF JANUARY 2015.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

E. TRACEY BURRIS
Notary Public, State of Texas
My Commission Expires 01-19-2019

WE, INTERNATIONAL BANK OF COMMERCE, OWNERS AND HOLDERS OF LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS LAKES AT CREEKSIDE SEC 1, SAID LIENS BEING EVIDENCED BY INSTRUMENTS OF RECORD IN THE CLERK'S FILE NO.(S) 20140379919, 20140379920, 20140379921, 20140381272, 20140382121, 20140381273, 20140382118, 20140381274, 20140382120, 20140381275, 20140382119 AND 20150035627 OF THE O.P.R.O.R.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
Sam Jones, VP

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sam Jones VP OF INTERNATIONAL BANK OF COMMERCE, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28TH DAY OF January 2015.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TIFFANY SUGGS
MY COMMISSION EXPIRES
JUNE 13, 2017

MY COMMISSION EXPIRES: 6-13-17

I, KYLE B. DUCKETT, 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 EIGHTS (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.

_____
KYLE B. DUCKETT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6340

STATE OF TEXAS
REGISTERED
KYLE B. DUCKETT
6340
PROFESSIONAL
LAND SURVEYOR

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF LAKES AT CREEKSIDE SEC 1 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 23rd DAY OF FEB 2015.

BY: _____
MARK A. KILKENNY, CHAIR
OR M. SONNY GARZA, VICE-CHAIR

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

HOUSTON PLANNING COMMISSION
HOUSTON
TEXAS

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, 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 June 23, 2015 BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

_____
STAN STANART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

COMMISSIONER'S COURT
HARRIS COUNTY, TEXAS

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 June 24, 2015, AT 8:22 O'CLOCK A.M., AND DULY RECORDED ON June 24, 2015, AT 11:49 O'CLOCK A.M., AND AT FILM CODE NO. 674901 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

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

BY: Edwina V. Mack
DEPUTY EDWINA V. MACK

COUNTY OF HARRIS

OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS

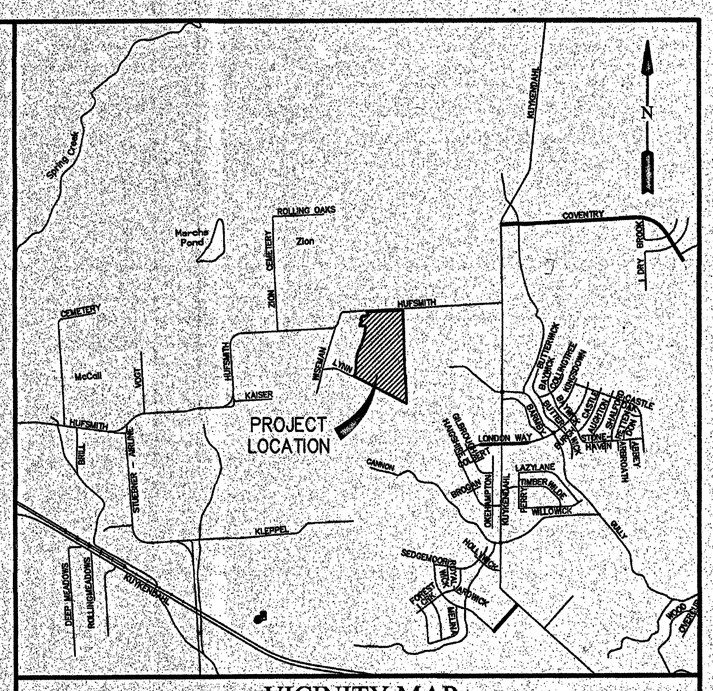
MAP RECORDS OF COUNTY CLERK

FILM CODE 674901

LAKES AT CREEKSIDE SEC 1

THIS IS PAGE 1 OF 5 PAGES

SCANNER Context IQ4400
KEY MAP



VICINITY MAP
SCALE: 1"= 1/2 MILE

KEY MAP NO. 249V

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 COMBINED SCALE 0.99995541831.

3. 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.

4. 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.

5. ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE 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, THEIR HEIRS, ASSIGNS OR SUCCESSORS.

6. 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.

7. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 1420185406, EFFECTIVE DATE OF NOVEMBER 24, 2014 AND ISSUED ON DECEMBER 9, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

8. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT AND CITY OF HOUSTON UTILITY EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTION MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSE.

9. PIPELINE RIGHT OF WAY EASEMENT IN FAVOR OF MAGNOLIA PIPE LINE COMPANY AS SET FORTH IN INSTRUMENTS RECORDED IN VOLUME 923, PAGES 718, 719 AND 720 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

10. PIPELINE RIGHT OF WAY EASEMENT 30 FEET IN WIDTH IN FAVOR OF TOM W. PENN, DBA PENNTEX PETROLEUM COMPANY AS SET FORTH IN INSTRUMENTS RECORDED IN VOLUME 6260, PAGE 355 AND VOLUME 6260, PAGE 363 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

11. AN EASEMENT 10 FEET WIDE, TOGETHER WITH AERIAL EASEMENTS 10 FEET WIDE, BEGINNING AT A PLANE 16 FEET ABOVE THE GROUND AND EXTENDING UPWARD, LOCATED ON BOTH SIDE OF AND ADJOINING SAID 10 FOOT GROUND EASEMENT, GRANTED TO HOUSTON LIGHTING AND POWER COMPANY FOR ELECTRICAL DISTRIBUTION FACILITIES, AS SET FORTH UNDER HARRIS COUNTY CLERKS FILE NO. T187990 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

12. PIPELINE RIGHT-OF-WAY EASEMENT GRANTED TO TRUNKLINE GAS COMPANY BY INSTRUMENT RECORDED IN VOLUME 2425, PAGE 66 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

13. THE UNOBSTRUCTED VISIBILITY EASEMENT AS SHOWN HEREON AND RECORDED BY THIS PLAT MEETS OR EXCEEDS ALL THE DESIGN STANDARDS AS OUTLINED IN CHAPTER 10 APPENDIX 1, SECTION 10.6 OF THE CITY OF HOUSTON INFRASTRUCTURE DESIGN MANUAL AND ANY CHANGES THERETO WILL CONSTITUTE A REPLAT.

LAKES AT CREEKSIDE
SEC 1

A SUBDIVISION OF 47.1216 ACRES OF LAND SITUATED IN THE W.H. MARCH SURVEY, ABSTRACT 567, HARRIS COUNTY, TEXAS.

100 LOTS 10 RESERVES (14.890 ACRES) 5 BLOCKS

JANUARY 5, 2015 JOB NO. 2139-1101-310

OWNERS:
LAKES AT CREEKSIDE, LLC
A TEXAS LIMITED LIABILITY COMPANY
J. ALAN KENT, GENERAL MANAGER
7850 WEST RAYFORD ROAD HOUSTON, TEXAS 77389
PHONE (281)-376-1500

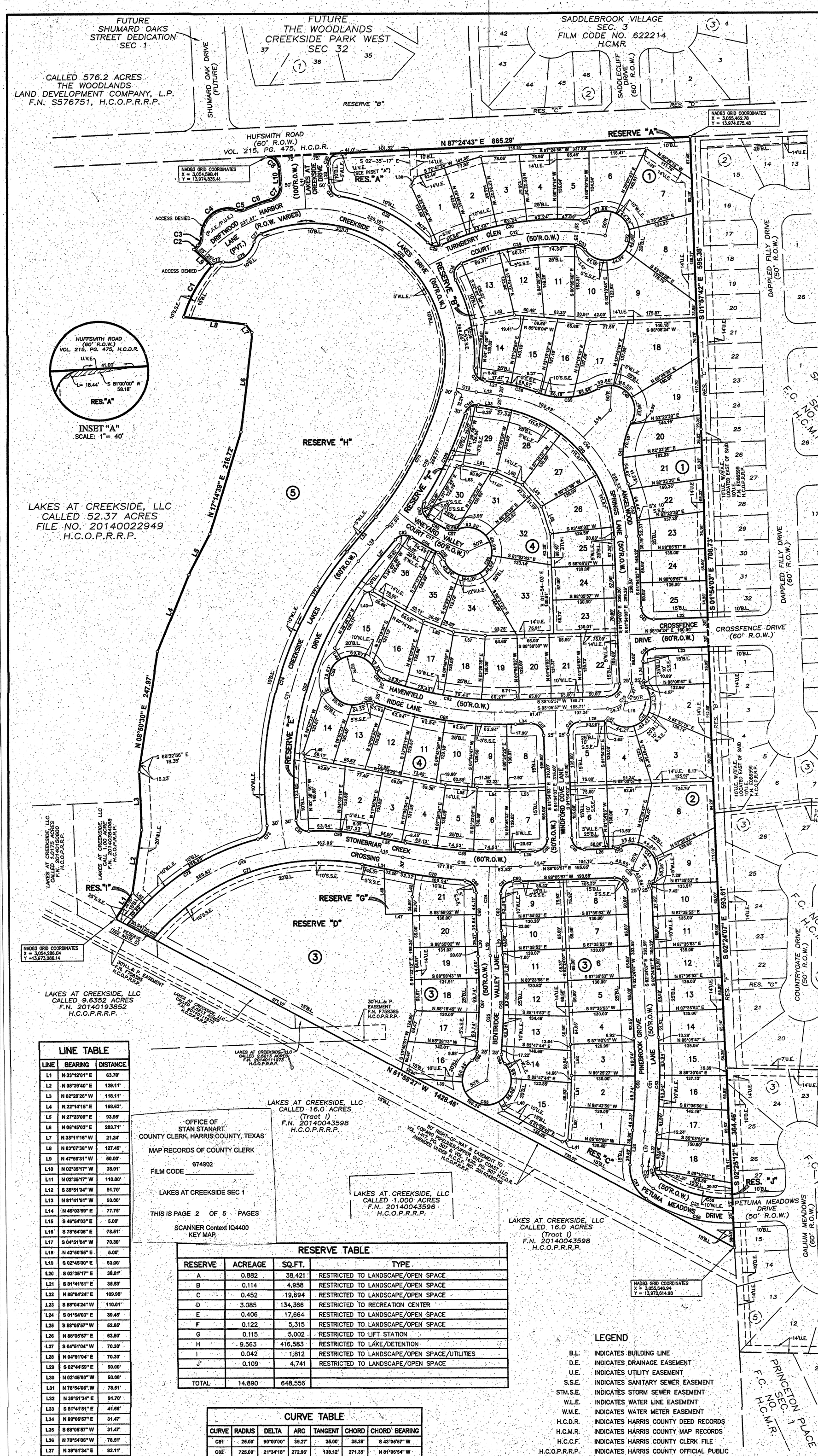
ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501

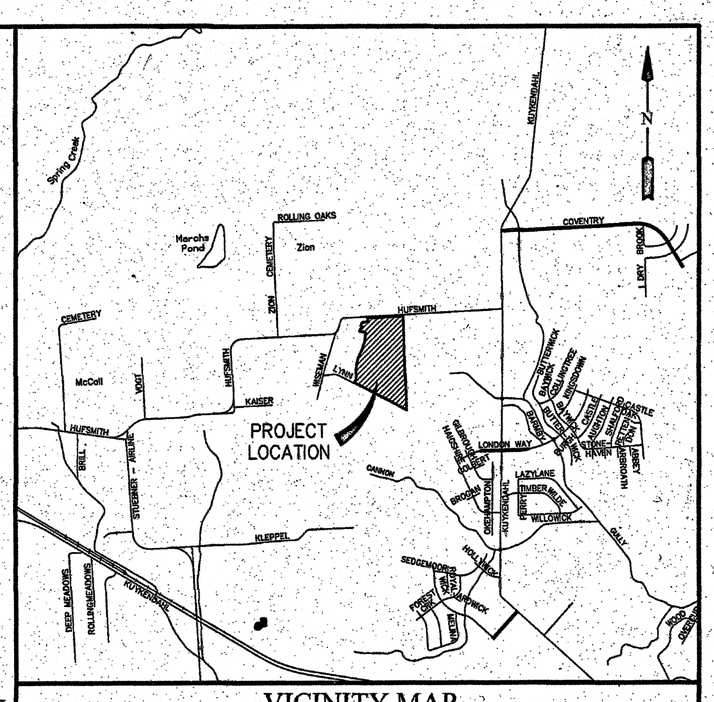
SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD. • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • www.gbisurvey.com
TBPLS # 101303-00
KYLE B. DUCKETT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6340

SHEET 1 OF 2

MYLAR CHECK: COORD ____ DIR. ____

Date\Time : Wed, 07 Jan 2015 - 7:31am
Path\Name : I:\Projekt\PLATTING\2139\FINPLT\Lakes at Creekside Sec 1_FP.dwg





VICINITY MAP
SCALE: 1"= 1/2 MILE

KEY MAP NO. 249V

N

100 50 0 100
SCALE: 1"=100'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	275.00'	25°01'33"	120.11'	61.03'	119.16'	N 29°32'42" E
C2	325.00'	2°02'04"	11.54'	5.77'	11.54'	N 43°04'31" E
C3	25.00'	46°00'04"	20.07'	10.61'	19.54'	N 21°05'31" E
C4	55.00'	108°56'59"	104.58'	77.04'	89.52'	N 52°33'58" E
C5	25.00'	41°40'33"	18.18'	9.52'	17.79'	N 86°12'11" E
C6	330.00'	9°51'01"	56.73'	28.44'	56.66'	N 70°17'26" E
C7	25.00'	77°48'12"	33.95'	20.17'	31.40'	N 36°18'49" E
C8	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 47°35'17" W
C9	300.00'	152°46'18"	799.91'	1238.71'	583.14'	N 61°33'22" W
C10	700.00'	25°01'46"	305.80'	155.38'	303.37'	N 27°20'40" E
C11	700.00'	51°04'04"	623.91'	334.39'	603.46'	S 14°19'32" W
C12	550.00'	38°52'29"	373.17'	194.09'	366.05'	S 80°39'42" W
C13	300.00'	7°44'46"	40.56'	20.31'	40.53'	S 77°49'28" E
C14	300.00'	79°47'47"	417.81'	250.82'	384.86'	N 41°47'57" W
C15	50.00'	90°00'00"	78.54'	50.00'	70.71'	N 43°05'57" E
C16	750.00'	25°59'35"	340.25'	173.10'	337.34'	S 78°54'16" E
C17	500.00'	18°40'42"	163.00'	82.23'	162.28'	S 60°05'37" E
C18	475.00'	61°56'14"	513.48'	285.05'	488.84'	S 70°07'47" W
C19	1065.00'	12°59'58"	241.53'	121.34'	241.11'	S 85°24'05" E
C20	55.00'	89°29'56"	85.91'	54.52'	77.44'	N 47°09'05" W
C21	1500.00'	7°15'12"	189.89'	95.07'	189.76'	N 01°13'28" E
C22	50.00'	61°33'26"	53.72'	29.78'	51.17'	S 25°55'39" E
C23	275.00'	35°42'50"	171.41'	88.59'	168.65'	S 74°33'47" E
C24	1200.00'	6°16'45"	131.51'	65.82'	131.44'	S 00°23'23" W
C25	1500.00'	9°42'08"	254.00'	127.30'	253.70'	N 02°06'04" E
C26	25.00'	90°00'00"	39.27'	25.00'	35.36'	S 42°24'43" W
C27	25.00'	77°48'12"	33.95'	20.17'	31.40'	S 41°29'23" E
C28	330.00'	35°55'33"	208.92'	106.99'	203.65'	S 62°25'42" E
C29	25.00'	69°57'08"	30.52'	17.49'	28.66'	S 79°26'29" E
C30	575.00'	28°56'19"	290.42'	148.38'	287.34'	N 80°03'06" E
C31	25.00'	45°27'41"	19.84'	10.47'	19.32'	N 71°47'26" E
C32	50.00'	276°14'47"	241.07'	44.83'	66.78'	S 07°10'58" W
C33	25.00'	51°19'04"	22.39'	12.01'	21.65'	N 60°21'10" W
C34	525.00'	26°00'48"	238.36'	121.27'	236.32'	S 80°58'54" W
C35	25.00'	95°49'33"	41.81'	27.68'	37.11'	S 20°03'44" W
C36	330.00'	32°03'49"	184.67'	94.82'	182.27'	S 11°49'08" E
C37	25.00'	85°54'37"	37.49'	23.28'	34.07'	S 38°44'32" E
C38	325.00'	12°57'14"	73.48'	36.90'	73.32'	S 75°13'13" E
C39	150.00'	49°41'03"	130.07'	69.44'	126.04'	N 86°24'52" E
C40	50.00'	146°59'17"	128.27'	168.73'	95.88'	S 44°56'01" E
C41	150.00'	49°41'03"	130.07'	69.44'	126.04'	S 03°43'06" W
C42	325.00'	19°13'23"	109.04'	55.04'	108.53'	S 11°30'45" E
C43	25.00'	90°01'33"	39.28'	25.01'	35.36'	S 46°54'50" E
C44	25.00'	89°58'27"	39.26'	24.99'	35.35'	S 43°05'10" W
C45	25.00'	35°26'01"	15.46'	7.99'	15.22'	S 19°37'04" E
C46	50.00'	160°52'02"	140.38'	296.67'	98.61'	S 43°05'57" W
C47	25.00'	35°26'01"	15.46'	7.99'	15.22'	N 74°11'03" W
C48	25.00'	90°00'00"	39.27'	25.00'	35.36'	S 43°05'57" W
C49	25.00'	90°00'00"	39.27'	25.00'	35.36'	S 46°54'03" E
C50	25.00'	26°02'12"	11.36'	5.78'	11.26'	N 75°04'51" E
C51	50.00'	149°14'48"	130.24'	181.81'	96.42'	S 43°18'51" E
C52	25.00'	33°42'40"	14.71'	7.57'	14.50'	S 14°27'13" W
C53	1525.00'	7°15'12"	193.05'	96.66'	192.92'	S 01°13'28" W
C54	25.00'	61°33'26"	26.86'	14.89'	25.59'	S 25°55'39" E
C55	250.00'	35°42'50"	155.83'	80.54'	153.32'	S 74°33'47" E
C56	300.00'	35°42'50"	187.00'	96.65'	183.98'	N 74°33'47" W
C57	75.00'	61°33'26"	80.58'	44.67'	76.76'	N 25°55'39" W
C58	1475.00'	7°15'12"	186.72'	93.49'	186.60'	N 01°13'28" E
C59	25.00'	89°29'56"	39.05'	24.78'	35.20'	N 47°09'05" W
C60	1095.00'	0°54'33"	17.37'	8.69'	17.37'	S 88°33'13" W
C61	25.00'	88°04'43"	38.43'	24.18'	34.76'	S 44°58'06" W
C62	1175.00'	3°40'46"	75.46'	37.74'	75.44'	S 00°54'37" E
C63	1625.00'	7°36'05"	202.32'	101.31'	202.17'	S 01°03'03" W
C64	25.00'	47°08'53"	20.57'	10.91'	20.00'	S 18°43'21" E
C65	50.00'	276°21'42"	241.17'	44.74'	66.68'	N 84°08'56" W
C66	25.00'	49°17'05"	21.50'	11.47'	20.85'	N 29°25'22" E
C67	1475.00'	7°31'49"	193.85'	97.07'	193.71'	N 01°00'55" E
C68	1225.00'	3°43'49"	79.76'	39.89'	79.74'	N 00°53'05" W
C69	25.00'	86°51'17"	37.90'	23.66'	34.37'	N 42°26'49" W
C70	1095.00'	6°58'21"	133.26'	66.71'	133.17'	N 82°23'16" W
C71	445.00'	61°10'33"	475.14'	263.05'	452.89'	S 70°30'38" W
C72	505.00'	36°57'07"	325.69'	168.74'	320.08'	N 56°58'05" E
C73	25.00'	82°30'16"	36.00'	21.93'	32.97'	N 34°11'31" E
C74	730.00'	46°55'12"	597.60'	316.81'	581.24'	N 16°23'58" E
C75	670.00'	25°01'46"	292.69'	148.72'	290.37'	N 27°20'40" E
C76	270.00'	127°22'35"	600.25'	546.02'	484.05'	N 48°51'31" W
C77	25.00'	53°01'46"	23.14'	12.47'	22.32'	S 40°56'18" W
C78	55.00'	85°47'52"	82.36'	51.11'	74.88'	S 57°19'21" W
C79	25.00'	58°09'48"	25.38'	13.90'	24.30'	S 71°08'23" W
C80	275.00'	79°47'47"	383.00'	229.92'	352.78'	S 41°47'57" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 33°12'01" E	63.70'
L2	N 09°39'40" E	129.11'
L3	N 02°28'26" W	118.11'
L4	N 22°14'15" E	168.63'
L5	N 27°23'09" E	93.95'
L6	N 06°45'03" E	203.71'
L7	N 38°11'16" W	21.24'
L8	N 83°07'36" W	127.46'
L9	N 47°56'31" W	50.00'
L10	N 02°35'17" W	38.01'
L11	N 02°35'17" W	110.00'
L12	S 39°51'34" W	91.70'
L13	N 81°41'51" W	50.00'
L14	N 45°03'59" E	77.75'
L15	S 46°54'03" E	5.00'
L16	S 78°54'06" E	78.51'
L17	S 04°51'04" W	70.30'
L18	N 42°50'55" E	5.00'
L19	S 02°45'00" E	50.00'
L20	S 02°35'17" E	38.01'
L21	S 81°41'51" E	35.53'
L22	N 88°04'24" E	109.99'
L23	S 88°04'24" W	110.01'
L24	S 01°54'03" E	39.45'
L25	S 88°05'57" W	52.65'
L26	N 88°05'57" E	63.50'
L27	S 04°51'04" W	70.30'
L28	N 04°51'04" E	70.30'
L29	S 02°44'59" E	50.00'
L30	N 02°45'00" W	50.00'
L31	N 78°54'06" W	78.51'
L32	N 39°51'34" E	91.70'
L33	S 81°41'51" E	41.66'
L34	N 88°05'57" E	31.47'
L35	S 88°05'57" W	31.47'
L36	N 78°54'06" W	78.51'
L37	N 39°51'34" E	82.11'
L38	S 23°54'13" W	19.73'
L39	S 85°36'13" E	93.09'
L40	S 28°39'20" E	20.00'
L41	N 72°40'10" E	11.54'
L42	S 09°24'27" W	45.74'
L43	S 77°46'46" W	14.95'
L44	N 29°16'24" W	25.56'
L45	S 84°42'41" W	20.00'
L46	S 20°41'39" E	11.76'
L47	S 88°36'47" W	55.50'
L48	S 01°23'13" E	92.63'
L49	S 80°09'56" W	61.03'
L50	N 04°48'35" E	67.67'
L51	N 01°55'49" E	63.58'
L52	N 00°45'55" W	63.58'
L53	N 88°05'57" E	74.51'
L54	S 88°32'17" E	65.16'
L55	S 84°34'12" E	65.16'
L56	S 69°12'48" E	65.29'
L57	S 83°22'01" E	95.16'
L58	N 18°13'31" W	58.56'
L59	N 41°06'02" W	58.48'
L60	N 64°22'04" W	58.48'
L61	N 78°09'10" W	70.16'
L62	N 46°52'22" W	35.48'
L63	N 87°09'33" E	11.29'

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.882	38,421	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.114	4,958	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.452	19,694	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	3.085	134,366	RESTRICTED TO RECREATION CENTER
E	0.406	17,664	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.122	5,315	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.115	5,002	RESTRICTED TO LIFT STATION
H	9.563	416,583	RESTRICTED TO LAKE/DETENTION
I	0.042	1,812	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
J	0.109	4,741	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	14.890	648,556	

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C81	25.00'	90°00'00"	39.27'	25.00'	35.36'	S 43°05'57" W
C82	725.00'	21°34'18"	272.96'	138.12'	271.35'	N 81°06'54" W
C83	25.00'	50°26'19"	22.01'	11.77'	21.30'	N 45°06'36" W
C84	50.00'	276°18'29"	241.12'	44.78'	66.71'	S 21°57'19" W
C85	25.00'	46°09'18"	20.14'	10.65'	19.60'	N 86°52'44" E
C86	775.00'	21°51'26"	295.65'	149.64'	293.86'	S 80°58'20" E
C87	25.00'	90°00'00"	39.27'	25.00'	35.36'	S 46°54'03" E
C88	25.00'	90°00'00"	39.27'	25.00'	35.36'	S 43°05'57" W
C89	1035.00'	12°59'58"	234.82'	117.92'	234.32'	N 85°24'05" W
C90	505.00'	13°44'11"	121.07'	60.83'	120.78'	N 85°46'11" W
C91	25.00'	85°50'23"	37.45'	23.25'	34.05'	N 49°43'05" W
C92	670.00'	46°39'28"	545.60'	288.95'	530.65'	N 16°31'50" E
C93	25.00'	83°35'49"	36.48'	22.35'	33.33'	N 81°39'29" E
C94	525.00'	6°46'43"	62.11'	31.09'	62.08'	S 59°55'58" E
C95	25.00'	45°12'26"	19.73'	10.41'	19.22'	S 40°43'07" E
C96	50.00'	276°13'06"	241.05'	44.85'	66.77'	N 23°46'33" E
C97	25.00'	51°39'25"	22.54'	12.10'	21.78'	N 88°30'18" W
C98	475.00'	5°24'02"	44.77'	22.40'	44.76'	N 59°58'35" W
C99	25.00'	90°15'14"	39.38'	25.11'	35.43'	N 12°08'57" W
C100	730.00'	15°31'06"	197.72'	99.47'	197.11'	N 25°13'07" E
C101	25.00'	80°50'35"	35.27'	21.29'	32.42'	N 57°52'52" E

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.

LEGEND

B.L.	INDICATES BUILDING LINE
D.E.	INDICATES DRAINAGE EASEMENT
U.E.	INDICATES UTILITY EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
W.M.E.	INDICATES WATER METER EASEMENT
H.C.D.R.	INDICATES HARRIS COUNTY DEED RECORDS
H.C.M.R.	INDICATES HARRIS COUNTY MAP RECORDS
H.C.C.F.	INDICATES HARRIS COUNTY CLERK FILE
H.C.O.P.R.R.P.	INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL.	IINDICATES VOLUME
PG.	INDICATES PAGE
RES.	INDICATES RESERVE
	INDICATES STREET NAME CHANGE
F.C. NO.	INDICATES FILM CODE NUMBER
R.O.W.	INDICATES RIGHT OF WAY
U.V.E.	INDICATES UNOBSTRUCTED VISIBILTY EASEMENT

LAKES AT CREEKSIDE
SEC 1

A SUBDIVISION OF 47.1216 ACRES OF LAND SITUATED IN THE W.H. MARCH SURVEY, ABSTRACT 567, HARRIS COUNTY, TEXAS.

100 LOTS 10 RESERVES (14.890 ACRES) 5 BLOCKS

JANUARY 5, 2015 JOB NO. 2139-1101-310

OWNERS:
LAKES AT CREEKSIDE, LLC
A TEXAS LIMITED LIABILITY COMPANY
J. ALAN KENT, GENERAL MANAGER
7850 WEST RAYFORD ROAD HOUSTON, TEXAS 77389
PHONE (281)-376-1500

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD. • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • www.gbisurvey.com
TBPLS # 101303-00

KYLE B. DUCKETT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6340

SHEET 2 OF 2

Date\Time : Wed, 18 Feb 2015 - 8:16am
Path\Name : I:\Projdsk1\PLATTING\2139\FINPLT\Lakes at Creekside Sec 1_FP.dwg

MYLAR CHECK: COORD _____ DIR. _____