

THE STATE OF TEXAS
COUNTY OF HARRIS

We, **KAYS PARTNERS, L.L.C. A TEXAS LIMITED LIABILITY CORPORATION**, acting by and through **NICHOLAS A. SILVERS, MANAGER**, being officers of **KAYS PARTNERS, L.L.C. A TEXAS LIMITED LIABILITY CORPORATION**, owner hereinafter referred to as Owners (together or one or more of the 0.3781 acres tract described in the above and foregoing map of **GREENBRIAR PARTIAL REPLAT NO. 1**, do hereby make and establish said subdivision and development plan of said property according to all laws, ordinances, restrictions, and notations on said maps or plat, and hereby dedicate to the use of the public for all streets (except those streets designated as private streets, or permanent access easements), alleys, walks, 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 (11' 0") 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 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 dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bays, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located on 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 as 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 consent 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.

IN TESTIMONY WHEREOF, the **KAYS PARTNERS, L.L.C. A TEXAS LIMITED LIABILITY CORPORATION**, has caused these presents to be signed by **NICHOLAS A. SILVERS**, its manager, thereunto authorized, this 6 day of December, 2015.

Lisa Bowers
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: Lisa Bowers
MY COMMISSION EXPIRES: 03-18-2018



We, **ALLEGIANCE BANK OF TEXAS**, owner and holder of a lien against the property described in the plat known as **GREENBRIAR PARTIAL REPLAT NO. 1**, said lien being evidenced by instrument of record in Clerk's File No. 20150191570 of C.P. & O.P. of Harris County, Texas, do hereby in full satisfaction of our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said land and have not assigned the same nor any part thereof.

By: *Michelle Trava*
PRINT NAME: Michelle Trava
PRINT TITLE: se vice president

Before me, the undersigned authority, on this day personally appeared **Nicholas A. Silvers**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he had executed the same for the purposes and considerations therein expressed and in the capacity therein stated, and he has acknowledged the same to me and I have signed said certificate.

Given under my hand and seal of office this 2 day of December, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: Sheila Shaw
MY COMMISSION EXPIRES: 5-26-2018



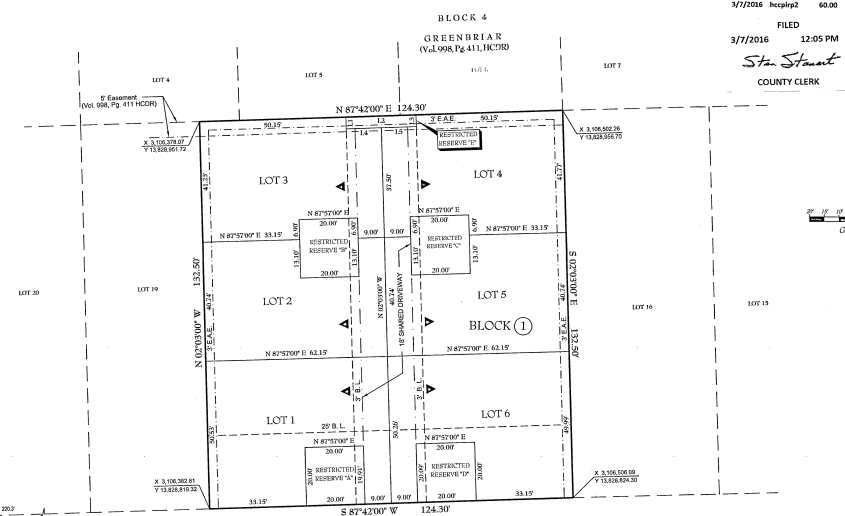
L. MATTHEW J. PROBSTFELD, an authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate, was prepared from an actual survey of my supervisor on the ground, that, except as shown at boundary corners, angle points, points of curvature and other points of reference, there have been marked with iron (or other objects of 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 Texas Coordinate System of 1983, south central zone.

L. Matthew J. Probstfeld
L. MATTHEW J. PROBSTFELD
Registered Professional Land Surveyor
State of Texas No. 4985

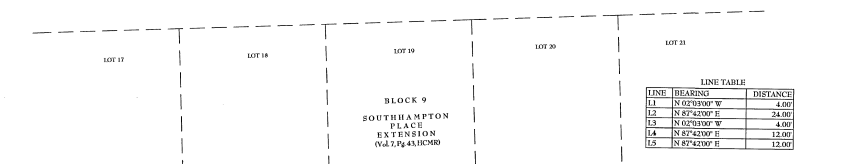


OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 077363
GREENBRIAR PARTIAL REPLAT NO 1
THIS IS PAGE 1 OF 2 PAGES
SCANNER CODE I42400
KEY MAP

MORNINGSIDE DRIVE
(V.L. 998, P. 411, H.C.M.R.)



BISSONNET STREET
60' R.O.W. (Platted as Bissonnet Avenue)
(Vol. 7, Pg. 43, H.C.M.R.)



LINE	BEARING	DISTANCE
11	N 02°55'00" W	4.00'
12	N 87°42'00" E	24.00'
13	N 02°55'00" W	4.00'
14	N 87°42'00" E	13.00'
15	N 87°42'00" E	13.00'

GENERAL NOTES & LEGEND

1. Lots 1 thru 6, block 1 are restricted to single family residential uses as defined by Chapter 42, H.C.M.R. denotes HARRIS COUNTY MAP RECORDS, H.C.D.R. denotes HARRIS COUNTY DEED RECORDS, H.C.C.P. No. denotes HARRIS COUNTY CLERK'S FILE NUMBER, UTIL. EASEM. OR L.E. denotes UTILITY EASEMENT, BLDG. LINE OR B.L. denotes BUILDING LINE, A.E. denotes AERIAL EASEMENT, S.S.E. denotes SANITARY SEWER EASEMENT, E.A.E. denotes EMERGENCY ACCESS EASEMENT.
2. denotes utility easement.
3. denotes primary driveway access to each lot.
4. denotes primary driveway access to each lot.
5. Vehicular access to Lots 1 through 6 is provided by a shared driveway only.
6. 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 shall also 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.
7. 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 land within the boundary of the subdivision.
8. 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.
9. At least 150 square feet of permeable area is required per lot. 50% of permeable area shall be provided within the boundary of this subdivision.
10. Unless otherwise indicated, the building lines, whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of chapter 42, code of ordinance, City of Houston, Texas. In effect at the time this plat was approved. Which may be amended from time to time.
11. All lots shall have adequate wastewater collection system.
12. Storm sewer system with private property or private easement is a private system and must be maintained by the property owners or the homeowners association.
13. This plat is located in Park Sector number 15.
14. Any fence or wall up to eight feet high shall be located at least two feet from the property line along the collector or local street. This area shall be planted and maintained with landscaping.
15. The Coordinates shown herein are Texas State Central Zone No. 4204 State Plane Only Coordinates (NAD 83) and may be brought to surface by multiplying the following combined scale factor of 1.000113604.

16. Distances are surface and may be converted to grid by multiplying the following combined scale factor 0.999886400.
17. 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 unit such time as the functions required under provisions of Section 40-255 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.
18. This percentage (100%) shall be applied to the then-current fee in lieu of dedication.
19. The then-current fee in lieu of dedication shall be applied to this number of units of dwelling units.
20. The subdivision contains one or more shared common driveways that have been dedicated to or accepted by the City of Houston or any local government agency with public right-of-way, the City of Houston has no standing obligation to maintain nor does any other local government agency have any obligation to maintain or improve any shared common driveway within the subdivision, which obligation shall be the sole responsibility of the owners of the property within this subdivision.
21. The residential use of lots located in the subdivision are eligible for solid waste collection services provided by the City at the time of the filing of this plat. No withstanding the foregoing, the City reserves the right to amend the level of solid waste collection services it provides.
22. No heavy or concrete trash collection service shall be provided to residential units eligible for collection pursuant to Item 2 of sec. 39-45 of the code of ordinances.
23. 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. When wooden posts and parallel wooden fences along the perimeter and back-to-back easements and alongside near side lines are permitted, they 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 parallel wooden fences back up, but generally will not replace with new fencing.
24. A 3-foot wide emergency access easement shall be provided along each boundary of the subdivision plat that does not abut a public street. No objects or obstructions shall be placed within the emergency access strip except that a fence may be permitted if it provides for pedestrian gate access for emergency services.
25. The length of the driveway that connects to a shared driveway shall be twenty feet (20' 0") or less as measured from the edge of the shared driveway.

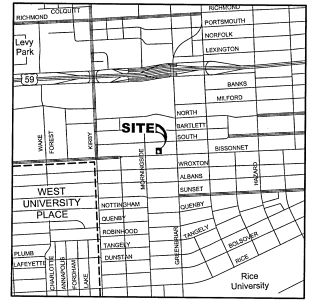
RP-2016-93826

3/7/2016 hccp2 60.00

FILED

3/7/2016 12:05 PM

Stan Stanart
COUNTY CLERK



MARKING TABLE

NUMBER OF PROPOSED LOTS	NUMBER OF ADDITIONAL PARKINGS REQUIRED	NUMBER OF ON-STREET PARKING	NUMBER OF ON-LITE PARKING
6	1	0	6

DEVELOPMENT TABLE

NUMBER OF EXISTING DWELLING UNITS	NUMBER OF PROPOSED DWELLING UNITS	NUMBER OF INCIDENTAL DWELLING UNITS
0	6	6

NUMBER OF DWELLINGS	GROSS AREA	DENSITY UNITS/ACREAGE
6	0.3781	15.87

FOOTCOVERAGE TABLE			
LOT NUMBER	LOT SIZE (SQ. FT.)	MAX. BLDG. COVERAGE (SQ. FT.)	MAX. PERCENT COVERAGE (%)
1	2733	1367	50
2	2210	1105	50
3	2385	1193	50
4	2402	1201	50
5	497	249	50
6	2714	1358	50

RESERVE TABLE			
RESERVES	SQ. FOOTAGE	ACREAGE	PURPOSE
A	359	0.009	PARKING
B	493	0.009	PARKING
C	400	0.009	PARKING
D	497	0.009	PARKING
E	59	0.002	LANDSCAPE
TOTAL	1606	0.029	

GREENBRIAR PARTIAL REPLAT NO 1

A SUBDIVISION OF 0.3781 ACRES OF LAND
BEING A REPLAT OF LOTS SEVENTEEN (17), EIGHTEEN (18) AND
THE EAST 14.3 FEET OF LOT NINETEEN (19), BLOCK FOUR (4)
GREENBRIAR, VOL. 998 PG. 411, H.C.D.R. IN
THE A.C. REYNOLDS SURVEY, ABSTRACT NO. 61
CITY OF HOUSTON, TEXAS
HARRIS COUNTY, TEXAS

6 LOTS, 5 RESERVES, 1 BLOCK

REASON FOR REPLAT:
TO CREATE SIX SINGLE-FAMILY RESIDENTIAL LOTS & 5 RESERVES

OWNER:
KAYS PARTNERS, L.L.C.
P.O. BOX 22735 • HOUSTON • TX 77227

NOVEMBER 2, 2015
PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2015. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

KAYS PARTNERS LLC
4723 INGERSOLL ST
HOUSTON , TX 77027-6601

2015 Value: 522,692
2015 Levy: \$13,251.11
2015 Levy Balance: \$0.00
Prior Year Levy Balance: \$0.00
Total Levy Due: \$0.00
P&I + Attorney Fee: \$0.00
Total Amount Due: \$0.00

Certified Tax Unit(s):

1 Houston I.S.D.
40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
48 Houston Community College System
61 City of Houston

OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK:

FILM CODE: 677384

GREENBRAIR PARTIAL REPLAT NO 1

THIS IS PAGE 2 OF 2 PAGES

SCANNER Context IQ4400

Reference (GF) No: N/A

Issued By:
MIKE SULLIVAN
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

53.1.80

TAX CERTIFICATE



MIKE SULLIVAN
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:
KAYS PARTNERS LLC
4723 INGERSOLL ST
HOUSTON , TX 77027-6601

Legal Description:
LT 18 & TR 19A BLK 4
GREENBRAIR

Parcel Address: 2332 BISSONNET ST
Legal Acres: .2108

Account Number: 067-015-004-0018

Certificate No: 12062081
Certificate Fee: \$10.00

Print Date: 02/19/2016
Paid Date:
Issue Date: 02/19/2016
Operator ID: CVASQUEZ

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2015. ALL TAXES ARE PAID IN FULL

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KAYS PARTNERS LLC
4723 INGERSOLL ST
HOUSTON , TX 77027-6601

Certified Tax Unit(s):

1 Houston I.S.D.
40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
48 Houston Community College System
61 City of Houston

2015 Value: 667,940
2015 Levy: \$16,933.38
2015 Levy Balance: \$0.00
Prior Year Levy Balance: \$0.00
Total Levy Due: \$0.00
P&I + Attorney Fee: \$0.00
Total Amount Due: \$0.00

Reference (GF) No: N/A

Issued By:
MIKE SULLIVAN
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

53.1.80