

STATE OF TEXAS  
COUNTY OF HARRIS

WOODMERE DEVELOPMENT CO., LTD., a Texas limited partnership, acting by and through, AARON ALFORD, VICE PRESIDENT LAND AND DEVELOPMENT, being an officer of WOODMERE G.P., L.L.C., a Texas limited liability company, its GENERAL PARTNER and BGM LAND INVESTMENTS LTD., a Texas limited partnership, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 15.295 acre tract described in the above and foregoing map of WAYSIDE VILLAGE SEC 2 REPLAT No. 1, do hereby establish subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat, and hereby dedicate to the use of the public forever, all streets, dedications, restrictions, and notations on said map 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 the 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 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 (or the placement of mobile home subdivision) 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 covenant and agree that all of the property within the boundaries of this plat is hereby restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance, have a drainage opening of less than one and three quarters (1 3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

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 all 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 course shall 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 do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements, shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors, and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private streets or permanent access easements.

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 WOODMERE DEVELOPMENT CO., LTD., a Texas limited partnership, acting by and through WOODMERE G.P., L.L.C., a Texas limited liability company, its GENERAL PARTNER, has caused these presents to be signed by AARON ALFORD, its VICE PRESIDENT LAND AND DEVELOPMENT, thereunto authorized, this day of \_\_\_\_\_, 2017.

WOODMERE DEVELOPMENT CO. LTD.,  
a Texas limited partnership  
By: WOODMERE G.P., L.L.C.,  
a Texas limited liability company,  
its General Partner  
By: AARON ALFORD,  
Vice President Land and Development

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared AARON ALFORD, Vice President Land and Development, known to me to be the person(s) whose name(s) is/are 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 \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas  
Print Name  
My Commission Expires:

IN TESTIMONY WHEREOF, the BGM LAND INVESTMENTS LTD., a Texas limited partnership, has caused these presents to be signed by \_\_\_\_\_ its \_\_\_\_\_ thereto authorized, this day of \_\_\_\_\_, 2017.

BGM LAND INVESTMENTS LTD.,  
a Texas limited partnership  
By: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are 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 \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas  
Print Name  
My Commission Expires:

I, Douglas W. Turner, 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.

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."  
Douglas W. Turner, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 3988

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of WAYSIDE VILLAGE SEC 2 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 (or instrument when appropriate) this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

By: Patrick Walsh, P.E.  
Secretary

I, Stan Stanart, 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 \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_, 2017, 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.

Stan Stanart  
County Clerk  
Of Harris County, Texas

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

RESERVE TABLE

RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
(A)	A LANDSCAPE, OPEN SPACE & UTILITIES	17,899	0.411
(B)	B LANDSCAPE, OPEN SPACE & UTILITIES	22,370	0.514
(C)	C LANDSCAPE, OPEN SPACE & UTILITIES	3,805	0.087
(D)	D LANDSCAPE, OPEN SPACE & UTILITIES	4,169	0.096
(E)	E LANDSCAPE, OPEN SPACE & UTILITIES	3,661	0.084

LINE TABLE

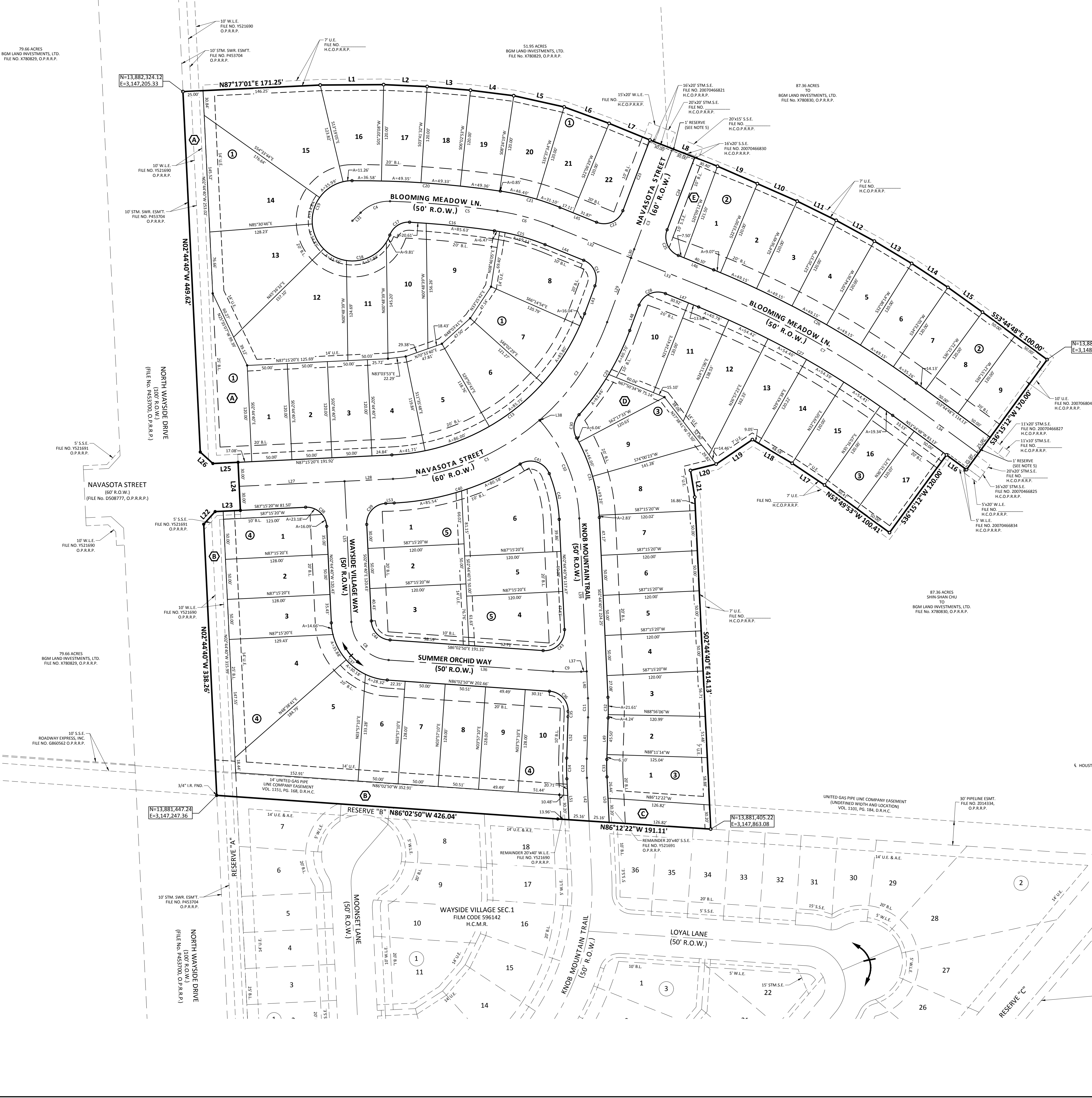
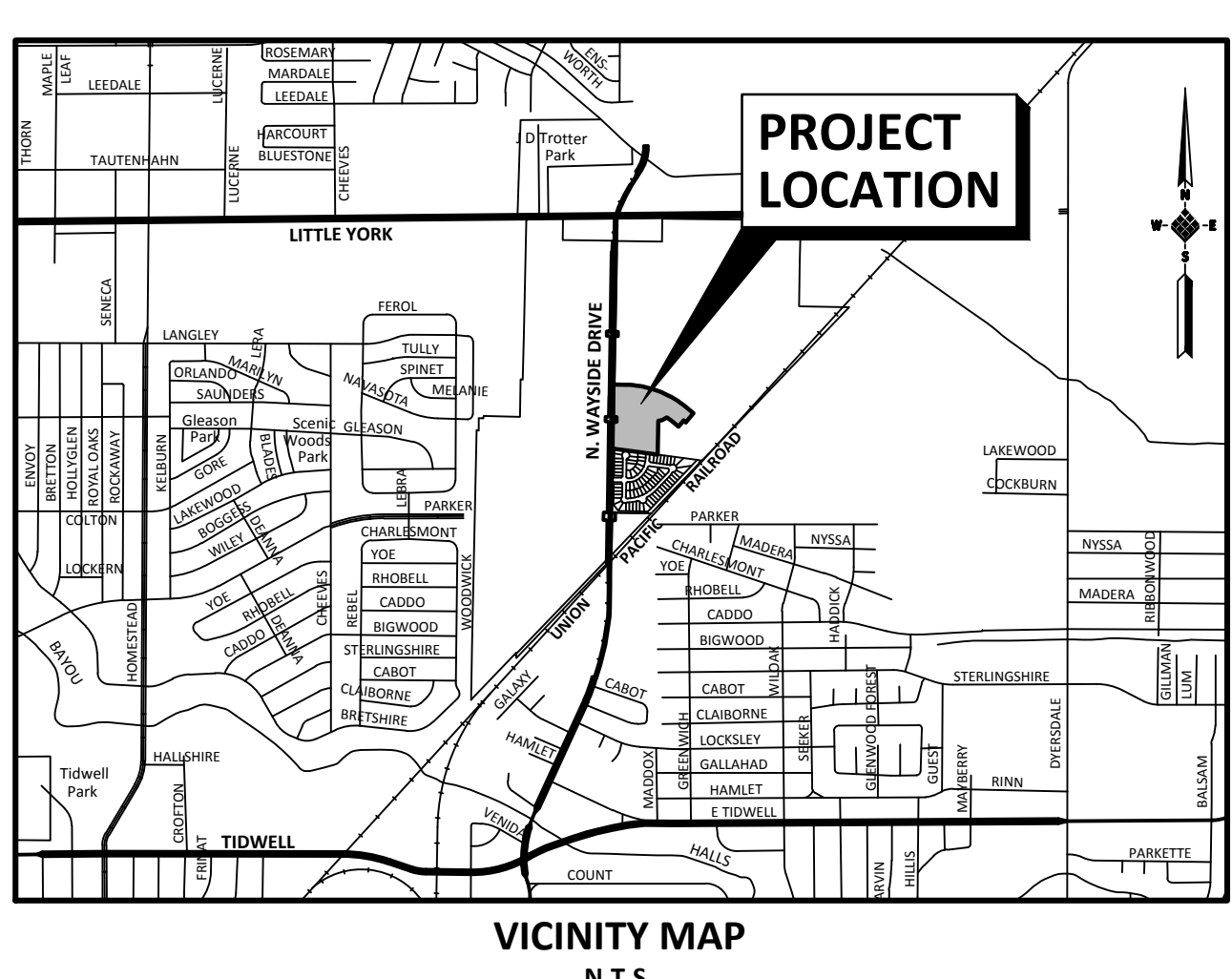
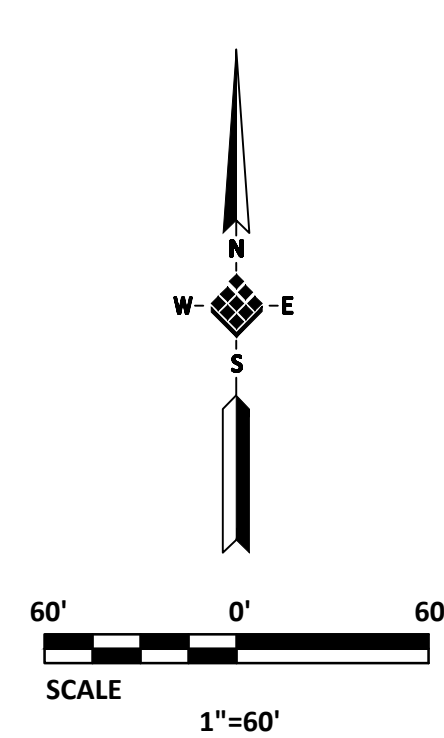
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N89°37'09"E	79.06	L11	S09°09'34"E	33.65	L41	N01°48'40"W	51.60
L2	S87°29'10"E	54.28	L12	N42°15'20"E	21.21	L42	N02°44'40"W	53.77
L3	S85°07'48"E	54.26	L13	N87°15'20"E	31.50	L43	N20°20'52"E	37.07
L4	S82°46'24"E	54.30	L14	N02°44'40"W	60.00	L44	N67°53'31"W	51.96
L5	S77°31'25"E	64.41	L15	S87°15'20"W	31.50	L45	S67°53'31"E	48.98
L6	S69°50'50"E	59.66	L16	S67°53'31"E	21.21	L46	S67°53'31"E	47.59
L7	S67°53'31"E	54.87	L17	N87°15'20"E	131.50	L47	N67°53'31"W	44.60
L8	S68°47'54"E	90.40	L18	S87°15'20"W	60.42	L48	S20°20'52"W	33.69
L9	S60°20'27"E	54.25	L19	N20°20'52"E	85.40	L49	S01°48'46"W	51.60
L10	S66°15'06"E	54.37	L20	S20°20'52"W	114.11	L50	S02°44'40"E	56.64
L11	S65°51'17"E	54.37	L21	S45°36'32"W	14.50	L51	N02°44'40"W	50.91
L12	S61°27'29"E	54.17	L22	N87°15'20"W	105.45	L52	N01°48'46"E	51.60
L13	S59°03'40"E	54.17	L23	N67°53'31"W	101.16	L53	S87°15'20"W	104.27
L14	S56°39'52"E	54.17	L24	N53°44'48"W	114.13			
L15	S54°22'38"E	52.99	L25	S02°44'40"E	175.42			
L16	N53°44'48"W	31.00	L26	S86°02'50"E	205.48			
L17	N56°07'02"W	48.60	L27	N87°15'20"E	6.77			
L18	N59°08'44"W	57.62	L28	N41°01'48"W	1.12			
L19	S55°58'07"W	54.60	L29	N02°44'40"W	190.83			
L20	S76°08'30"W	32.97	L30	N02°44'40"W	33.42			

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	38°17'08"	300.00	200.40	104.14	S68°06'46"W	196.75
C2	38°17'08"	300.00	198.87	76.53	N34°39'32"E	148.31
C3	07°51'14"	9000.00	134.11	67.05	S20°46'29"W	134.11
C4	46°16'51"	50.00	40.39	21.37	S68°44'57"W	39.30
C5	6°39'23"	1174.75	134.43	67.29	N84°49'56"W	134.35
C6	13°39'43"	300.00	71.53	35.94	N74°43'23"W	71.36
C7	14°08'43"	1150.00	283.92	142.68	N60°49'10"W	283.20
C8	83°18'10"	50.00	72.70	44.47	S44°23'45"E	66.46
C9	6°41'50"	300.00	35.07	17.55	S89°23'45"E	35.05
C10	38°17'08"	200.00	133.64	69.42	N21°53'14"W	131.17
C11	4°33'26"	300.00	23.86	11.94	N00°27'57"W	23.86
C12	4°33'26"	300.00	23.86	11.94	N00°27'57"W	23.86
C13	6°05'42"	270.00	315.30	178.40	N53°48'06"E	297.68
C14	88°14'23"	25.00	38.50	24.24	N23°46'20"W	34.81
C15	13°39'43"	275.00	65.57	32.94	N74°43'23"W	65.42
C16	5°17'39"	1149.75	106.24	53.16	N84°12'04"W	106.20
C17	7°21'13"	25.00	31.56	18.27	S56°59'30"W	29.50
C18	11°46'38"	300.00	100.16	78.15	S78°13'13"W	84.23
C19	13°39'43"	50.00	116.92	117.73	N22°35'55"E	92.04
C20	8°51'27"	1199.75	185.47	92.92	S85°58'58"E	185.29
C21	13°39'43"	325.00	77.49	38.93	S74°43'23"E	77.31
C22	91°30'19"	25.00	39.93	25.67	N66°21'19"E	35.82

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C23	0°35'55"	9030.00	94.36	47.18	N20°54'08"E	94.36
C24	0°37'02"	8970.00	96.64	48.32	S20°53'34"W	96.64
C25	88°28'35"	25.00	38.61	24.34	S33°39'14"E	34.88
C26	14°08'43"	1175.00	290.07	145.79	S60°49'10"E	289.35
C27	14°08'43"	1125.00	277.74	139.58	N60°49'10"W	277.04
C28	91°45'37"	25.00	40.04	25.78	S66°13'40"W	35.89
C29	21°23'01"	330.00	123.16	62.30	S31°02'22"W	122.45
C30	70°58'41"	25.00	30.97	17.81	S06°14'32"W	29.03
C31	26°30'08"	225.00	104.07	52.99	S15°59'44"E	103.15
C32	4°33'26"	25.00	25.85	12.93	S00°27'57"E	25.84
C33	4°33'26"	275.00	21.87	10.94	S00°27'57"E	21.87
C34	4°33'26"	325.00	25.85	12.93	N00°27'57"W	25.84
C35	1°22'41"	275.00	6.61	3.31	N01°07'26"E	6.61
C36	86°28'55"	25.00	37.73	24.85	N42°48'23"W	34.25
C37	83°18'10"	75.00	109.04	66.71	N44°23'45"W	99.69
C38	90°00'00"	25.00	39.27	25.00	N47°44'40"W	35.36
C39	90°00'00"	25.00	39.27	25.00	S47°15'20"W	35.36
C40	28°50'28"	330.00	166.11	84.86	S72°50'07"W	164.38
C41	99°39'01"	25.00	43.48	29.61	N71°45'37"W	38.20
C42	19°11'26"	175.00	58.61	29.58	N12°20'23"W	58.34
C43	96°41'50"	25.00	42.19	28.11	N45°36'15"E	37.36
C44	83°18'10"	25.00	36.35	22.24	S44°23'45"E	33.23



- NOTES:
- B.L. indicates a building line  
U.E. indicates a utility easement  
STM S.E. indicates a storm sewer easement  
W.L.E. indicates a water line easement  
S.S.E. indicates a sanitary sewer easement  
VOL., PG. indicates Volume, Page  
H.C.M.R. indicates Harris County Map Records  
H.C.D.R. indicates Harris County Deed Records  
H.C.C.F. No. indicates Harris County Clerk File Number  
H.C.O.P.R.P. indicates Harris County Official Public Records of Real Property  
H.C.F.C.D. indicates Harris County Flood Control District  
O.P.R.P. indicates Official Public Records of Real Property  
ESMT, indicates Easement  
H.L. & P. indicates Houston Lighting and Power  
I.R.E.S. indicates one foot reserve  
D.L. indicates a drainage easement  
I.R. indicates an iron rod  
Frod. indicates four feet  
● indicates found 5/8" iron rod (unless otherwise noted)  
○ indicates set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)
  - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale factor of 1.00002179.
  - All non-perimeter easements on property lines are centered unless otherwise noted.
  - All bearings are based on the Texas State Plane Coordinate System, South Central Zone.
  - One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicant, his heirs, assigns or successors.
  - 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.
  - a) Single-family residential shall mean the use of a lot with one building designed for and containing not more than two separate units and facilities for living, sleeping, cooking and eating thereon. A lot which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single-family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single-family residential.  
b) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
  - 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 near 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.

PARKS AND OPEN SPACE TABLE

A	NUMBER OF EXISTING DWELLING UNITS	0 DU
B <td>NUMBER OF PROPOSED DWELLING UNITS</td> <td>64 DU</td>	NUMBER OF PROPOSED DWELLING UNITS	64 DU
C <td>NUMBER OF INCREMENTAL DWELLING UNITS (A-B)</td> <td>64 DU</td>	NUMBER OF INCREMENTAL DWELLING UNITS (A-B)	64 DU

- No land is being established as Private Park or dedicated to the public for Park purposes.
- No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.
- This property is located in Park Sector number 4.
- This percentage is (100%) shall be applied to the then-current fee in lieu of dedication.
- The then-current fee in lieu of dedication shall be applied to this number (64 units) of dwelling units.

# WAYSIDE VILLAGE SEC 2 REPLAT No 1 AND EXTENSION

A SUBDIVISION OF  
**15.295 ACRES**  
LOCATED IN  
**ELI NOLAND SURVEY, A-600  
HARRIS COUNTY, TEXAS**  
ALSO BEING A REPLAT OF  
**WAYSIDE VILLAGE SEC 2**  
AS RECORDED IN  
FILM CODE NO. 620074, H.C.M.R.  
**5 BLOCKS 64 LOTS 5 RESERVES**  
REASON FOR REPLAT:  
TO INCREASE LOT SIZE  
**OWNER: WOODMERE DEVELOPMENT CO., LTD.**  
A TEXAS LIMITED PARTNERSHIP  
2705 WEST FREEDWAY, SUITE 100, HOUSTON, TEXAS 77064  
**BGM LAND INVESTMENTS, LTD.**  
A TEXAS LIMITED PARTNERSHIP  
1206 GORTY FERRYWAY, SUITE 402, HOUSTON, TEXAS 77064  
**ENGINEER: IDS Engineering Group**  
13430 NW Freeway Suite 700  
Houston, TX 77040  
713.462.3378  
FORM # 002726  
REV# 3011000  
DECEMBER 2017 IDS PROJECT NO. 0909-026-03