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7/14/2015 HCCPIRP2 110.00
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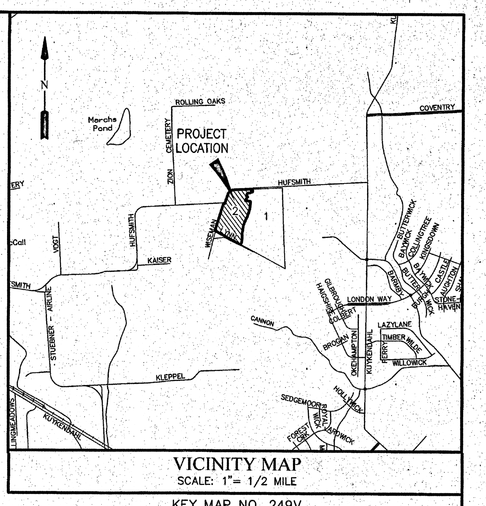
7/14/2015 3:19 PM
Stan Stanart
COUNTY CLERK



VICINITY MAP
SCALE: 1"= 1/2 MILE

KEY MAP NO. 249V

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 22.533 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LAKES AT CREEKSIDE SEC 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 IF APPLICABLE), 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 1975, 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 12th DAY OF February, 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 12th DAY OF February, 2015.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 8/12/15

WIMANSHU L. KHAN
Notary Public, State of Texas
My Commission Expires
August 12, 2017

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 12th DAY OF February, 2015.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 8/12/17

WIMANSHU L. KHAN
Notary Public, State of Texas
My Commission Expires
August 12, 2017

WE, INTERNATIONAL BANK OF COMMERCE, OWNERS AND HOLDERS OF LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS LAKES AT CREEKSIDE SEC 2, 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 HEREON 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: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED, AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sam Jones Vice President 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 20th DAY OF February, 2015.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6-13-17

TIFFANY SUTTON
MY COMMISSION EXPIRES
JUNE 13, 2017

• FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 675117
LAKES AT CREEKSIDE SEC 2
THIS IS PAGE 1 OF 3 PAGES
SCANNER Context IQ4400
KEY MAP

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.
LICENSED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6340

STATE OF TEXAS
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 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 3rd DAY OF MAR, 2015.

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

BY: _____
PATRICK WALSH, P.E., SECRETARY

HOUSTON PLANNING COMMISSION

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 July, 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 July 14, 2015, AT 3:19 O'CLOCK P.M., AND DULY RECORDED ON July 15, 2015, AT 7:45 O'CLOCK A.M., AND AT FILM CODE NO. 675117 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

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: _____
DEPUTY EDWINA V. MACK

COUNTY OF HARRIS
I HEREBY CERTIFY

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.

LAKES AT CREEKSIDE
SEC 2

A SUBDIVISION OF 22.533 ACRES OF LAND SITUATED IN THE W.H. MARCH SURVEY, ABSTRACT 567, HARRIS COUNTY, TEXAS.

45 LOTS 5 RESERVES (5.280 ACRES) 1 BLOCK

FEBRUARY 4, 2015 JOB NO. 2139-1102-310

OWNER:

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:

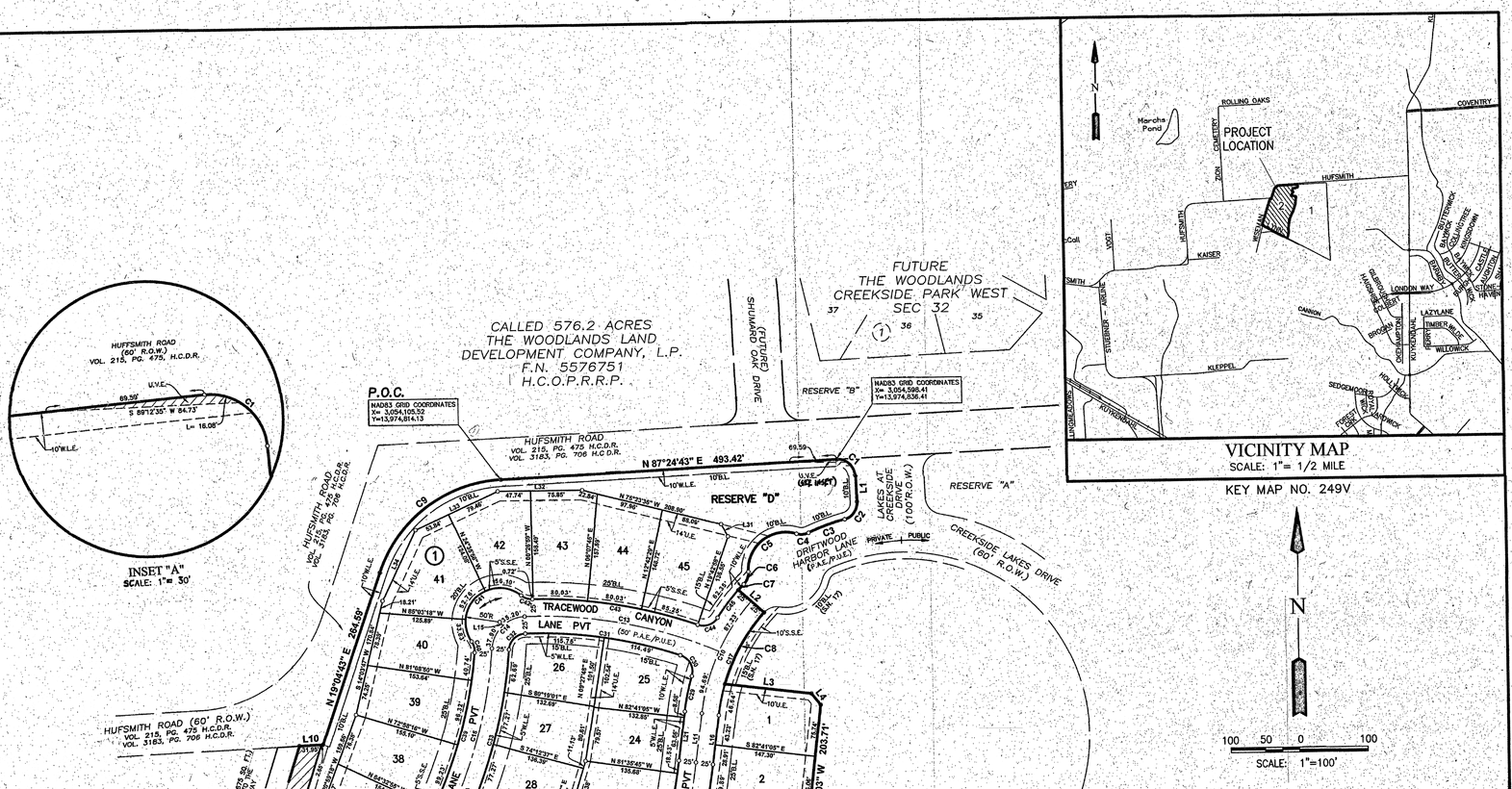
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD. • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • www.gbisurvey.com
TBPLS # 101303-00

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

MYLAR CHECK: COORD. _____ DIR. _____

Date/Name: Thu, 05 Feb 2015 2:23pm
Path/Name: V:\Project\2139\11xx\LakesAtCreekside_2_FP.dwg

SHEET 1 OF 2



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.068	2,966	RESTRICTED TO DRAINAGE
B	0.135	5,865	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	3.659	159,407	RESTRICTED TO LAKE/DETENTION
D	1.382	60,197	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.036	1,563	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	5.280	229,998	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°35'17" E	38.01'
L2	S 47°50'31" E	69.60'
L3	S 83°01'35" E	127.46'
L4	S 38°11'16" E	21.24'
L5	S 27°23'09" W	93.99'
L6	S 22°14'15" W	168.63'
L7	S 60°28'26" E	118.11'
L8	S 66°39'49" W	129.11'
L9	S 33°12'01" W	63.79'
L10	N 67°30'43" E	34.60'
L11	S 07°15'55" W	72.14'
L12	S 24°43'22" W	93.83'
L13	N 85°08'52" W	112.24'
L14	S 26°09'21" W	82.49'
L15	N 41°50'10" W	7.09'
L16	S 07°18'55" W	72.14'
L17	S 24°43'22" W	93.83'
L18	N 85°08'52" W	64.00'
L19	S 85°08'52" E	64.00'
L20	N 24°43'22" E	93.83'
L21	N 07°18'55" E	72.14'
L22	S 26°09'21" W	82.49'
L23	N 26°09'21" E	82.49'
L24	S 18°28'22" E	20.09'
L25	S 81°17'54" W	64.02'
L26	S 63°37'54" W	36.78'
L27	S 82°07'06" E	88.46'
L28	S 27°27'06" W	20.02'
L29	S 63°12'20" E	20.81'
L30	S 72°22'38" E	43.05'
L31	N 28°42'48" W	20.84'
L32	N 90°00'00" W	123.60'
L33	S 65°31'08" W	133.35'
L34	S 25°33'56" W	114.34'
L35	S 24°37'33" W	116.46'
L36	S 06°35'18" E	55.84'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00'	90°00'00"	39.27'	35.36'	S 47°35'17" E
C2	25.00'	77°48'12"	33.95'	31.40'	S 36°18'49" W
C3	330.00'	9°51'01"	56.73'	56.66'	S 70°47'25" W
C4	25.00'	41°40'33"	18.18'	17.79'	S 86°12'11" W
C5	55.00'	100°56'05"	104.58'	89.52'	S 62°33'08" W
C6	25.00'	46°10'04"	20.07'	19.54'	S 21°05'31" W
C7	325.00'	2°07'04"	11.54'	11.54'	S 43°04'31" W
C8	275.00'	23°01'33"	120.11'	119.15'	S 29°32'42" W
C9	199.18'	68°20'00"	237.59'	223.72'	N 53°14'43" E
C10	300.00'	34°44'33"	181.91'	179.14'	S 24°41'12" W
C11	1000.00'	17°24'26"	303.82'	302.65'	N 16°01'09" E
C12	1200.00'	28°00'03"	603.90'	597.55'	S 10°18'20" W
C13	672.00'	24°47'51"	290.84'	288.57'	N 79°06'07" W
C14	50.00'	83°46'14"	73.10'	66.76'	S 46°36'50" W
C15	700.00'	21°25'26"	261.76'	260.26'	N 18°26'32" E
C16	720.00'	18°48'03"	236.26'	235.20'	S 16°45'20" W
C17	275.00'	34°44'33"	166.75'	164.21'	S 24°41'12" W
C18	9025.00'	1°34'26"	311.41'	310.21'	S 16°01'09" W
C19	1175.00'	26°06'27"	535.40'	530.78'	S 11°46'09" W
C20	25.00'	49°34'03"	21.63'	20.96'	S 25°10'06" E
C21	50.00'	276°21'06"	241.16'	66.66'	S 87°13'25" W
C22	25.00'	49°53'43"	20.49'	19.90'	N 21°57'06" E
C23	1225.00'	2°54'30"	62.18'	62.18'	N 00°02'31" W
C24	25.00'	86°33'37"	37.77'	34.28'	N 41°52'04" W
C25	50.00'	180°00'00"	157.08'	100.00'	N 04°51'08" E
C26	25.00'	86°33'37"	37.77'	34.28'	N 61°34'26" E
C27	1225.00'	16°25'51"	351.29'	350.09'	N 16°30'27" E
C28	975.00'	17°24'26"	296.22'	295.08'	N 16°01'09" E
C29	325.00'	9°16'52"	52.65'	52.59'	N 11°57'22" E
C30	25.00'	97°42'30"	38.27'	34.64'	N 27°15'27" W
C31	647.00'	20°23'20"	230.24'	229.02'	N 81°16'23" W
C32	25.00'	83°46'14"	36.55'	33.38'	S 46°36'50" W
C33	725.00'	21°25'26"	271.13'	269.56'	S 18°26'32" W
C34	695.00'	14°11'17"	172.10'	171.66'	S 15°03'43" W
C35	25.00'	50°32'15"	22.05'	21.34'	S 13°18'03" E
C36	50.00'	276°16'07"	241.12'	66.72'	N 80°25'08" W
C37	25.00'	46°04'28"	20.10'	19.57'	N 34°41'42" E
C38	745.00'	14°29'53"	188.52'	188.01'	N 18°54'25" E
C39	675.00'	20°45'41"	244.59'	243.25'	N 15°46'31" E
C40	25.00'	39°13'04"	17.11'	16.78'	N 14°12'52" W
C41	50.00'	163°30'34"	142.69'	98.97'	N 47°55'53" E
C42	25.00'	40°11'43"	17.54'	17.18'	S 70°24'42" E
C43	697.00'	20°13'31"	246.04'	244.76'	S 80°23'47" E
C44	25.00'	76°36'57"	33.43'	30.99'	N 71°24'30" E
C45	325.00'	8°57'27"	50.81'	50.76'	N 37°34'45" E

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. 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.
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 SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
8. THE ENTIRE R.O.W. OF SAID PRIVATE STREET IS DEDICATED AS A PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT. THE CITY OF HOUSTON DOES NOT GUARANTEE THE REPAIR OF PRIVATE STREETS DAMAGED WHEN REPAIRING PUBLIC UTILITIES IN SAID PRIVATE STREET.
9. ALL BUILDING LINES ARE MEASURED FROM THE PERMANENT ACCESS EASEMENT BOUNDARY OR PUBLIC STREET RIGHT-OF-WAY.
10. PROPERTY OWNERS MAY CONSTRUCT A DRIVEWAY AND SIDEWALKS OVER THE PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.
11. WATER LINE SYSTEM WILL BE BUILT ACCORDING TO CITY OF HOUSTON DESIGN CRITERIA.
12. ALL PRIVATE UTILITIES PROPOSED WITHIN THE PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT SHALL OBTAIN APPROVAL FROM THE CITY OF HOUSTON PRIOR TO INSTALLATION.
13. P.A.E. & P.U.E. INDICATES PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.
14. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
15. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF HOUSTON UTILITY EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSE.
16. RECORDED WITH LAKES AT CREEKSIDE SEC 1 IN FILM CODE NO. _____ OF THE HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS.
17. PIPELINE RIGHT OF WAY EASEMENT IN FAVOR OF MAGNOLIA PIPE LINE COMPANY AS SET FORTH IN INSTRUMENTS RECORDED IN VOLUME 923, PAGES 718 AND 719 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
18. 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.
19. 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.

LEGEND

B.L.	INDICATES BUILDING LINE
D.E.	INDICATES DRAINAGE EASEMENT
U.E.	INDICATES UTILITY EASEMENT
W.S.E.	INDICATES WATER AND SEWER 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
P.A.E.	INDICATES PERMANENT ACCESS EASEMENT
P.U.E.	INDICATES PUBLIC UTILITY EASEMENT
G.E.	INDICATES GUY EASEMENT
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
PVT.	INDICATES PRIVATE
RES.	INDICATES RESERVE
———	INDICATES STREET NAME CHANGE
S.N.	INDICATES SEE NOTE
U.V.E.	INDICATES UNOBSTRUCTED VISIBILITY EASEMENT

OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 675118
LAKES AT CREEKSIDE SEC 2
THIS IS PAGE 2 OF 3 PAGES
SCANNER Context IQ4400
KEY MAP

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.

LAKES AT CREEKSIDE
SEC 2

A SUBDIVISION OF 22.533 ACRES OF LAND SITUATED IN THE W.H. MARCH SURVEY, ABSTRACT 567, HARRIS COUNTY, TEXAS.

45 LOTS 5 RESERVES (5.280 ACRES) 1 BLOCK

FEBRUARY 4, 2015 JOB NO. 2139-1102-310

OWNER:

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

MYLAR CHECK: COORD. _____ DIR _____

Plot Time: Tue, 24 Feb 2015 - 4:57pm
Plot Name: I:\Projects\PLOTTING\2139\VIN\LTY\LakesAtCreekside-2_FP.dwg