

STATE OF TEXAS
COUNTY OF HARRIS

WE, WHITE OAK SPRINGS HOMEOWNERS' ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION ACTING BY AND THROUGH MARIE GODARD, PRESIDENT AND RONDA SHEPHERD, SECRETARY BEING OFFICERS OF WHITE OAK SPRINGS HOMEOWNERS' ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION, OWNER HERINAFTER REFERRED TO AS OWNERS OF THE 0.125 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WHITE OAK SPRINGS SEC 1 PARTIAL REPLAT NO 1, 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 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 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 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 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 THIRTY THREE FEET (33' 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 (15' 0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYS, CREEKS, GULLIES, RAVINES, DRAINS, 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 ADJUTING 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 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY WHEREOF, THE WHITE OAK SPRINGS HOMEOWNERS' ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARIE GODARD, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, RONDA SHEPHERD.

THIS 6 DAY OF December, 2021.

WHITE OAK SPRINGS HOMEOWNERS' ASSOCIATION, INC.,
A TEXAS NON-PROFIT CORPORATION

BY: Marie Godard
MARIE GODARD, PRESIDENT

ATTEST: Ronda Shepherd
RONDA SHEPHERD, SECRETARY

STATE OF TEXAS
COUNTY OF HARRIS

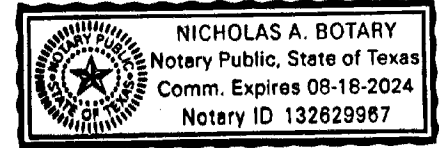
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIE GODARD, PRESIDENT OF WHITE OAK SPRINGS HOMEOWNERS' ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED 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 6 DAY OF December, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: Nicholas Botary

MY COMMISSION EXPIRES: 8-18-2024



STATE OF TEXAS
COUNTY OF HARRIS

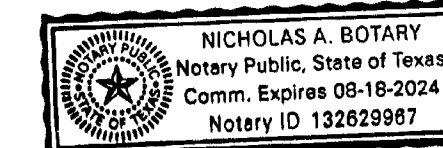
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RONDA SHEPHERD, SECRETARY OF WHITE OAK SPRINGS HOMEOWNERS' ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED 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 6 DAY OF December, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: Nicholas Botary

MY COMMISSION EXPIRES: 8-18-2024



I, MICHAEL HALL, 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.

MICHAEL HALL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5765
CIVIL-SURV LAND SURVEYING, LLC
TBPLS NO. 10143800



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WHITE OAK SPRINGS SEC 1 PARTIAL REPLAT NO 1 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 15 DAY OF DEC, 2021.

BY: Martha L. Storn
MARTHA L. STORN, CHAIR
OR M. SONNY GARZA, VICE-CHAIR



BY: Margaret Wallace Brown
MARGARET WALLACE BROWN, AEP, CNUA, SECRETARY

I, LOYD SMITH, INTERIM 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 COMPLES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW AS AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENTS.

Lloyd Smith
LOYD SMITH, P.E.
INTERIM COUNTY ENGINEER

I, TENESHA HUDSPETH, 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 February 5, 2022, BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

RP-2022-75573

2/10/2022 HCCPRP1 60.00

FILED

2/10/2022 2:50 PM

Tenesha Hudspeth
COUNTY CLERK

TENESHA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS



BY: Christina Orona
DEPUTY

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 February 10, 2022, AT 2:50 O'CLOCK P.M., AND DULY RECORDED ON February 11, 2022, AT 2:00 O'CLOCK P.M., AND AT FILM CODE NO. 698056 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

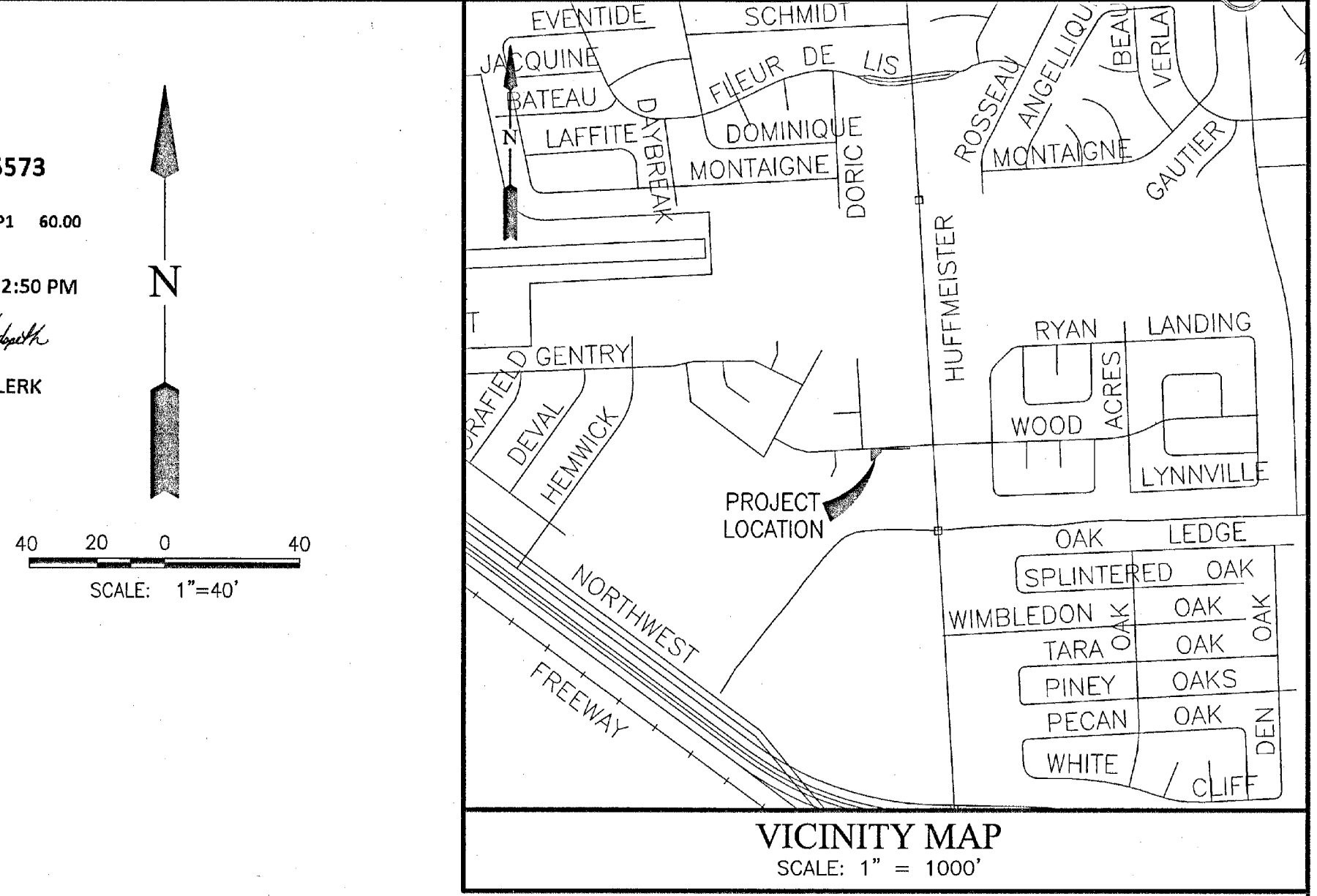
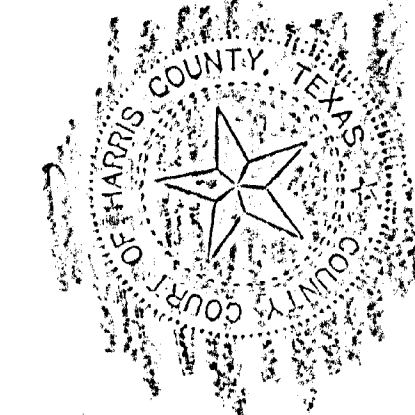
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

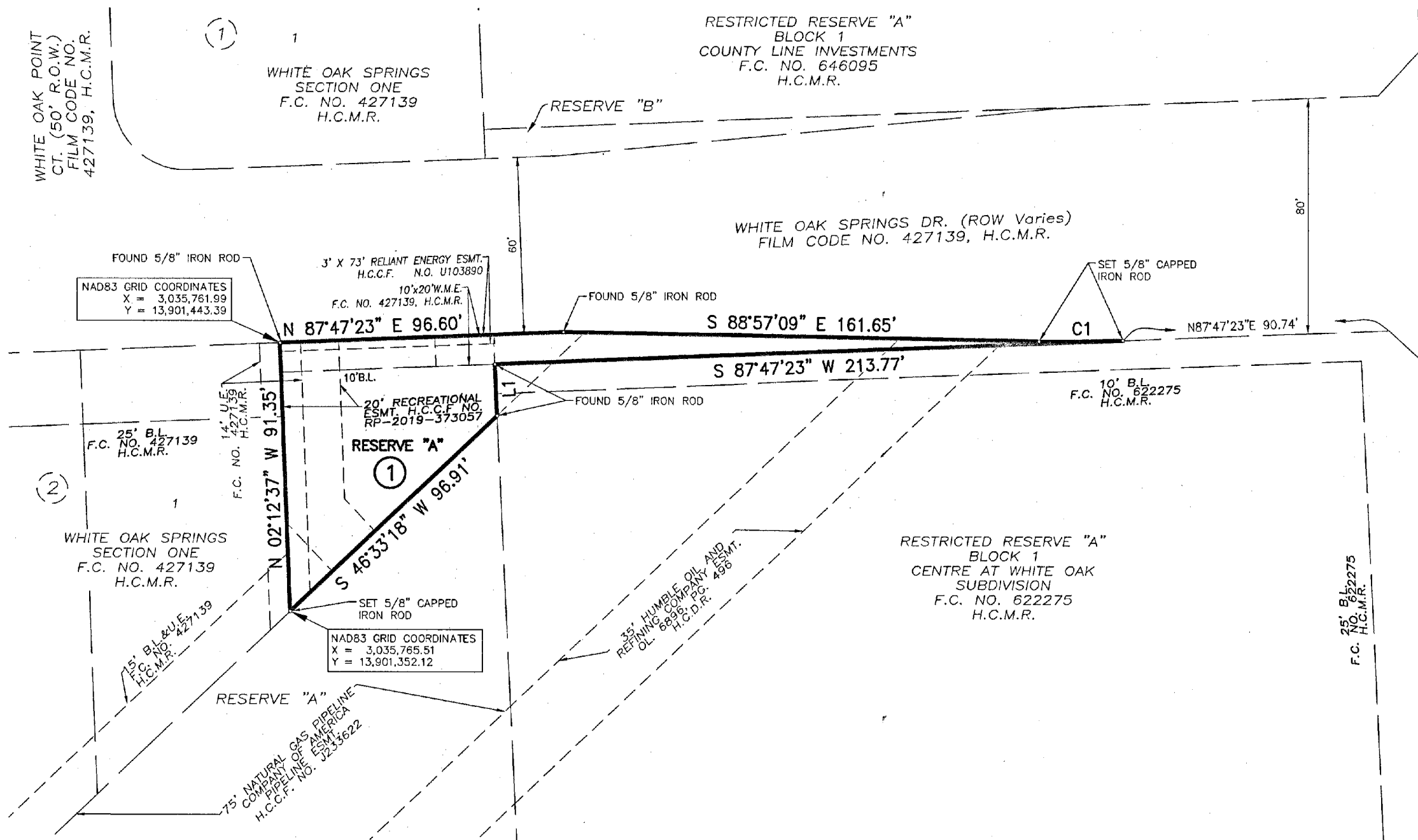
BY: Christina Orona
DEPUTY
CHRISTINA ORONA

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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 a total or changed after recording.



- LEGEND
- B.L. INDICATES BUILDING LINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - W.L.E. INDICATES HARRIS COUNTY DEED RECORDS
 - H.C.D.R. INDICATES HARRIS COUNTY MAP RECORDS
 - H.C.M.R. INDICATES HARRIS COUNTY CLERK FILE
 - H.C.C.F. INDICATES HARRIS COUNTY OFFICIAL PUBLIC
 - R.O.W. INDICATES RIGHT-OF-WAY
 - F.C. INDICATES FILM CODE



LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
L1	S 02°43'15" E	17.47'	C1	500.00'	371°05'	28.52'	N 89°25'51" E	28.52'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.125	5,447	RESTRICTED TO RECREATION / LANDSCAPE / OPEN SPACE
TOTAL	0.125	5,447	

- NOTES:
- 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.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.9999143361.
 - SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE SUBMITTED TO THE HARRIS COUNTY FLOOD CONTROL DISTRICT AND THE HARRIS COUNTY ENGINEERING DEPARTMENT.
 - 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.
 - 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.

WHITE OAK SPRINGS SEC 1 PARTIAL REPLAT NO 1

A SUBDIVISION OF 0.125 ACRES OF LAND LOCATED IN THE WILLIAM JONES SURVEY, ABSTRACT 489, HARRIS COUNTY, TEXAS; ALSO BEING A REPLAT OF RESERVE "F" OF WHITE OAK SPRINGS SECTION ONE, AS RECORDED IN FILM CODE NO. 427139, H.C.M.R.

REASON FOR REPLAT:
TO CHANGE THE USE, REDUCE THE FRONT BUILDING LINE TO 10' AND REMOVE THE REAR 15' BUILDING LINE.
1 RESERVE (0.125 ACRES) 1 BLOCK
NOVEMBER 29, 2021 JOB NO. 0460-4900

OWNERS:
WHITE OAK SPRINGS HOMEOWNERS' ASSOCIATION, INC.,
A TEXAS NON-PROFIT CORPORATION
MARIE GODARD, PRESIDENT
11118 CYPRESS NORTH HOUSTON ROAD, HOUSTON, TEXAS 77065
PH. (713) 686-4692

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SURVEYOR:
Civil-Surv Land Surveying, LLC
10590 WESTOFFICE DRIVE, SUITE 100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181
FAX: (713) 839-9020
TBPLS NO. 10143800

RECORDER'S MEMORANDUM:
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blacked, additions and changes were present at the time the instrument was filed and recorded.