STATE OF TEXAS

COUNTY OF HARRIS

We, Hanover R.S. Limited Partnership, acting by and through \_\_\_\_\_, being officers of \_\_\_\_\_ hereinafter referred to as Owners (whether one or more) of the 1.656 tract described in the above and foregoing map of HANOVER RIVER OAKS, 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 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, síx inches (5° 6") for sixteen feet (16' 0") perimeter ground easéments, 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 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

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 purposés, 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

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 (2) residential units per lot.

IN TESTIMONY WHEREOF, the Hanover R.S. Limited Partnership, has caused these presents to be signed by \_\_\_\_\_\_, its \_\_, thereunto authorized, attested by its \_\_\_\_

this day of	, 2014.
Hanover R.S. Limited Partnership,	
Ву:	Attest:
Printed Name:	Printed Name:
Title:	Title:

STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ R.S. Limited Partnership, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed \_

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_

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

I, Nick Vann, am authorized (or 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

> Nick Vann, R.P.L.S. Texas Registration No. 6393

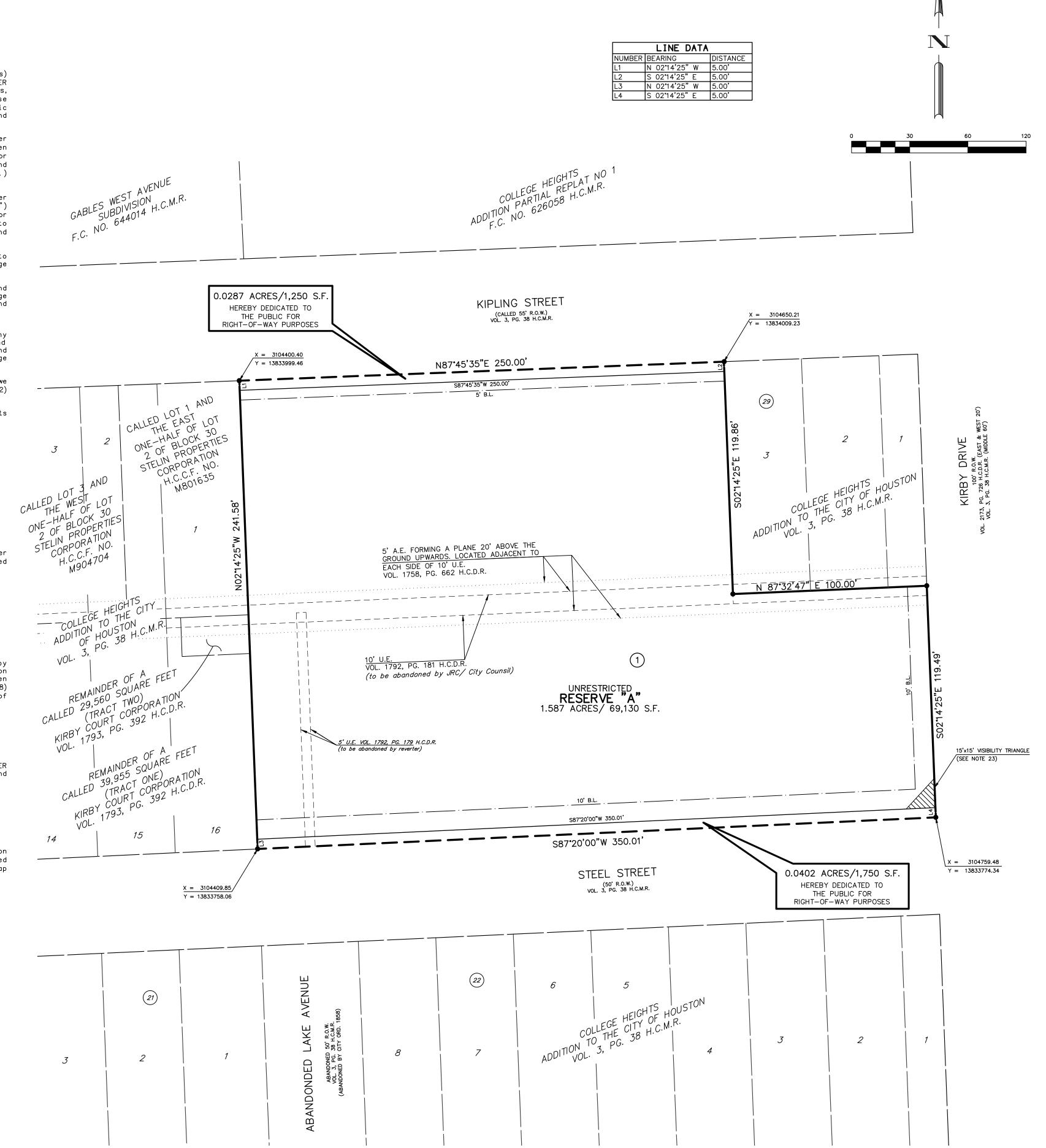
Commission Expires: \_\_\_\_

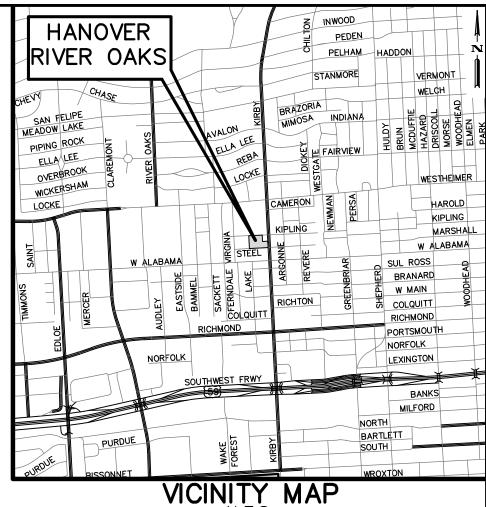
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of HANOVER RIVER OAKS, in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat, this \_\_\_\_\_ day of \_\_\_\_\_\_\_, 2014.

Ву:				Bv:	
	Mark A. Kilkenny Chair	OR	M. Sonny Garz Vice Chairman		
was				unty, do hereby certify that the within instrument with its certificate of authentico 	
on		, 201	4, at	o'clock, M., and at Film Code No of the	

Witness my hand and seal of office, at Houston, the day and date last above written.

Stan Stanart County Clerk of Harris County,	Texas
By:	





KEY MAP PAGE NO. 492U

GENERAL NOTES

1. "A. E." indicates Aerial Easement.

2. "B. L." indicates Building Line.

3. "D. E." indicates Drainage Easement.

4. "U. E." indicates Utility Easement. 5. "F. H. E." indicates Fire Hydrant Easement.

6. "W. L. E." indicates Water Line Easement.

7. "W. M. E." indicates Water Meter Easement.

"SAN. S.E." indicates Sanitary Sewer Easement.

9. "STM. S. E." indicates Storm Sewer Easement.

10. "H. C. C. F." indicates Harris County Clerk's File Number.

11. "H. C. M. R." indicates Harris County Map Records.

12. "H. C. D. R." indicates Harris County Deed Records.

13. "F. C." indicates Film Code.

14. "VOL." indicates Volume.

15. "PG." indicates Page.

16. "O. P. R. O. R. P." indicates Official Public Records of Real Property.

17. "Fnd." indicates Found.

18. "I." indicates Iron.

19. Bearing orientation is based on the Texas State Plane Coordinate

System, South Central Zone 4204, NAD83. 20. The coordinates shown hereon are Texas South Central Zone No. 4204

State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing the following combined scale 0.999901035.

21. The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.

22. Unless otherwise indicated, the building lines [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, in effect at the time this plat was approved, which may be amended from time to time.

23. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection.

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 then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

25. This property is located in Park Sector Number 14.

## HANOVER RIVER OAKS

A SUBDIVISION OF 1.656 ACRES OF LAND LOCATED IN THE A.S. REYNOLDS SURVEY, A-61 CITY OF HOUSTON, HARRIS COUNTY, TEXAS ALSO BEING A PARTIAL REPLAT OF LOTS 4-8, 9-16, BLOCK 29 COLLEGE HEIGHTS ADDITION RECORDED IN VOL. 3, PG. 38 H.C.M.R.

REASON FOR REPLAT:

TO CREATE 1 UNRESTRICTED RESERVE

RESERVES: 1 SCALE: 1"=30'

BLOCKS: 1 DATE: AUGUST, 2014

OWNER: THE HANOVER COMPANY 5847 SAN FELIPE, SUITE 3600 HOUSTON, TEXAS 77057 713-580-1321



Brown & Gay Engineers, Inc. 10777 Westheimer, Suite 400, Houston, TX 77042 Tel: 281-558-8700 • www.browngay.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00