

STATE OF TEXAS
COUNTY OF HARRIS

We, Alabama Shepherd LLC, acting by and through Frank Donnelly III, president, being officers of Alabama Shepherd LLC, owners hereinafter referred to as Owners (whether one or more) of the 0.6641 acre tract described in the above and foregoing map of DEARBORN PLACE 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 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 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 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 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 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 hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the Alabama Shepherd LLC has caused these presents to be signed by Frank Donnelly III, its president, thereunto authorized, this _____ day of _____, 20____.

Alabama Shepherd LLC

By: _____
Frank Donnelly III, President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Frank Donnelly III, known to me to be the person whose name is 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 ____ day of _____, 20____.

Notary Public in and for the State of Texas
Print Name

My Commission expires: _____

We, Bank of Houston, N.A., owner and holder of a lien against the property described in the plat known as DEARBORN PLACE PARTIAL REPLAT NO 2, said lien being evidenced by instrument of record in the Clerk's File No. RP-2019-874136 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 I (or we) hereby confirm that I am (or we are) the present owner (or owners of said lien (or liens) and have not assigned the same nor any part thereof.

By: _____
Print name:
Title:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is 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 ____ day of _____, 20____.

Notary Public in and for the State of Texas
Print Name

My Commission expires: _____

I, Jeremy J. Kowis, 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.

Jeremy J. Kowis
Texas Registration No. 6361

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of DEARBORN PLACE 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 ____ day of _____, 20____.

By: _____
Martha L. Stein
Title Chair or Vice Chairman

By: _____
Margaret Wallace Brown, AICP, CNU-A
Secretary

I, Tenesha Hudspeth, 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 ____ day of _____, 20____, at ____ o'clock ____ M., and duly recorded on ____ day of _____, 20____, at ____ o'clock ____ M., and at Film Code Number _____ 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.

Tenesha Hudspeth
County Clerk
Of Harris County, Texas

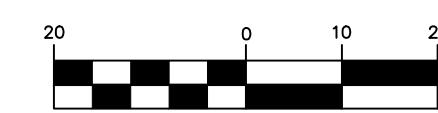
By: _____
Deputy

LINE TABLE		
NO.	BEARING	LENGTH
L1	N42°22'48"E	24.67'
L2	N02°21'56"W	7.70'

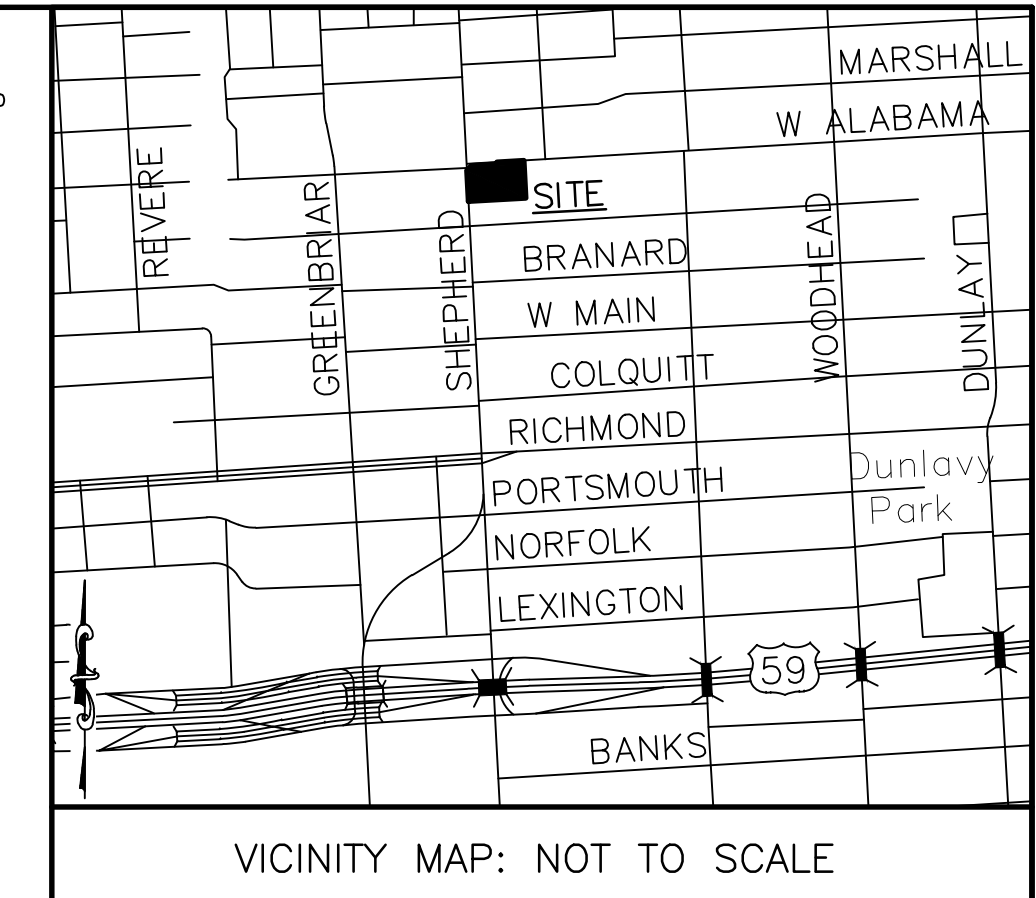
ABBREVIATION LEGEND

A	ABSTRACT
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
(CM)	CONTROLLING MONUMENT
CONC.	CONCRETE
ELEV.	ELEVATION
ESMT.	EASEMENT
F.C.	FILM CODE
FND	FOUND
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
IP	IRON PIPE
IR	IRON ROD
Nb.	NUMBER
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
VOL. PG.	VOLUME AND PAGE

GRAPHIC SCALE

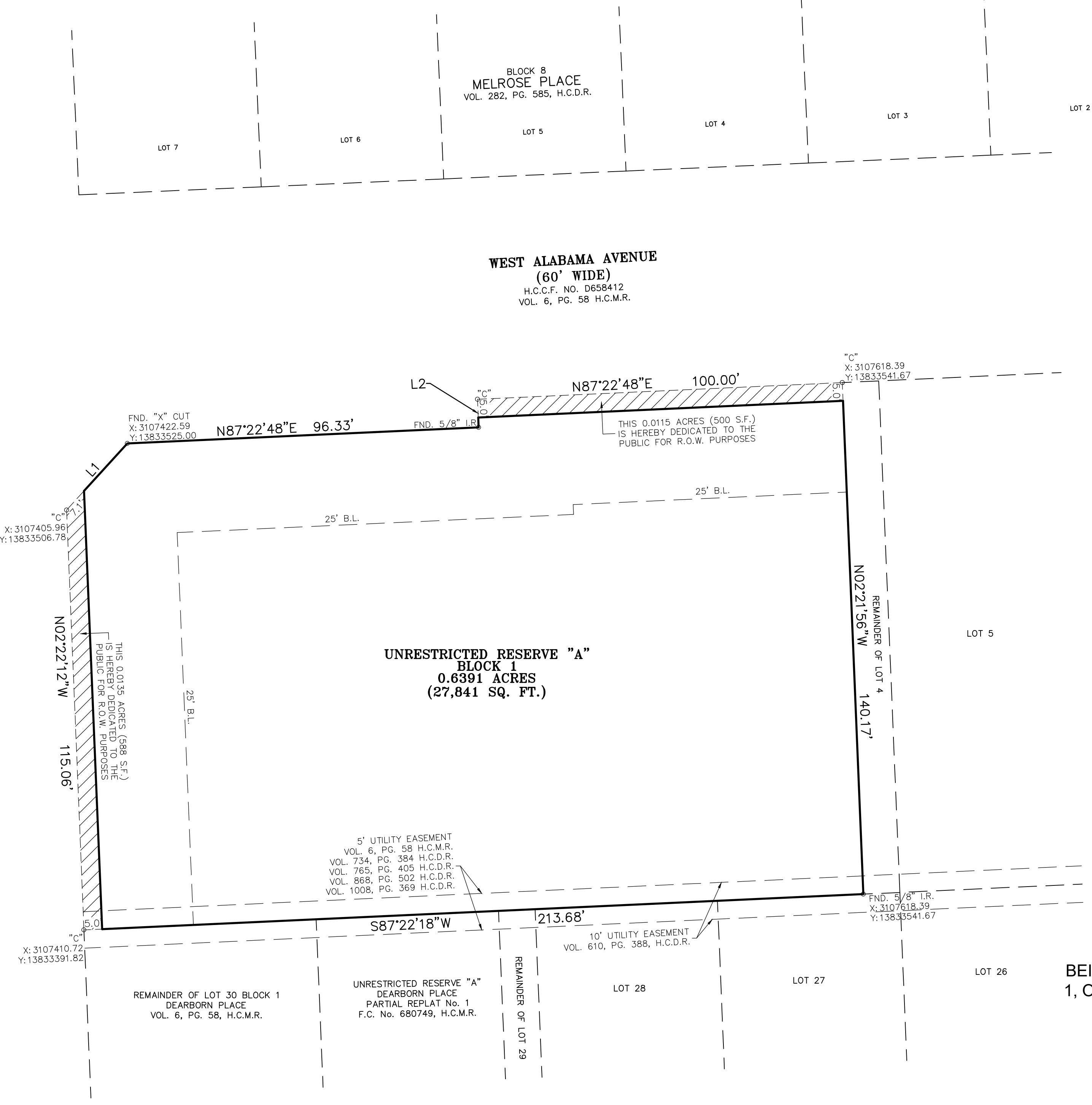


1 inch = 20 ft.



GENERAL NOTES

- The surveyor has not abstracted the site. This survey relies on the City Planning Letter from Integrity Title Company LLC, Job No. 2240812A, Reference No. 22-1456-1, effective date: December 9, 2022, dated December 14, 2022.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83), and may be brought to grid by multiplying by the following combined scale factor: 0.999870017. Bearings and distances are surface values.
- 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 approved, which may be amended from time to time.
- This property is located in Park Sector number 10.
- 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 lots lines are permitted, they to 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.



DEARBORN PLACE PARTIAL REPLAT NO 2

BEING LOTS 1, 2, 3 AND THE WEST 40 FEET OF LOT 4, BLOCK 1, OF DEARBORN PLACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 6, PAGE 58 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

1 BLOCK 1 RESERVE
DECEMBER, 2022

OWNER:
ALABAMA SHEPHERD, LLC
3300 CHIMNEY ROCK RD., STE 301
HOUSTON, TX 77056

SURVEYOR:

1311 BROADFIELD BLVD., STE. 275
HOUSTON, TX 77084
(713) 993-0327
TBPELS FIRM NO 10043600
PROJECT NO. 22-1456-1

X:\2022\22-1456-1\Working\Plats and Field Notes\Plats\22-1456-1.dwg