



NOTES:

- Each lot shall be restricted to single-family residential uses as defined by Chapter 42, Code of Ordinances, City of Houston, Texas (Ordinance 1999-262).
- 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.
- Unless otherwise indicated in a separately recorded instrument, the building lines (BL), 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.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid coordinates

Street Widening Easements

Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.

Owner's Responsibilities

The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by Commissioners Court. Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the Developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets.

The County assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development.

STATE OF TEXAS)
COUNTY OF WALLER)

I, James Henderson, DBA James C. Henderson Construction, owner of the property subdivided in the above map of Baethle Estates, make subdivision of the property, according to the lines, streets, lots, alleys, parks, building lines and easement as shown, and dedicate to the public, the streets, alleys, parks and easements shown, forever, and waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

I, the aforementioned, hereby dedicate to the public all easements and roads shown thereon. There is also dedicated for utilities, an aerial easement five (5) feet wide taken from a plane twenty (20) feet above the ground, located adjacent to all utility easements and streets shown thereon.

Further, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

- That drainage of septic tanks into roads, streets, alleys, or public ditches, streams, etc., either directly or indirectly is strictly prohibited.
- All stock animals, horses, and fowl shall be fenced in and not allowed to run at large in the subdivision.

STATE OF TEXAS)
COUNTY OF WALLER)

Before me, the undersigned authority, on this day personally appeared James Henderson, DBA James C. Henderson Construction, known 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 _____ day of _____, 2015.

Notary Public in and for the State of Texas

Print Name

My Commission Expires:

I, Royce Rape, President, Prosperity Bank, Owner and Holder of a lien against the above described land, do hereby certify that the above is a true and correct copy of the original instrument recorded in the public records of Waller County, Texas.

APPROVED by Commissioners Court of Waller County, Texas
this _____ day of _____, 2015.

Carrell "Trey" Duhon III,
County Judge

John A. Amster, Commissioner
Precinct 1

Russell Kleck, Commissioner
Precinct 2

Jeron Bamsel, Commissioner
Precinct 3

Justin Beckendorf, Commis
Precinct 4

This is to certify that the Planning Commission of the City of Houston has approved this plat and subdivision of Baethle Estates, in conformance with the laws of the State of Texas and the ordinances of the City of Houston, and authorized the recording of this plat.

this _____ day of _____, 2015.