

STATE OF TEXAS

COUNTY OF HARRIS

WE, HGC HEANEY TURNER, LP, ACTING BY AND THROUGH JOSEPH HADDAD BEING AN OFFICER OF HGC HEANEY TURNER, LP, ATTESTED BY ALEJANDRO MESSING, BEING MANAGER, OWNER, HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE OF THE 0.6198 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ARCHERS GROVE, 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 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') PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14') PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16') PERMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16') 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') FOR TEN FEET (10') BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14') BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16') BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16') 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') 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 THE 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') 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 MAINTENANCE 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 INTENDED 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 THE PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF THE 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 THE WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPEAT 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, HGC HEANEY TURNER, LP, HAS CAUSED THESE PRESENT TO BE SIGNED BY JOSEPH HADDAD, ITS MANAGER, THEREUNTO AUTHORIZED, ATTESTED BY ALEJANDRO MESSING, ITS MANAGER ON THIS 11 DAY OF OCTOBER, 2022.

HGC HEANEY TURNER, LP,

BY: JOSEPH HADDAD, MANAGER

ATTEST: ALEJANDRO MESSING, MANAGER

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH HADDAD, MANAGER 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 11 DAY OF OCTOBER, 2022.

NOTARY PUBLIC IN AN FOR FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: 5/8/25

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALEJANDRO MESSING, MANAGER 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 11 DAY OF OCTOBER, 2022.

NOTARY PUBLIC IN AN FOR FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: 5/8/25

I, DANIEL W. GOODALE, 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.



Daniel W. Goodale

DANIEL W. GOODALE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4919
10/10/2022

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 ARCHERS GROVE 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 2 DAY OF NOVEMBER, 2022.

BY: MARTHA STEIN CHAIR
OR
M. SONNY GARZA, MOD. CHAIR

BY: MARGARET WALLACE BROWN, ACP, CHUA
SECRETARY

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 November 4, 2022, AT 11:14 O'CLOCK A. M., AND DULY RECORDED ON November 4, 2022, AT 4:17 O'CLOCK P. M., AND AT FILM CODE NUMBER 701546 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.

BY: TENESHA HUDSPETH

TENESHA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: CHRISTIAN ORONA

DEPUTY

PLAT NOTES:

- LOTS 1-7, BLOCK 1 SHALL BE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USES AS DEFINED BY CHAPTER 42 (ORDINANCE 1999-262)
- AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT 1,050 S.F. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION.
- THE NUMBER OF SINGLE-FAMILY RESIDENTIAL DWELLING UNITS THAT CAN BE CONSTRUCTED SHALL NOT EXCEED AN EQUIVALENT DENSITY OF 27 UNITS TO THE GROSS ACRE OF LAND WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- 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 ORDINANCES, CITY OF HOUSTON TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY DWELLING UNIT IS PROVIDED ONLY ONE ADDITIONAL OFF-STREET PARKING SPACE SHALL BE PROVIDED.
- 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 800 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 ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
- 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 FOLLOWING COMBINED SCALE OR 0.99999008.
- NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
- THIS PROPERTY(S) IS LOCATED IN PARK SECTOR NUMBER 2
- 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 42-293 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICES.
- THIS PERCENTAGE (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 (7 UNIT) OF DWELLING UNITS.
- 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.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE (FIPS 4204) PER GPS OBSERVATIONS AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY.
- SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, EASEMENTS AND RESTRICTIONS MAY EXIST WHICH ARE NOT SHOWN HEREON; NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENT OR RESTRICTIONS OF RECORD HAS BEEN PERFORMED BY SURVEYOR
- THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHT-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY IN THE SUBDIVISION.
- THE RESIDENTIAL UNITS OR LOTS ENCOMPASSED BY THE PLAT ARE INELIGIBLE FOR SOLID WASTE COLLECTION SERVICES PROVIDED BY THE CITY AT THE TIME OF THE FILLING OF THE PLAT. THE OBLIGATION TO PROVIDE SOLID WASTE COLLECTION SERVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY IN THE SUBDIVISION. NOTWITHSTANDING THE FOREGOING, THE CITY RESERVES THE RIGHT TO AMEND THE LEVEL OF SOLID WASTE COLLECTION SERVICES IT PROVIDES.
- THE SUBDIVISION HAS PRIVATE WATER SYSTEM. IT IS NOT A PUBLIC WATER SYSTEM, NOT HAS IT BEEN CONSTRUCTED WITH ANY PUBLIC FUNDS. THE WATER LINE AND FIRE HYDRANTS TO SERVE THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER AND/OR OWNERS MANAGEMENT ASSOCIATION.

RECORDERS 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 blackouts, additions and changes were present at the time the instrument was filed and recorded.

RP-2022-539012

11/4/2022 HCCPIRP1 60.00

FILED

11/4/2022 11:14 AM

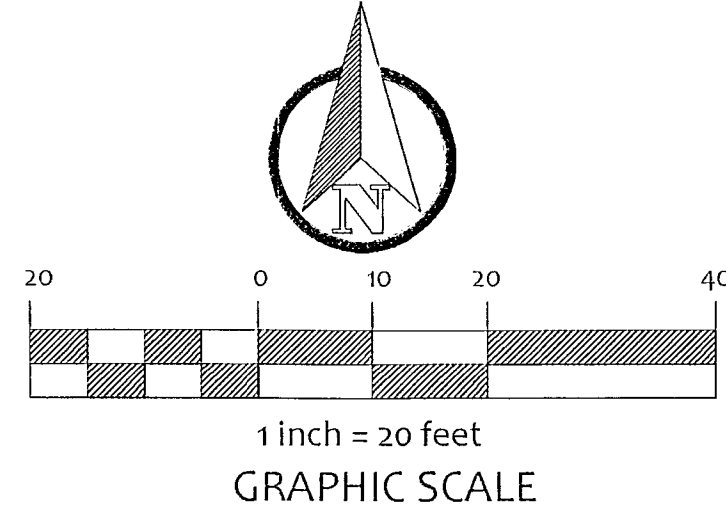
Pauline Haddad

COUNTY CLERK



VICINITY MAP

NOT TO SCALE
KEY MAP 453D



ALDINE WESTFIELD ROAD
(66' R.O.W.)

LINE #	BEARING	LENGTH
L1	S 28°53'20" E	22.29'
L2	S 28°53'20" E	22.29'

RESERVE LETTER	SQ. FT. / ACREAGE	RESTRICTED USE
A	560/0.01285	GUEST PARKING
B	300/0.00988	OPEN SPACE

PARKING TABLE FOR RESIDENTIAL USE 42-186			
No. of Proposed Lots	No. of Additional Parking Required	No. of Street Parking	No. of On-Site
7	1	0	1

LOT SIZE AND COVERAGE TABLE			
LOT #	LOT SIZE (S.F.)	BLDG. COVERAGE (S.F.)	% COVERAGE
1	2,671.5	1,802.9	60% MAX
2	2,115.1	1,269.0	60% MAX
3	2,076.0	1,245.6	60% MAX
4	2,076.0	1,245.6	60% MAX
5	2,124.6	1,274.7	60% MAX
6	2,164.8	1,298.8	60% MAX
7	2,115.1	1,269.0	60% MAX
DWELLING UNIT DENSITY TABLE			
TOTAL NO. OF DWELLING UNITS	TOTAL GROSS ACREAGE	TOTAL PROJ. DENSITY (UNITS PER AC.)	
7	0.619	11.30	

PARKS AND OPEN SPACE TABLE	
NUMBER OF EXISTING DWELLING UNITS	0
NUMBER OF PROPOSED DWELLINGS	7
NUMBER OF INCREMENTAL PROPOSED DWELLINGS	7
NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES	
I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE	

LEGEND & ABBREVIATIONS

- "B.L." INDICATES BUILDING LINE
- "U.E." INDICATES UTILITY EASEMENT
- "H.C.M.R." INDICATES HARRIS COUNTY MAP RECORDS
- "H.C.C.F." INDICATES HARRIS COUNTY CLERK FILE
- "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS
- "R.O.W." INDICATES RIGHT OF WAY
- "P.G." INDICATES PAGE
- "VOL." INDICATES VOLUME
- "H.C.R.P.R." INDICATES HARRIS COUNTY REAL PROPERTY REPORT
- "G.B.L." INDICATES GARAGE BUILDING LINE
- "C.M." CONTROL MONUMENT
- "I.R." IRON ROD
- "C.I.R." CAPPED IRON ROD
- "S.O.I.R." SET CAPPED IRON ROD
- "F.N.C." FENCE
- "F.I.P." FOUND IRON PIPE
- "F.I.R." FOUND IRON ROD
- "P.R." PLAT RECORDS
- "U.T.S." UNABLE TO SET
- "P.A.E." PERMANENT ACCESS EASEMENT

HEANEY DRIVE
(66' R.O.W.)

ARCHERS GROVE

BEING A 0.6198 ACRE (27,000 S.F.) ACRE TRACT OF LAND CALLED LOT 286, BLOCK 4, OF ARCHER'S SUBDIVISION OF WRIGHT ACRES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 56 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

1 BLOCK, 7 LOTS, 2 RESERVE

SCALE 1"=20' OCTOBER 2022

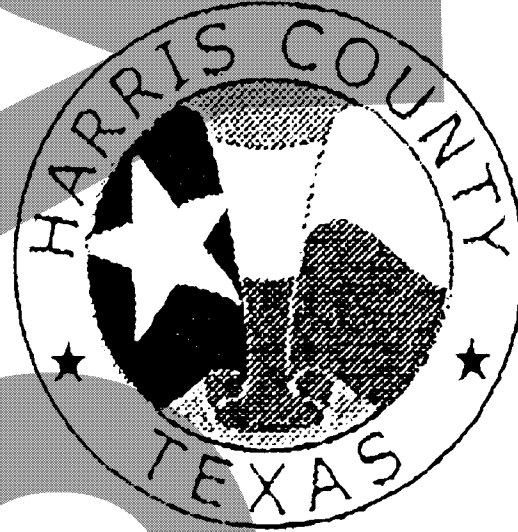
REASON FOR REPLAT: TO CREATE 7 LOTS AND 2 RESERVE

OWNER:
HGC HEANEY
TURNER LP

SURVEYOR:
GREENLEAF SURVEYING
11500 NORTHWEST FWY,
SUITE 160
HOUSTON, TX 77092
DIR: (832) 832-6685-9003
WWW.GREENLEAFSURVEYS.COM
FIRM NO. 10193977

ENGINEER:
CAS CONSULTANTS, LLC
12808 W. Airport Blvd, Suite 332
Sugarland, TX 77478
PHONE: 281.300.6874
WWW.CASENGS.COM
TBPE FIRM NO. 15593

TAX CERTIFICATE



ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

EASTWOOD GLORIA ESTELLA & GERALD LEE
2022 TURNER DR
HOUSTON, TX 77093-6137
USA

Legal Description

LT 286 BLK 4
ARCHERS OF WRIGHT ACRES

Parcel Address: 2022 TURNER DR

Legal Acres: .6198

Account Number: 065-003-000-0286

Certificate No: 12217855

Certificate Fee: \$10.00

Print Date: 10/25/2022 12:08:50 PM

Paid Date:

Issue Date: 10/25/2022

Operator ID: CPEREZ

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) 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 2021. TAXES THRU 2021 ARE PAID IN FULL. TAXES HAVE NOT BEEN CALCULATED FOR YEAR(S): 2022.

Exemptions:

CAPPED DISABLED RESIDENTIAL HOMESTEAD
HOMESTEAD

Certified Owner:

EASTWOOD GLORIA ESTELLA & GERALD LEE
2022 TURNER DR
HOUSTON, TX 77093-6137
USA

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

2021 Value:	131,794
2021 Levy:	\$365.97
2021 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:

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 701547

ARCHERS GROVE

THIS IS PAGE 2 OF 2 PAGES

SCANNER Context IQ4400