

STATE OF TEXAS  
COUNTY OF HARRIS

WE, 2307 HAZARD, LLC, a Texas limited liability company, acting by and through Richard Mazzarino, its Manager, hereinafter referred to as Owners of the 0.1148 acre tract described in the above and foregoing map of PAMPLEX GARDENS, 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 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 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, 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 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.

IN TESTIMONY WHEREOF, 2307 HAZARD, LLC, a Texas limited liability company, has caused these presents to be signed by Richard Mazzarino, its Manager thereunto authorized this \_\_\_\_ day of \_\_\_\_\_, 2023.

2307 HAZARD, LLC

By: Richard Mazzarino  
Manager

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Richard Mazzarino 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 \_\_\_\_\_, 2023

Notary Public in and for the State of Texas  
Printed Name: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

I, Kevin K. Kolb, 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 suitable permanent nature) pipes or rods have 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.

Total Surveyors Inc.  
4301 Center St.  
Deer Park, Texas 77536  
281-479-8719

KEVIN K. KOLB  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5269  
STATE OF TEXAS

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of PAMPLEX GARDENS 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 the \_\_\_\_ day of \_\_\_\_\_, 2023.

By: Martha L. Stein, Chair  
or M. Sonny Garza, Vice-Chair

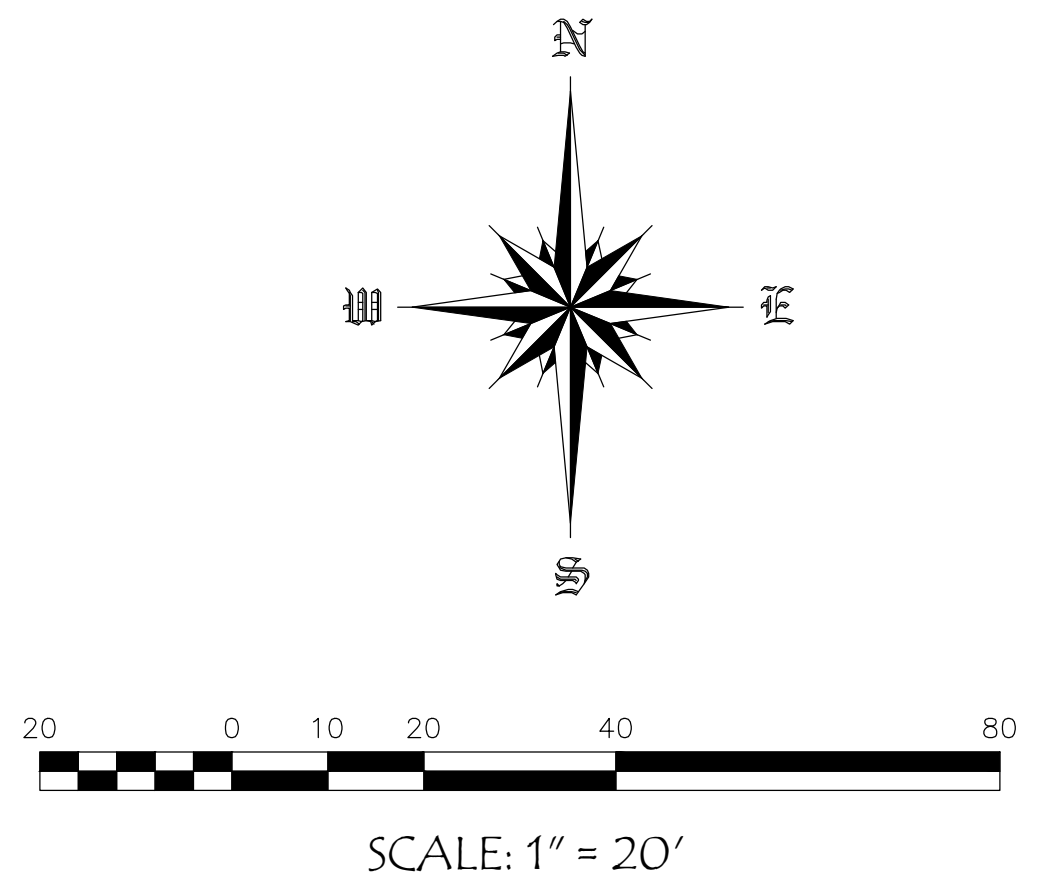
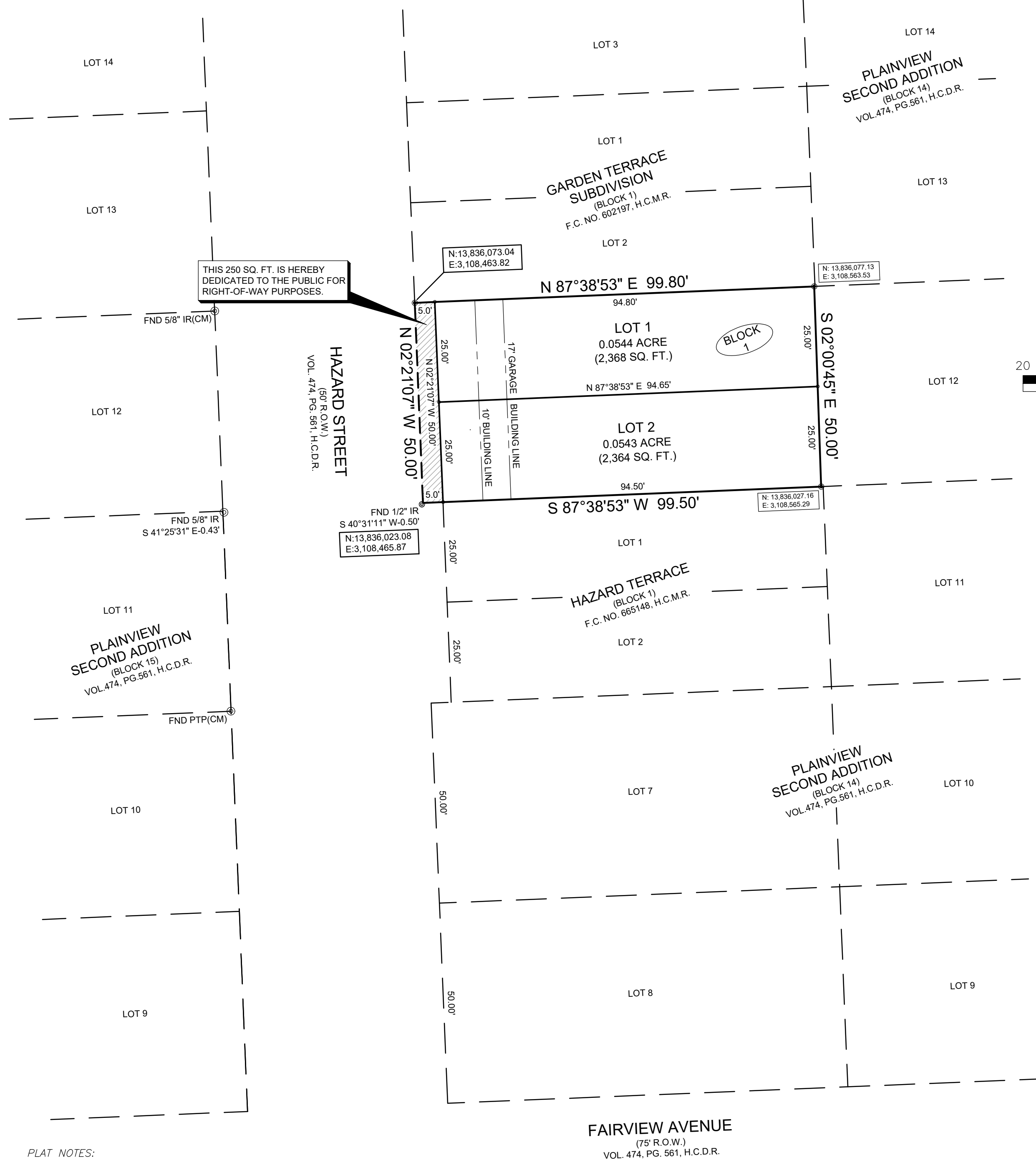
By: Margaret Wallace Brown, AICP, CNU-A  
Secretary

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 \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and duly recorded on \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and in Film Code Number No. \_\_\_\_\_ 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.

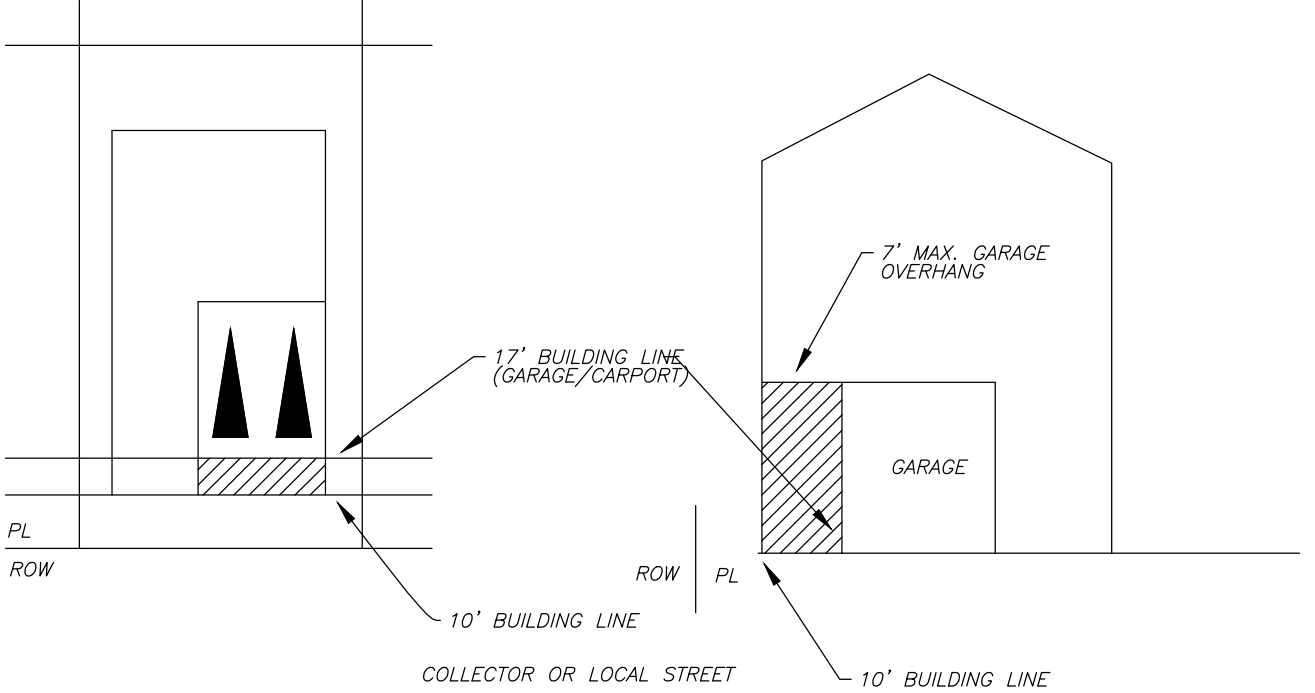
Teneshia Hudspeth  
County Clerk  
Of Harris County, Texas

By: Deputy

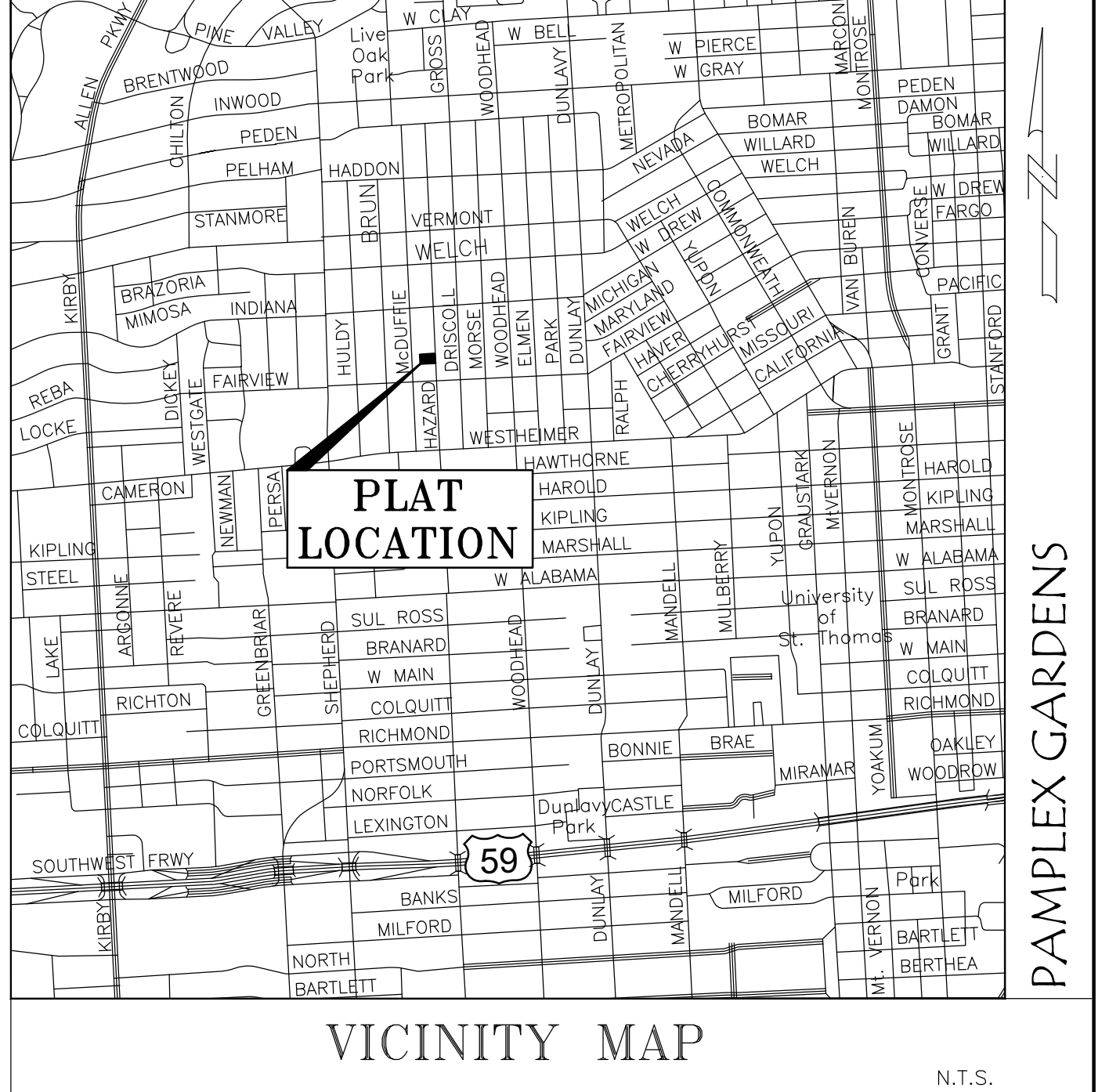


LEGEND: 1. H.C.M.R., 2. H.C.D.R., 3. Vol., 4. Pg., 5. Sq., 6. Gar., 7. R.O.W., 8. Ft. - Harris County Map Records, - Harris County Deed Records, - Volume, - Page, - Square, - Garage, - Right-of-way, - Feet

- PLAT NOTES: 1. Lots 1-2, Block 1 are hereby restricted to single family residential purposes... 2. Single-family residential shall mean the use of a lot with one building... 3. Unless otherwise Indicated, the building lines (b.l.), whether one or more... 4. Each lot shall provide a minimum of two off-street parking spaces... 5. The number of single family residential dwelling units... 6. The coordinates shown hereon are Texas South Central Zone No. 4204... 7. Absent written authorization by the affected utilities... 8. At least 150 square feet of permeable area is required per lot... 9. All lots shall have adequate wastewater collection service... 10. Building coverage limited to 60% of area of each lot... 11. Subject to the terms, easements and provisions contained in Boundary Agreement...



- NOTES: 1. A 10-FOOT BUILDING LINE IS ESTABLISHED FOR THE PRINCIPAL STRUCTURE ONLY. 2. A 17-FOOT BUILDING LINE IS FOR ANY CARPORT OR GARAGE FACING THE STREET. 3. THE BUILDING ABOVE THE CARPORT OR GARAGE MAY OVERHANG THE BUILDING LINE UP TO 7 FEET. 4. REFERENCE THE ABOVE LAYOUT AND ELEVATION.



DWELLING UNIT DENSITY TABLE with columns for Column A, B, and C, showing total no. dwellings, total gross acreage, and total project density.

LOT SIZE AND COVERAGE TABLE with columns for Column A, B, C, and D, showing lot no., lot size, maximum bldg coverage, and maximum % coverage.

Parks and Open Space Table with columns for a, b, and c, showing number of existing dwelling units, proposed DU, and incremental number of DU.

- 1. No land is being established as Private Park or dedicated to the public for Park purposes. 2. No building permit or other permit, except permits for construction of public improvements... 3. This property is located in Park Sector number 14. 4. This percentage (100%) shall be applied to the then-current fee in lieu of dedication. 5. The then current fee in lieu of dedication shall be applied to this number (1 unit) of dwelling units.

PAMPLEX GARDENS

A SUBDIVISION OF 0.1144 ACRES (4,983 SQUARE FEET) OF LAND SITUATED IN THE OBEDIENCE SMITH SURVEY, ABSTRACT NUMBER 696, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, FURTHER BEING A REPLAT OF LOT 5, IN BLOCK 14, OF PLAINVIEW SECOND ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 474, PAGE 561 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE TWO ( 2 ) SINGLE FAMILY LOTS, ONE BLOCK

SCALE: 1" = 20' 2 LOTS DATE: MARCH, 2023 1 BLOCK

OWNER(S): 2307 HAZARD, LLC a Texas limited liability company

