STATE OF TEXAS

COUNTY OF HARRIS

We, INVESCO COMMERCIAL ENTERPRISES, LLC, acting by and through _____ and attested by _____, hereinafter referred to as Owners of the 2.2735 acre tract described in the above and foregoing map of Cullen Development, 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 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 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) feet 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 residential units per lot.

IN TESTIMONY WHEREOF, INVESCO COMMERCIAL ENTERPRISES, LLC has caused these presents to be signed by _____, its _____, thereunto authorized, attested by _____, its _____, this ___ day of _____, 2021.

INVESCO COMMERCIAL ENTERPRISES, LLC

By:_____
Name:
Title:

Attest:_____
Name:
Title:

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ and _____, 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 _____, 2021.

_____
Notary Public in and for the State of Texas
Printed Name:

My Commission Expires: _____

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 _____, 2021, at _____o'clock ___m., and duly recorded on _____, 2021, 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.

_____
Teneshia Hudspeth
County Clerk
of Harris County, Texas

By:_____
Deputy

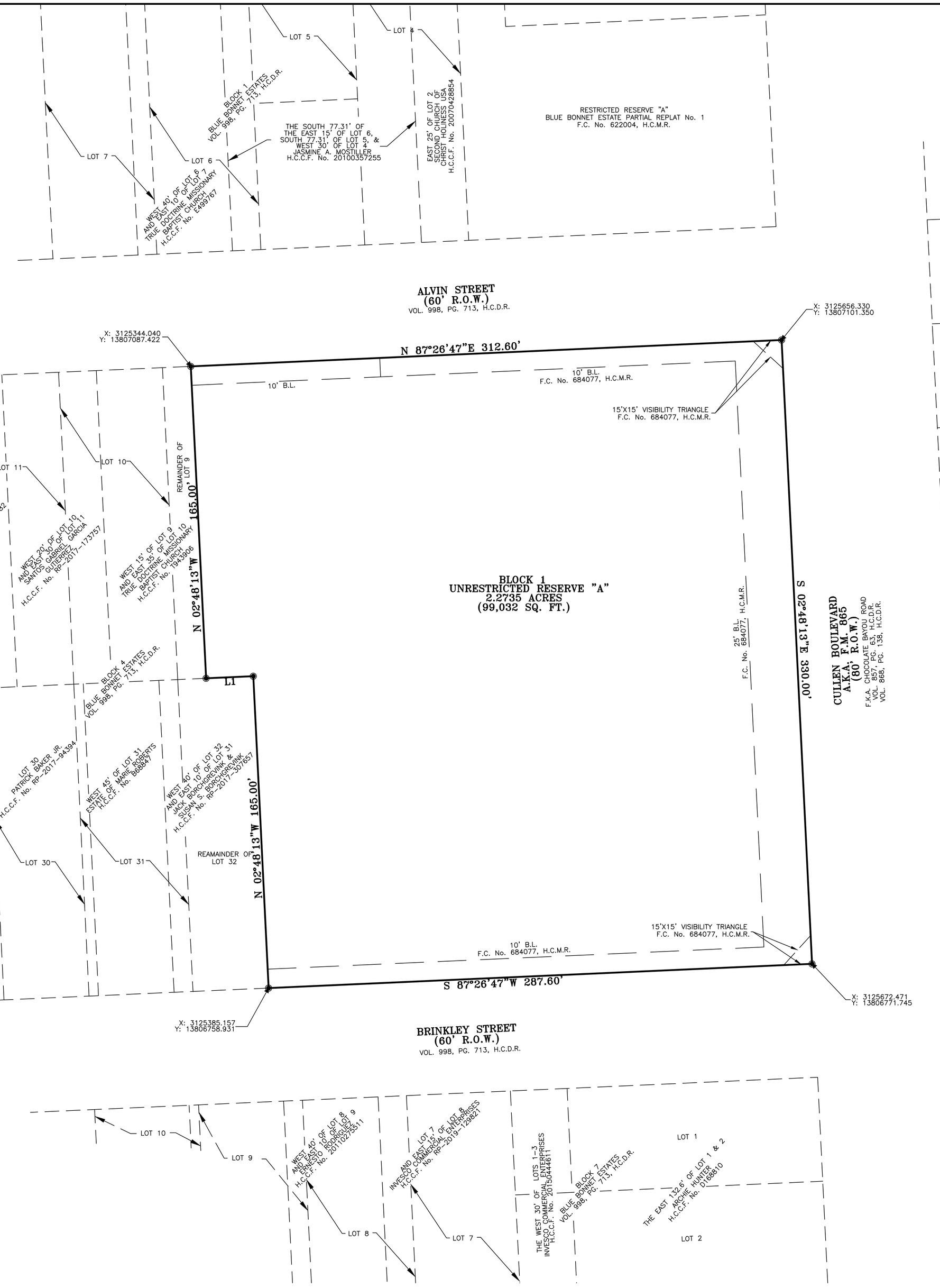
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Cullen Development in Conformance with the laws of the State of Texas and the Ordinances of the City of Houston as shown hereon and authorized the recording of this plat

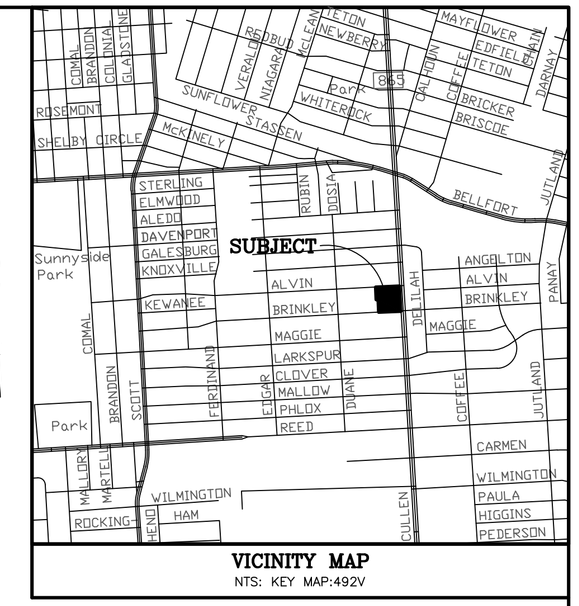
THIS_____DAY OF _____, 2021.

By:_____
MARTHA L. STEIN, CHAIR OR
M. SONNY GARZA, VICE CHAIRMAN

By:_____
MARGARET WALLACE BROWN, AICP, CNU–A
SECRETARY

LINE	BEARING	DISTANCE
L1	S 87°26'47" W	25.00'





VICINITY MAP
NTS: KEY MAP:492V

60 30 0 60 120 180

● *FND. 5/8" I.R. UNLESS OTHERWISE NOTED*

1. B.L. denotes Building Line, R.O.W. denotes right–of–way, U.E. denotes utility easement, A.E. denotes aerial easement, W.L.E. denotes water line easement, H.C.C.F. denotes Harris County Clerk's File, H.C.M.R. denotes Harris County Map Records H.C.D.R. denotes Harris County Deed Records, U.V.E. denoted unobstructed visibility easement.

2. All bearings shown hereon are based the Texas State Plane Coordinate System South Central Zone (NAD 83).

3. This plat lies within the city limits of the City of Houston.

4. The 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 combined scale 0.99990463646.

5. 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 form time to time.

6. 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 lot 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.

7. This property is located in Park Sector number 7.

8. 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 park land reserves or land dedication must be shown on the face of plat at this time.

I, Kenneth A. Gruller, R.P.L.S., 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.

_____
Kenneth A. Gruller, R.P.L.S.
Texas Registration No. 5476

CULLEN DEVELOPMENT

BEING A SUBDIVISION OF 2.2735 ACRES
BEING A REPLAT OF RESTRICTED RESERVE "A"
BLUE BONNET ESTATES PARTIAL REPLAT No. 2
F.C. No. 684077, H.C.M.R.
AND BEING A REPLAT OF LOT 8, AND A
PARTIAL REPLAT OF LOT 9, BLOCK 4
BLUE BONNET ESTATES, VOL. 998, PG. 713, H.C.D.R.
LOCATED IN THE
H.A. ROBINSON SURVEY, A–679
HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 1 RESERVE

SCALE: 1" = 30' APRIL 2021

1 RESERVE 1 BLOCK

OWNER:

INVESCO COMMERCIAL ENTERPRISES, LLC
PO BOX 330974
HOUSTON, TX 77233
Phone: (713) 333–1466

Gruller Surveying, LLC
PROFESSIONAL LAND SURVEYING
1244 N. POST OAK ROAD, STE. 200
HOUSTON, TEXAS 77055
PH:713.333.1466/ FX: 713.782.3755
JOB. No. 45–2067