

STATE OF TEXAS
COUNTY OF HARRIS

We, Thera Investments, LLC, a Texas limited liability company, acting by and through Nicolas Xydas, CEO, and John Xydas, Vice President, owner, hereinafter referred to as Owners of the 1.148 acre tract described in the above and foregoing map of SHOPS AT WEST GRAY, 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 on 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 on 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 Thera Investments, LLC, a Texas limited liability company has caused these presents to be signed by Nicolas Xydas, CEO, and John Xydas, Vice President, thereunto authorized, this _____ day of _____, 20__.

Thera Investments, LLC, a Texas limited liability company

By: _____
Nicolas Xydas
CEO

By: _____
John Xydas
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Nicolas Xydas, CEO, and John Xydas, Vice President of Thera Investments, LLC, a Texas limited liability company known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

Notary Public in and for the
State of Texas

My Commission Expires:

I, Robert Kness, am authorized 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.

Lucas G. Davis
Registered Professional Land Surveyor
Texas Registration No. 6599

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of SHOPS AT WEST GRAY 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 _____, 20__.

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

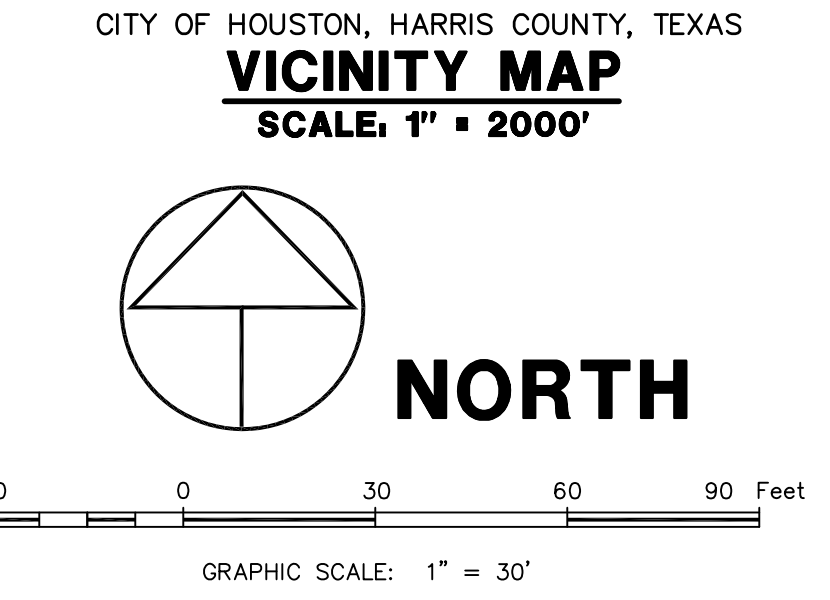
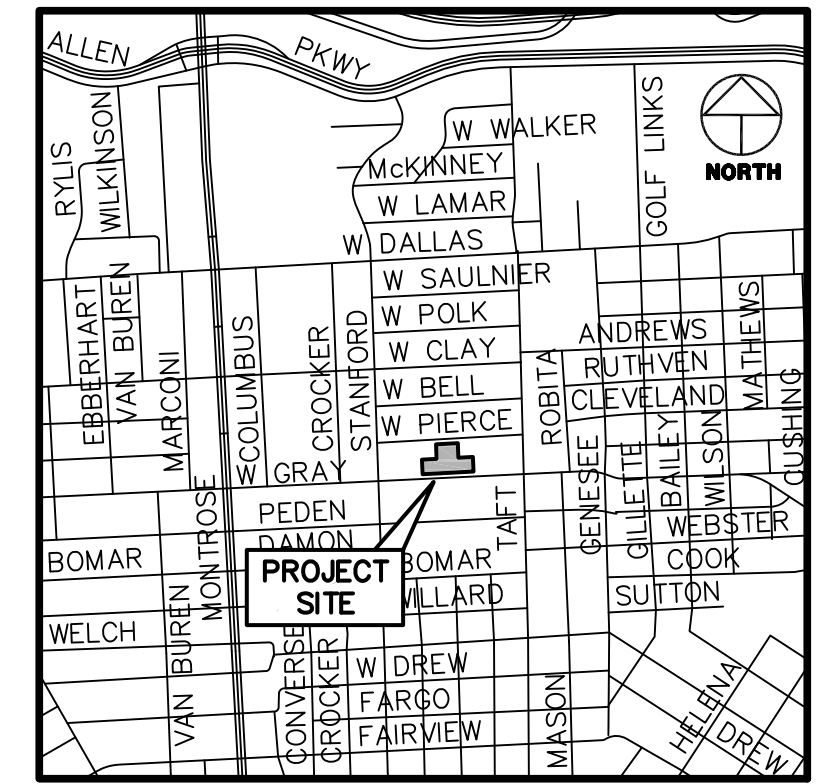
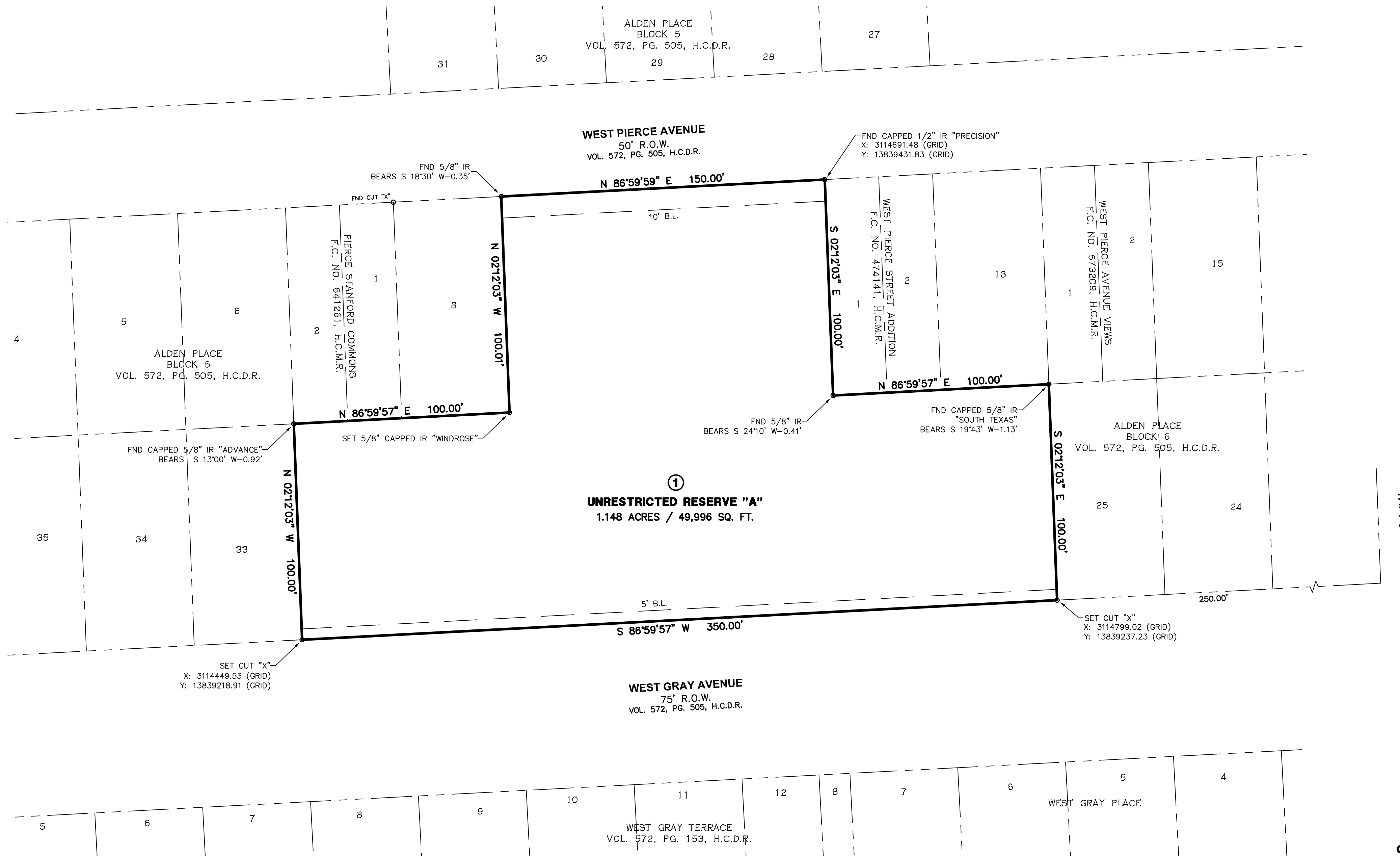
By: Margaret Wallace Brown, AICP, CNU-A
Secretary

Tenesia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

I, Tenesia 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.

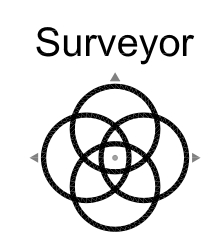
Witness my hand and seal of office, at Houston, the day and date last above written.



SHOPS AT WEST GRAY
A SUBDIVISION OF
1.148 AC. / 49,996 SQ. FT.
BEING A REPLAT OF LOTS 9, 10, 11, 26, 27, 28
AND 29, BLOCK 6, ALDEN PLACE, VOL. 572, PG. 505,
H.C.D.R., AND RESTRICTED RESERVE "A", BLOCK 1,
WEST GRAY COMPLEX, F.C. NO. 652166, H.C.M.R.
SITUATED IN THE
OBEDIENCE SMITH LEAGUE, ABSTRACT NO. 696
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

1 BLOCK 1 RESERVE
MARCH 2023
REASON FOR REPLAT: TO CREATE ONE (1) UNRESTRICTED RESERVE

Owner
Thera Investments, LLC,
a Texas limited liability company
17306 Desert Oak Court
Spring, Texas 77379
832-257-0431



WINDROSE
LAND SURVEYING | PLATTING
FIRM REGISTRATION NO. 10108800
713.488.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 50, HOUSTON TX 77041

GENERAL NOTES

- 1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- 2. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.99894128.
- 3. 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.
- 4. IF THIS PLAT IS PROPOSED TO BE MULTI-FAMILY RESIDENTIAL, IT IS SUBJECT TO THE PARKS AND OPEN SPACE REQUIREMENTS OF 42-251. A FEE PER UNIT WILL BE ASSESSED AT THE TIME OF PERMITTING AT THE THEN-CURRENT FEE RATE. IF A PRIVATE PARK IS TO BE PROPOSED OR PUBLIC PARK LAND IS TO BE DEDICATED, PARK LAND RESERVES OR LAND DEDICATION MUST BE SHOWN ON THE FACE OF PLAT AT THIS TIME.
- 5. 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 TOO 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.
- 6. THIS PLAT IS LOCATED IN PARK SECTOR 14.
- 7. SUBJECT TO RIGHT OF ENTRY AGREEMENT AND EASEMENT GRANTED TO GIC CORPORATION BY INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. H770424, (BLANKET)
- 8. A 5' BUILDING LINE IS APPLICABLE ONLY IF THE FUTURE DEVELOPMENT COMPLIES WITH EACH OF THE PERFORMANCE STANDARDS STATED IN THE SECTION 42-154. OPTIONAL PERFORMANCE STANDARDS FOR A MAJOR THOROUGHFARE WITHIN THE CITY WITH A PLANNED ROW OF 80 FEET OR LESS-RETAIL COMMERCIAL CENTER.

ABBREVIATIONS

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND - FOUND
- H.C.C.F. - HARRIS COUNTY CLERK FILE
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRES
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- (S) - SET 5/8" CAPPED IR "WINDROSE"

Z:\83028-114 W. GRAY STREET\PLAT\20230301-PLAT-SHOPS AT WEST GRAY-58328-1122754.DWG - LAMANA - 02/07/23