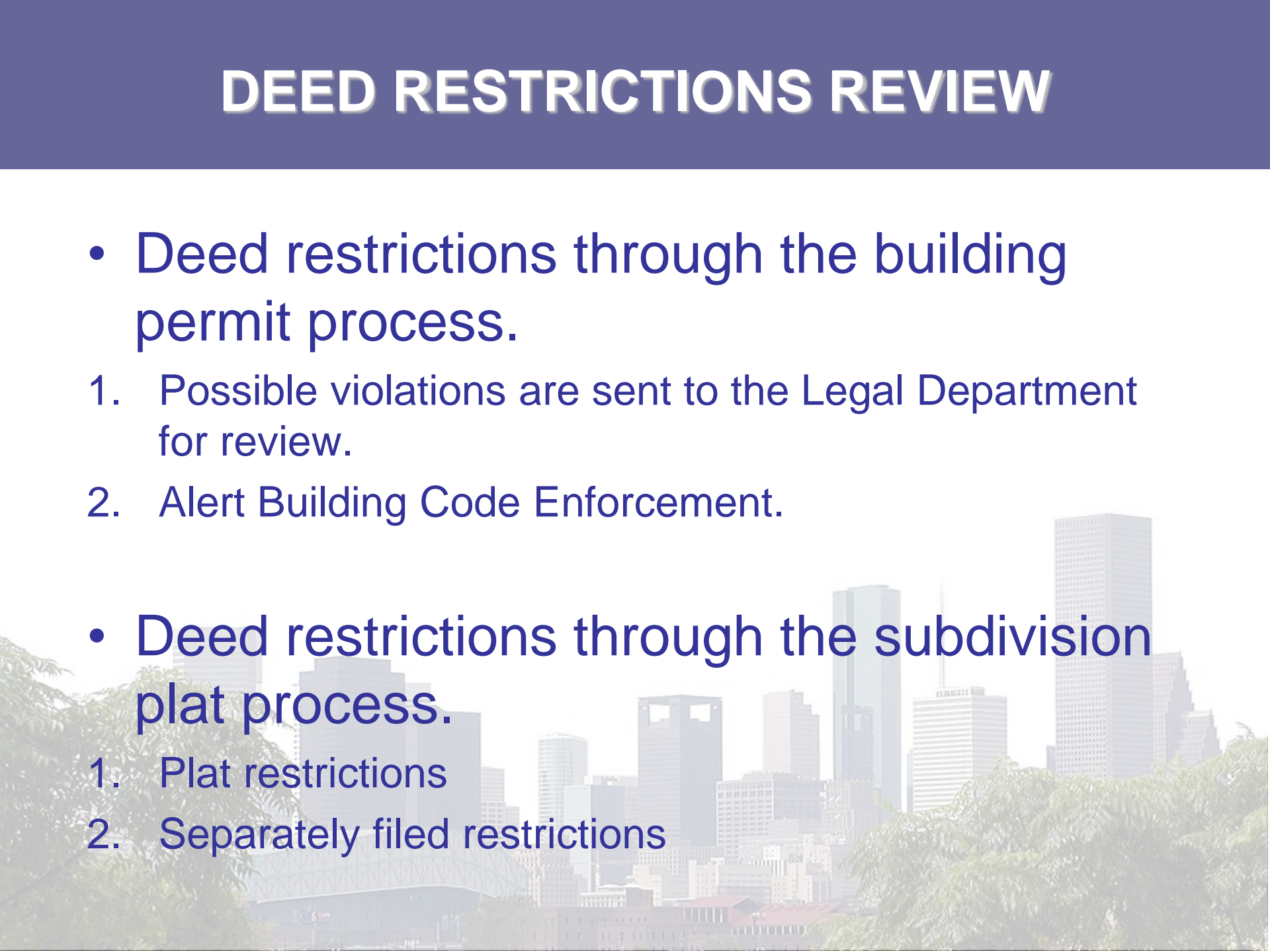


DEED RESTRICTIONS REVIEW

City of Houston
Planning and Development Department



DEED RESTRICTIONS REVIEW

- Deed restrictions through the building permit process.
 1. Possible violations are sent to the Legal Department for review.
 2. Alert Building Code Enforcement.
 - Deed restrictions through the subdivision plat process.
 1. Plat restrictions
 2. Separately filed restrictions
- 

FACE OF THE PLAT RESTRICTIONS

STATE OF TEXAS
COUNTY OF HARRIS

We, AT&M at MIDTOWN, LLC, a Texas limited liability company, acting by and through **Wendy Oremann**, its **Manager**, hereby refer to and swear that the 0.9183 acre tract described in the above and foregoing map of ELGIN LANDING, do hereby make and establish said subdivision and development plan of said property according to all laws, ordinances, restrictions and conditions 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 to 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 on additional seven feet, six inches (7' 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 ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (L.E. and A.E.) as indicated and depicted herein, whereby each aerial easement totals one foot, six inches (1' 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 on 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 (L.E. and A.E.) as indicated and depicted herein, whereby each aerial easement totals eight feet (8' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated on lots on this plat are originally intended for the construction of single family residential dwelling units (hereon (or the placement of mobile home subdivisions) and shall be restricted for some under the terms and conditions of such restrictions filed separately.

The boundaries of this plat shall be restricted to prevent the drainage of any water, surface or subsurface, 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 five feet (5' 0") wide, shown, drawn, straight, or other natural drainage courses located on said lots, as easements for drainage purposes, given the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any 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 be restricted to prevent the drainage of any water, surface or subsurface, from any building, structure, or other structures, and that such building property shall not be permitted to drain directly into the easement except by means of an approved drainage structure.

FURTHER, Owners hereby certify that this report does not attempt to alter, amend, or remove any covenants or restrictions.

IN WITNESS WHEREOF, AT&M at MIDTOWN, LLC, has caused by these presents to be signed by **Wendy Oremann**, its **Manager**, on this 2nd day of June, 2014.

STATE OF TEXAS
COUNTY OF HARRIS

I, **Wendy Oremann**, being duly sworn, depose and say that I am the person whose name is subscribed to the foregoing instrument and I acknowledge that I executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2nd day of June, 2014.

Wendy Oremann
Manager

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My Commission Expires, **March 18, 2017**

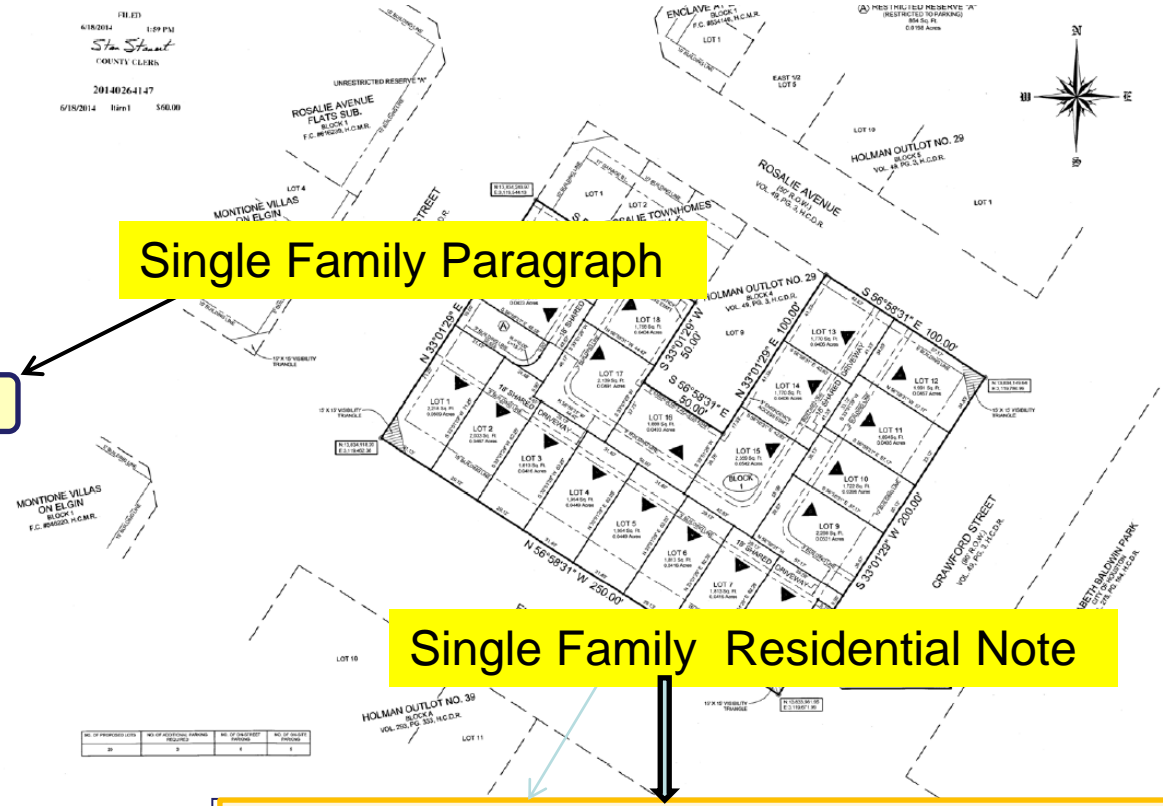
I, **John A. Potts**, am a registered surveyor under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference thereon have been marked with iron or other suitable permanent metal pipes or rods having a diameter of not less than five eighths (5/8) inch and a length of not less than (12) feet; and that the plat boundary corners have been surveyed by the method of the American Society of Professional Surveyors, Inc., and are correct.

This is to certify that the Houston Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of ELGIN LANDING, in conformance with the laws of the State of Texas and the ordinance of the City of Houston on whose behalf and authorized the recording of this plat this the 17th day of June, 2014.

Mark A. Kilbenny, Chair
Mark A. Kilbenny, Chair
M. Sonny Gerza, Vice-Chair

Joseph Patrick Walter
Patrick Walter, P.E.
Secretary

I, Stan Starost, Clerk of the County Court of Harris County, do hereby certify that the within instrument, with its certificate of approval, was filed for registration in the public records of Harris County, Texas, on this 17th day of June, 2014, at 1:59 PM.



Single Family Paragraph

Single Family Residential Note

NO. OF PARCELS TOTAL	NO. OF PARCELS REMAINING	NO. OF UNDEVELOPED PARCELS	NO. OF ACRES TOTAL
20	20	0	0.9183

DWELLING UNIT DENSITY TABLE	
COLUMN A	COLUMN B
1	2,209
2	2,013
3	1,818
4	1,624
5	1,430
6	1,236
7	1,042
8	848
9	654
10	460
11	266
12	72
13	1,770
14	1,770
15	2,336
16	1,688
17	2,139
18	1,708
19	1,672
20	1,641

GENERAL PLAT NOTES:

1. Lots 1-20, Block 1, are hereby restricted to single family residential purposes as defined by Chapter 42 (Ordinance 1999 - 262).
2. 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.



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3. Unless otherwise indicated, all streets on this plat shall be dedicated to the public for the purposes and considerations therein expressed.
4. The building line for one or more units on a lot shall be the line for the front line to the lot.
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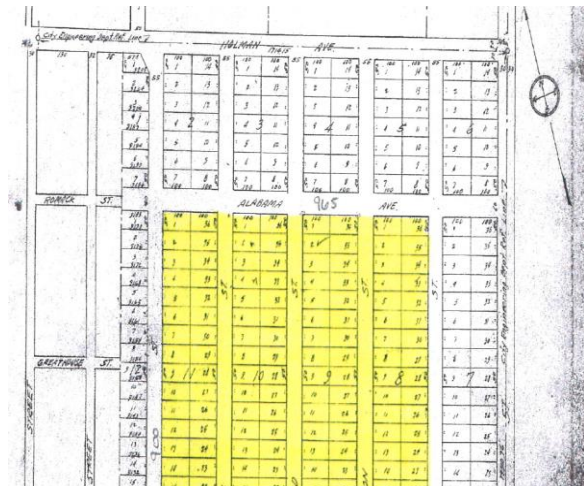
ELGIN
N OF 0.9183 AC
THE J. HOLMA
ARRIS COUNTY
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HARRIS COUNTY,
RECORDED U/I
ARRIS COUNTY
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RE
NTY (20) SINGLE

SEPARATELY FILED RESTRICTIONS

Separately
Filed Deed
Restrictions

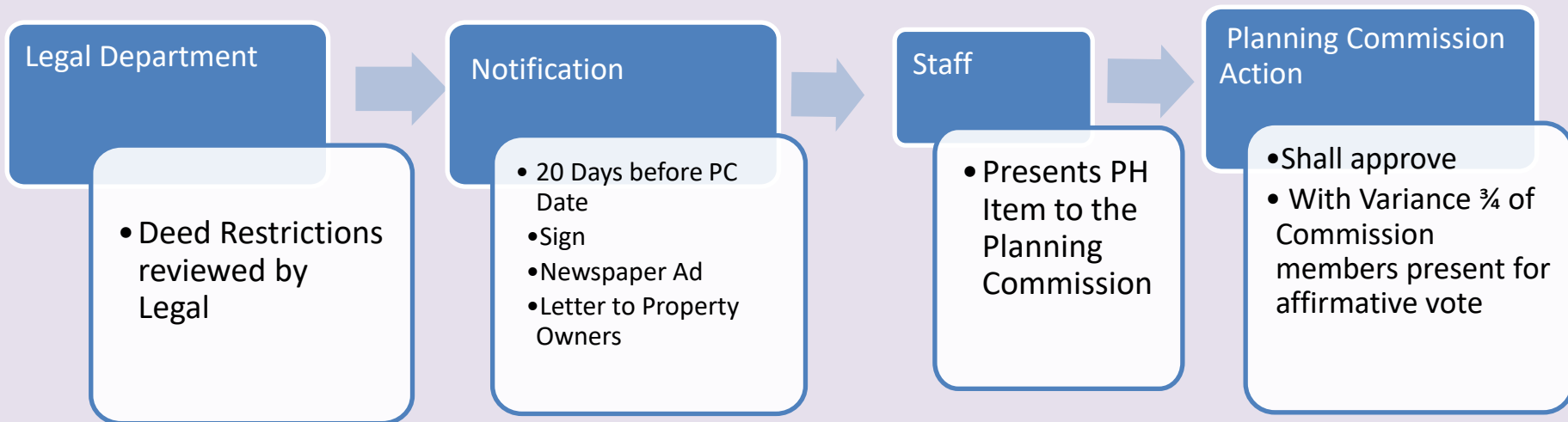
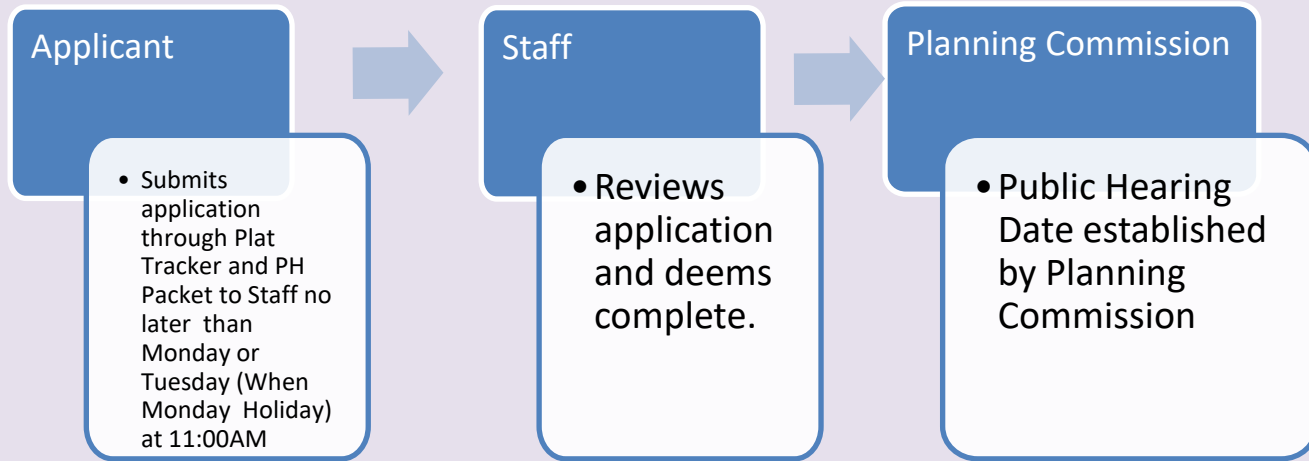
Limiting property to
no more than 2
dwelling units per
lot

Granlin Grove



Section 1. Use Restrictions. No Lot shall be used for any purpose except for single family residential purposes. The term “residential purposes” as used herein shall be held and construed to exclude hospitals, clinics, duplex houses, apartment houses, multiple family dwellings, boarding houses and hotels, and to exclude the conduct of any operation of any commercial, business or professional activity and the foregoing enumerated uses are hereby expressly prohibited. The foregoing listings of prohibited and excluded uses shall not be deemed exclusive listings of uses which are residential. The term “building” or “buildings” as used herein shall be held and construed to mean only those permissible buildings and structures which are or will be erected and constructed on The Properties. **No Building shall be erected, altered, placed or permitted to remain on any Lot other than:**

C3N PUBLIC HEARING TIMELINE



REFERENCE INFORMATION

- Planning and Development Department:

www.houstonplanning.com

- State Law: Texas Local Govt. Code 212.015

- Houston Planning Commission:

www.houstontx.gov/planning/Commissions/Planning-Commission

- HTV: <http://houstontx.city.swagit.com/htv1>