

STATE OF TEXAS
COUNTY OF HARRIS

WE, KUYKENDAHL 2920, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH (NAME AND TITLE OF OFFICER), BEING OFFICERS OF KUYKENDAHL 2920, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS, HERINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 0.855 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF **PAIGE POLK**, 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 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 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 KUYKENDAHL 2920, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY (NAME OF PRESIDENT), ITS PRESIDENT, THIS _____ DAY OF _____, 2018.

KUYKENDAHL 2920, LTD., A TEXAS LIMITED PARTNERSHIP

BY: _____
PRINT NAME, TITLE

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 _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME _____
MY COMMISSION EXPIRES _____

I, CODY L. CONDRON, 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.

CODY L. CONDRON, RPLS
TEXAS REGISTRATION NO. 5899

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 PAIGE PARK 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 _____, 2018.

BY: _____
MARTHA L. STEIN (OR) M. SONNY GARZA
CHAIR OR VICE CHAIRMAN

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 _____, 2018, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2018, 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

PARKS AND OPEN SPACE TABLE

A.	Number of Existing Dwelling Units (I hereby certify that the information provided herein is true.)	0
B.	Number of Proposed Dwelling Units	19
C.	Number of Incremental Dwelling Units (B-A)	19

- NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
- 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 (19 UNITS) OF DWELLING UNITS.
- THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 1.
- 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

LOT COVERAGE TABLE

LOT NO.	LOT AREA	MAX. FIRST FLOOR BLDG. FOOTPRINT	MAXIMUM COVERAGE %
1	1,750 SQ. FT.	1,050	60
2	1,680 SQ. FT.	1,008	60
3	1,903 SQ. FT.	1,142	60
4	1,797 SQ. FT.	1,142	60
5	1,620 SQ. FT.	1,079	60
6	1,620 SQ. FT.	972	60
7	1,456 SQ. FT.	875	60
8	1,426 SQ. FT.	874	60
9	1,450 SQ. FT.	870	60
10	1,650 SQ. FT.	870	60
11	1,609 SQ. FT.	965	60
12	1,570 SQ. FT.	965	60
13	1,581 SQ. FT.	949	60
14	1,512 SQ. FT.	907	60
15	1,512 SQ. FT.	907	60
16	1,738 SQ. FT.	1,043	60
17	1,945 SQ. FT.	1,167	60
18	1,909 SQ. FT.	1,145	60
19	1,681 SQ. FT.	1,009	60

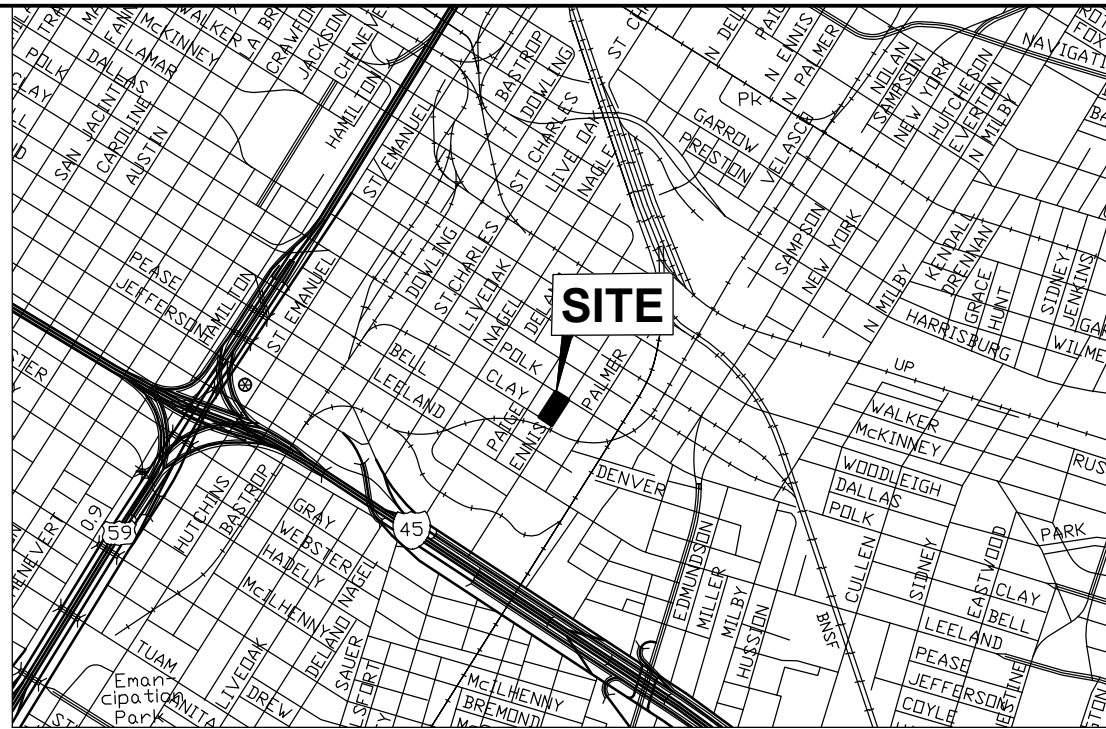
LOT DENSITY TABLE

No. OF DWELLING UNITS	GROSS AREA	DENSITY
19 UNITS	0.7174 AC.	26.48 UNITS/AC

- AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT, 2,850 SQUARE FEET OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION. REFERENCE 42-1 PERMEABLE AREA DEFINITION.
- THE NUMBER OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THAT CAN BE CONSTRUCTED SHALL NOT EXCEED AN EQUIVALENT OF 27 UNITS TO THE GROSS ACRE OF ALL LAND WITHIN THE BOUNDARIES OF THIS SUBDIVISION PLAT.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.

42-186 PARKING FOR SF RESIDENTIAL USE

OF LOTS # OF ADD'L PARKING REQ # OF ON-STREET PARKING # OF ON-SITE PARKING
19 3 3 0



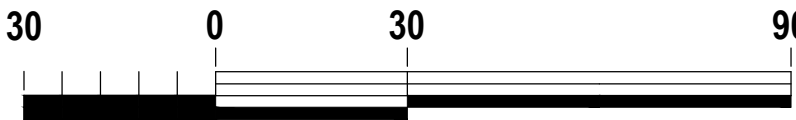
VICINITY MAP (N.T.S.)
KEY MAP: 493V

GENERAL NOTES

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND HAVE A COMBINED SCALE FACTOR OF 0.99999233143.
- SINGLE-FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR, AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON 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.
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER UNIT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- EACH LOT SHALL BE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.
- VEHICULAR ACCESS TO LOTS ONE (1) THRU 19, BLOCK 1, ARE PROVIDED FOR BY A SHARED DRIVEWAY ONLY.
- THIS SUBDIVISION CONTAINS ONE OR MORE SHARED DRIVEWAYS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY SHARED DRIVEWAYS WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY IN THIS SUBDIVISION.
- ASSENT 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.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINE (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 BUILDING LINE FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENCROACH INTO ANY VISIBILITY TRIANGLE. THIS AREA SHALL ASSURE ADEQUATE VISIBILITY SIGHT LINES FOR VEHICULAR TRAFFIC APPROACHING THE INTERSECTION. THE MAXIMUM HEIGHT OF THE VISIBILITY TRIANGLE SHALL BE 20 FEET AS MEASURED VERTICALLY FROM THE GROUND.
- THE RESIDENTIAL UNITS OR LOTS LOCATED IN THIS SUBDIVISION ARE ELIGIBLE FOR SOLID WASTE COLLECTION SERVICES BY THE CITY AT THE TIME OF THE FILING OF THIS PLAT. NOTWITHSTANDING THE FOREGOING, THE CITY RESERVES THE RIGHT TO AMEND THE LEVEL OF SOLID WASTE COLLECTION SERVICES IT PROVIDES.

LEGEND

B.L. - BUILDING LINE
E.A.E. - EMERGENCY ACCESS EASEMENT
F.C. - FILM CODE
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
S.S.E. - SANITARY SEWER EASEMENT
VOL. - VOLUME
PG. - PAGE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
FND. - FOUND
I.R. - IRON ROD



SCALE: 1"=30'

PAIGE POLK

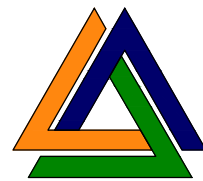
A SUBDIVISION OF 0.7174 ACRES (31,250 SQUARE FEET) SITUATED IN THE JAMES HALL SURVEY, A-832, IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 23 LOTS
19 LOTS 1 BLOCK

SCALE: 1"= 30' DATE: SEPTEMBER, 2018

OWNER

KUYKENDAHL 2920, LTD., A TEXAS LIMITED PARTNERSHIP



TRI-TECH
SURVEYING COMPANY, L.P.

10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800

www.tritechtx.com

TBPLS #10115900