



STATE OF TEXAS §  
COUNTY OF HARRIS §

We, Emergel Properties, LLC, a Texas limited liability company, acting by and through \_\_\_\_\_ being an officer of Emergel Properties, LLC, a Texas limited liability company, owner hereinafter referred to as Owners of the 0.4266 acre tract described in the above and foregoing map of Garden Oaks First Section 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 each 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 each 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 shall be 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 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 purposes 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.

IN TESTIMONY WHEREOF, Emergel Properties, LLC, a Texas limited liability company, has caused these presents to be signed by \_\_\_\_\_ thereunto authorized this \_\_\_\_ day of \_\_\_\_ 20\_\_\_\_.

Emergel Properties, LLC,  
a Texas limited liability company

By: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

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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 Alvin Chandler 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 Alvin Chandler  
Registered Professional Land Surveyor  
Texas Registration No. 5755

This is to certify that the Planning Commission for the City of Houston, Texas has approved this plat and subdivision of Garden Oaks First Section partial replat no 2 in conformance with laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorize the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_  
Martha L. Stein, Chair or M. Sonny Garza, Vice Chairman

By \_\_\_\_\_  
Margaret Wallace Brown, AICP, CNU-A, Secretary

I, Teneshia 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 \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M., and duly recorded on \_\_\_\_\_, 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

\_\_\_\_\_  
Teneshia Hudspeth  
County Clerk  
Of Harris County, Texas

By: \_\_\_\_\_  
Deputy

# GARDEN OAKS FIRST SECTION PARTIAL REPLAT NO 2

A SUBDIVISION OF 0.4266 ACRES OF LAND  
OUT OF THE S.W. ALLEN SURVEY, A-94,  
ALSO BEING THE REMAINDER OF  
LOTS 1-3, BLOCK 14, GARDEN OAKS FIRST SECTION  
AS RECORDED IN VOL. 14, PG. 5 HCMR  
HARRIS COUNTY, TEXAS

1 RESERVE 1 BLOCK  
MARCH 2023

REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE

DEVELOPER/OWNER:  
EMERGE! PROPERTIES, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
10101 SOUTHWEST FREEWAY, STE. 100  
HOUSTON, TX 77074

SURVEYOR/ENGINEER/PLANNER:  
**QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23200 & 10046100  
6330 West Loop South, Suite 150 • Bellaire, TX 77401 713.773.5337

