

STATE OF TEXAS  
COUNTY OF HARRIS

We, REGAL CW INVESTMENTS, LLC, acting by and through \_\_\_\_\_ being officer of REGAL CW INVESTMENTS, LLC, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 0.8392 ACRE tract described in the above and foregoing map of REGAL CW INVESTMENTS, 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, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, 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 ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, ditches, ravines, 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 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 structure.

FURTHER, Owners certify and covenant that they have complied with, or will comply with, existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, the REGAL CW INVESTMENTS, LLC has caused these presents to be signed by \_\_\_\_\_ its \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 2021.

REGAL CW INVESTMENTS, LLC

By: \_\_\_\_\_  
name, title

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s) 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 \_\_\_\_\_, 2021

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

RESERVE, BLOCK 1  
BARKER CYPRESS AT  
MORTON ROAD APARTMENTS  
FILM CODE NO. 612196, H.C.M.R.

RESTRICTED RESERVE "B", BLOCK 1  
TAJ CAPITAL PARK  
FILM CODE NO. 601089, H.C.M.R.

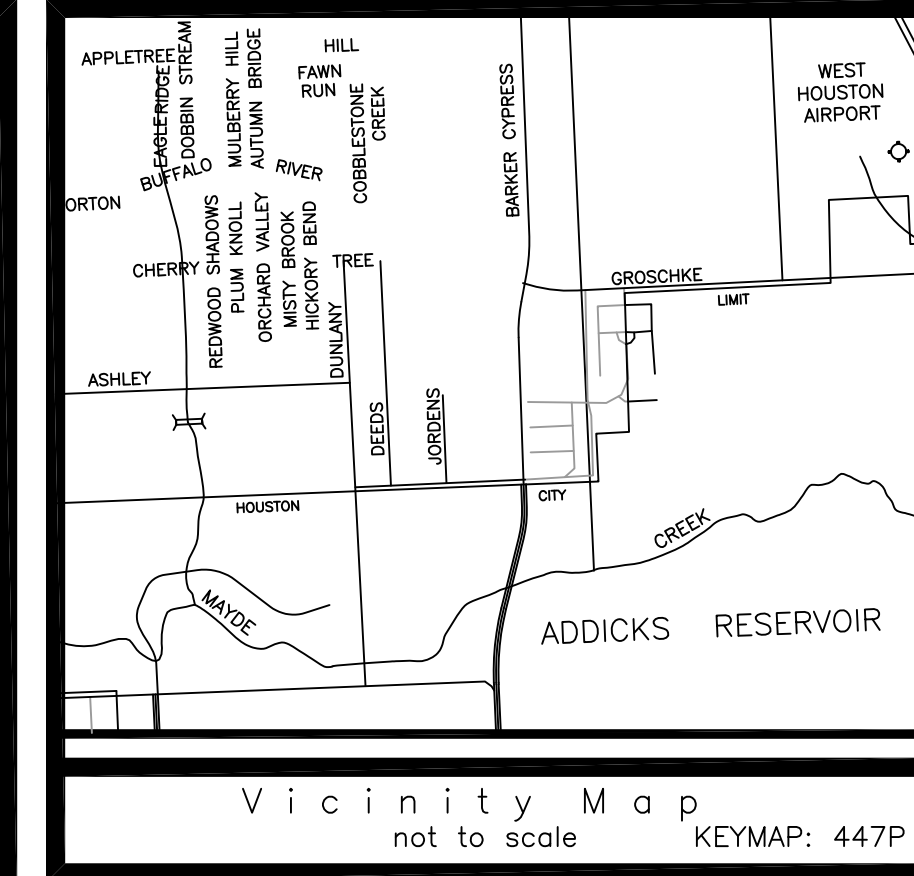
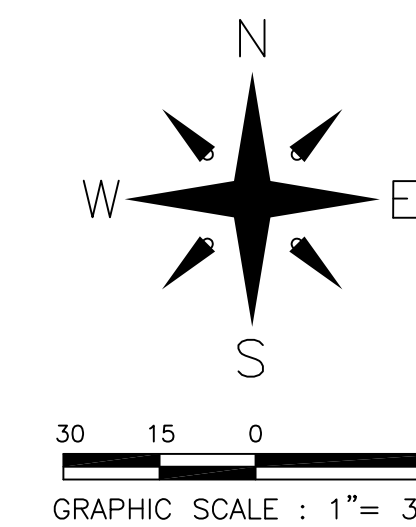
BLOCK 1  
RESTRICTED RESERVE "A"  
(RESTRICTED TO COMMERCIAL USE)  
0.8392 ACRES  
36,556 SQ.FT.

RESERVE, BLOCK 1  
BARKER CYPRESS AT  
MORTON ROAD APARTMENTS  
FILM CODE NO. 612196, H.C.M.R.

UNRESTRICTED RESERVE "A", BLOCK 1  
CHILDRENS PLANET DAYCARE  
FILM CODE NO. 684523, H.C.M.R.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2050.00'	69.06'	69.05'	S 01°00'35" E
C2	2050.00'	503.42'	502.15'	S 06°59'25" W

MORTIN ROAD  
(100' PUBLIC R.O.W.)  
(H.C.C.F. No. J576895)



- NOTES:
- The bearings shown hereon are grid bearings based on the Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83)
  - 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 factor of 0.999897586410
  - 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.
  - Unless otherwise indicated, the building line (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, Texas, in effect at the time this plat was approved, which may be amended from time to time.
  - This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County, Texas for the Approval and Acceptance of infrastructure.
  - Detention is not required if the development is limited to the first 150 feet or the total impervious developed area does not exceed the area calculated by multiplying the 150-foot lot depth by the lot width adjacent to the public road.
  - Site drainage plans for the future development of this reserve must be submitted to the Harris County Flood Control District and Harris County Engineering Department.

RESERVE A, BLOCK 1  
ALLIANCE BARKER CYPRESS  
FILM CODE NO. 685904, H.C.M.R.

# REGAL CW INVESTMENTS

A SUBDIVISION OF A 0.8392 ACRE TRACT OF LAND OUT OF THE W.C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1022, HARRIS COUNTY, TEXAS

REASON TO PLAT: CREATE ONE RESTRICTED RESERVE

OWNER: REGAL CW INVESTMENTS, LLC

DATE: NOVEMBER, 2021 SCALE: 1"=20'

I, PAUL A. COYNE, 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 1983, south central zone.

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 REGAL CW INVESTMENTS 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 \_\_\_\_\_ day of \_\_\_\_\_, 2021.

I, Tenneshia Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on \_\_\_\_\_ 2021 by an order entered into the minutes of the court.

I, Tenneshia 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 \_\_\_\_\_, 2021, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_, 2021, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and at Film Code Number \_\_\_\_\_ of the Map Records of Harris County for said county.

I, Loyd Smith, Interim County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other court adopted drainage requirements.

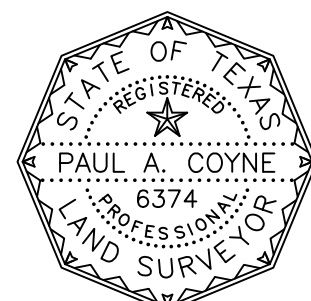
By: Martha L. Stein, Chair  
M. Sonny Garza, Vice Chair

By: Margaret Wallace Brown  
Secretary

Tenneshia Hudspeth  
County Clerk  
Of Harris County, Texas

Tenneshia Hudspeth  
County Clerk  
Of Harris County, Texas

Loyd Smith, P.E.  
Interim County Engineer



PAUL A. COYNE  
Texas Registration No. 6374

By: \_\_\_\_\_  
Deputy

By: \_\_\_\_\_  
Deputy

- LEGEND:
- S.S.E. - Sanitary Sewer Easement
  - W.L.E. - Water Line Easement
  - D.E. - Drainage Easement
  - U.E. - Utility Easement
  - A.E. - Unobstructed Aerial Easement
  - B.L. - Building Line
  - H.C.M.R. - Harris County Map Records
  - H.C.D.R. - Harris County Deed Records
  - H.C.C.F. - Harris County Clerk's File

