

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**, heretofore referred to as the "Owner", 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 total width 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 total width (10' 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 surface water 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, drains, ditches, 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 surface water clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such adjoining 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 TESTIMONY WHEREOF, AT&M at MIDTOWN, LLC, has caused by these presents to be signed by **Wendy Oremann**, its **Manager**, heretofore authorized, this 2nd day of June, 2014.

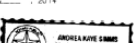
AT&M at MIDTOWN, LLC

By: **Wendy Oremann**
Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **Wendy Oremann**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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.



Julia Kaye
Notary Public in and for the State of Texas
My Commission Expires, **March 19, 2017**

I, **John A. Potts**, am a registered land 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 on all boundary corners, angle points, points of curvature and other points of reference thereon, there have been no other other suitable permanent metal) pipes or rods have been set of not less than five eighths (5/8) inch and a length of not less than (25) feet; and that the plat boundary corners have been surveyed by the system of 1983, South Central Zone.

John A. Potts
Surveyor
No. 2207

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 show hereon, and authorized the recording of this plat this the 17th day of June, 2014.

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

I, **Stan Starnot**, Clerk of the County Court of Harris County, do hereby certify that the within instrument, with its certificate of acknowledgment was filed for registration on the 17th day of June, 2014, at 1:19 PM, and its recording number is 2014026417.

FILED
6/18/2014 1:19 PM
Stan Starnot
COUNTY CLERK
2014026417
6/18/2014 1:19 PM 3:00:00

NO. OF PARCELS LOTS	NO. OF ADDITIONAL EASEMENTS	NO. OF UNDEVELOPED LOTS	NO. OF ACRES
A	B	C	D
39	0	0	3.87

DWELLING UNIT DENSITY TABLE

COLUMEN A	COLUMEN B
1	2,272
2	2,013
3	1,813
4	1,654
5	1,504
6	1,413
7	1,413
8	1,413
9	1,413
10	1,413
11	1,413
12	1,413
13	1,413
14	1,413
15	1,413
16	1,413
17	1,413
18	1,413
19	1,413
20	1,413

LOT SIZE AND COVERAGE TABLE

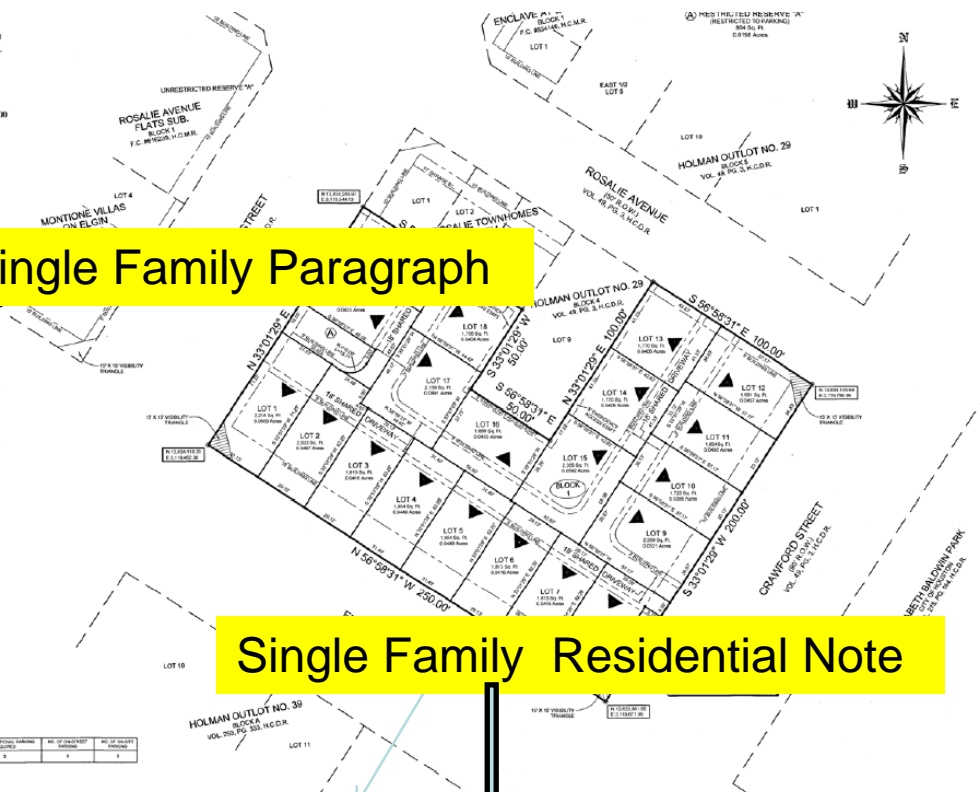
LOT NO.	LOT SIZE (SQ FT)	COV.	BLDG. C.	BLDG. H.
1	2,272			
2	2,013			
3	1,813			
4	1,654			
5	1,504			
6	1,413			
7	1,413			
8	1,413			
9	1,413			
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19	1,413			
20	1,413			

Single Family Paragraph

Single Family Residential Note

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.



- GENERAL PLAT NOTES:
1. Lots 1-20, Block 1, 4 purposes as defined by...
 2. Single-family residential... sleeping, cooking, and eating therein...
 3. Unless otherwise indicated... the applicable provisions...
 4. The building line for... shall be set back six (6) feet...
 5. The building line for... shall be set back six (6) feet...
 6. Vehicular access to...
 7. The garage portion of... shall be set back six (6) feet...
 8. The number of storage... shall not exceed six (6) units...
 9. This subdivision control... shall be set back six (6) feet...
 10. At least 100 square feet... shall be set back six (6) feet...
 11. Any fence or wall... shall be set back six (6) feet...
 12. All lots shall have... shall be set back six (6) feet...
 13. ▲ denotes primary... shall be set back six (6) feet...
 14. Building coverage limit... shall be set back six (6) feet...
 15. The Corner/End... shall be set back six (6) feet...
 16. The residential units... shall be set back six (6) feet...

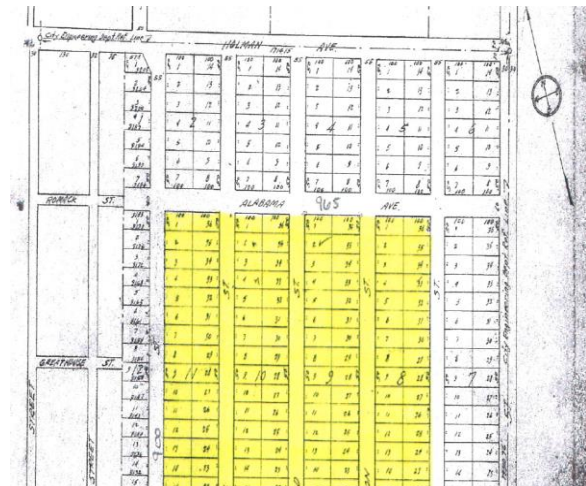
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ITY (20) SINGLE

SEPARATELY FILED RESTRICTIONS

Separately
Filed Deed
Restrictions

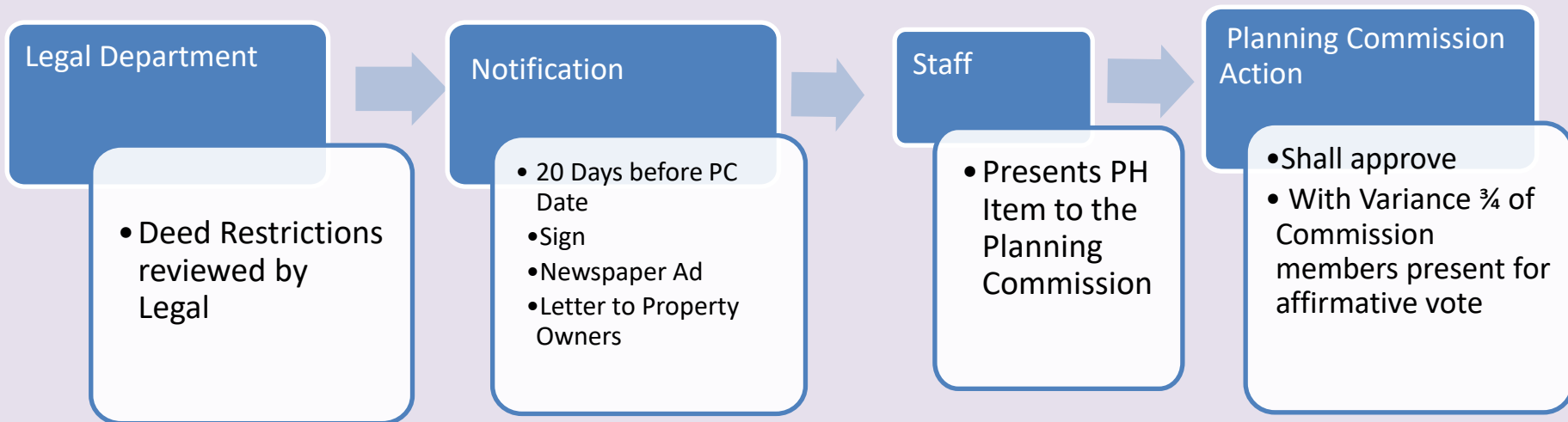
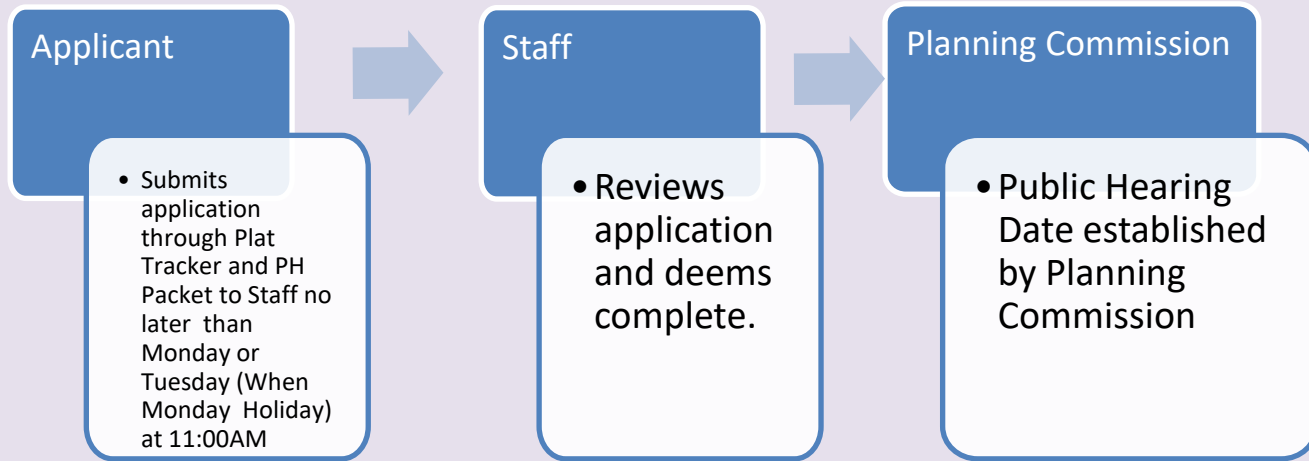
Limiting property to
no more than 2
dwelling units per
lot

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>