

STATE OF TEXAS
COUNTY OF HARRIS

WE MANCO ASSOCIATES, L.P. ACTING BY AND THROUGH NEIL JAYASINGHE
PRESIDENT, HEREBY REFERRED TO AS "OWNER", HAS SUBDIVIDED THE
TRACT DESCRIBED IN THE ABOVE FOREGOING MAP OF GARDEN OAKS
COURT, BEING A PARTIAL REPLAT OF BLOCK 19, GARDEN OAKS, SIXTH
SECTION (VOL. 1163, PG. 185, H.C.D.R.) AND GARDEN OAKS, SECTION SIX-A
(VOL. 46, PG. 16, H.C.M.R.), HOUSTON, HARRIS COUNTY, TEXAS
AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES,
DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP OR PLAT
AND HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS
(EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS,
PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES SHOWN
THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED,
AND DO HEREBY WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DOES DEDICATE
TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER
UNRESTRICTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND
HORIZONTALLY AN ADDITIONAL ELEVEN FEET SIX INCHES (11'-6") FOR TEN
FEET (10'-0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES
(7'-6") FOR FOURTEEN FEET (14'-0") PERMETER GROUND EASEMENTS OR FIVE FEET,
SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") PERMETER GROUND EASEMENTS
FROM PLANE FIFTEEN FEET (15'-0") ABOVE GROUND LEVEL UPWARD, LOCATED
ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE
DESIGNATED WITH AERIAL EASEMENTS (I.E. 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 DOES DEDICATE
TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER
UNRESTRICTED 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, LOCATED
ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE
DESIGNATED WITH AERIAL EASEMENTS (I.E. B A E) AS INDICATED AND
DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND
DEPicted AS LOTS IN THIS PLAT ARE ORIGINALLY INTENDED FOR THE
CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS
THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND
CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE
PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS RESTRICTED
TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR
PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH EITHER
DIRECTLY OR INDIRECTLY

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, WELLS, RAVINES, DRAWS, BLOODS, 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 TIME 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
IS HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS
CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO
THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT
SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY
INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE

FURTHER, OWNERS DO HEREBY CERTIFY THAT THIS REPLAT DOES NOT
ATTEMPT TO ALTER, AMEND OR REMOVE ANY RESTRICTIONS,
WE FURTHER CERTIFY THAT NO PORTION OF THE PROPOSED AREA TO BE
REPLATED IS LIMITED BY DEED RESTRICTIONS FOR RESIDENTIAL USE FOR
NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED
WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS SHARED
DRIVEWAYS, SHALL BE HEREBY EXTENDED AND MAINTAINED AS SHARED
DRIVEWAYS BY THE OWNERS, THEIR SUCCESSORS AND ASSIGNS TO PROPERTY
LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE
FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIRE
FIGHTING EQUIPMENT, POLICE AND OTHER EMERGENCY VEHICLES OR
WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR
HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE
TITLE TO THE LAND SO DESCRIBED AND ESTABLISHED AS SHARED DRIVEWAYS

IN TESTIMONY WHEREOF, MANCO ASSOCIATES, L.P. HAS CAUSED THESE
PRESENTS TO BE SIGNED BY NEIL JAYASINGHE, ITS PRESIDENT,
THEREUNTO, AUTHORIZED THIS 14th DAY OF APRIL, 2003

MANCO ASSOCIATES, L.P.

By: *Neil Jayasinghe*
NEIL JAYASINGHE
PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED NEIL JAYASINGHE, PRESIDENT OF MANCO ASSOCIATES, L.P., KNOWN TO ME
TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT AND ACCORDING TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACCORDING TO ME TO BE
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT
FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN
THE PRESENCE OF ME AND HEREBY SET OUT AND AS THE ACT AND DEED
OF SAID CORPORATION ACTING FOR ITSELF, GIVEN UNDER MY HAND
AND SEAL OF OFFICE, THIS 14th DAY OF APRIL, 2003

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES 04-25-07

THIS IS TO CERTIFY THAT THE HOUSTON PLANNING COMMISSION OF THE
CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF
GARDEN OAKS COURT

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 2nd DAY OF
MAY, 2003

By: *Marvin Katz*
MARVIN KATZ
CHAIRMAN

By: *Robert A. Little*
ROBERT A. LITTLE
SECRETARY

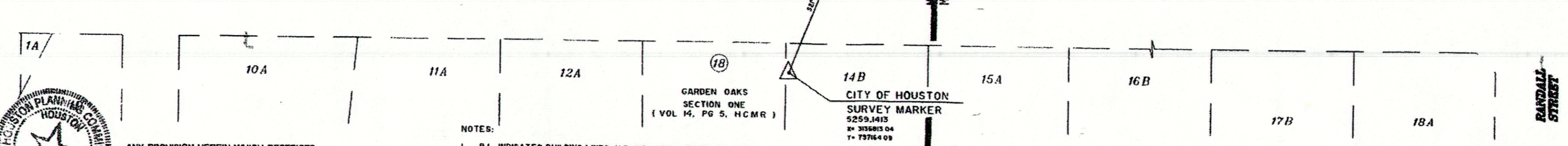
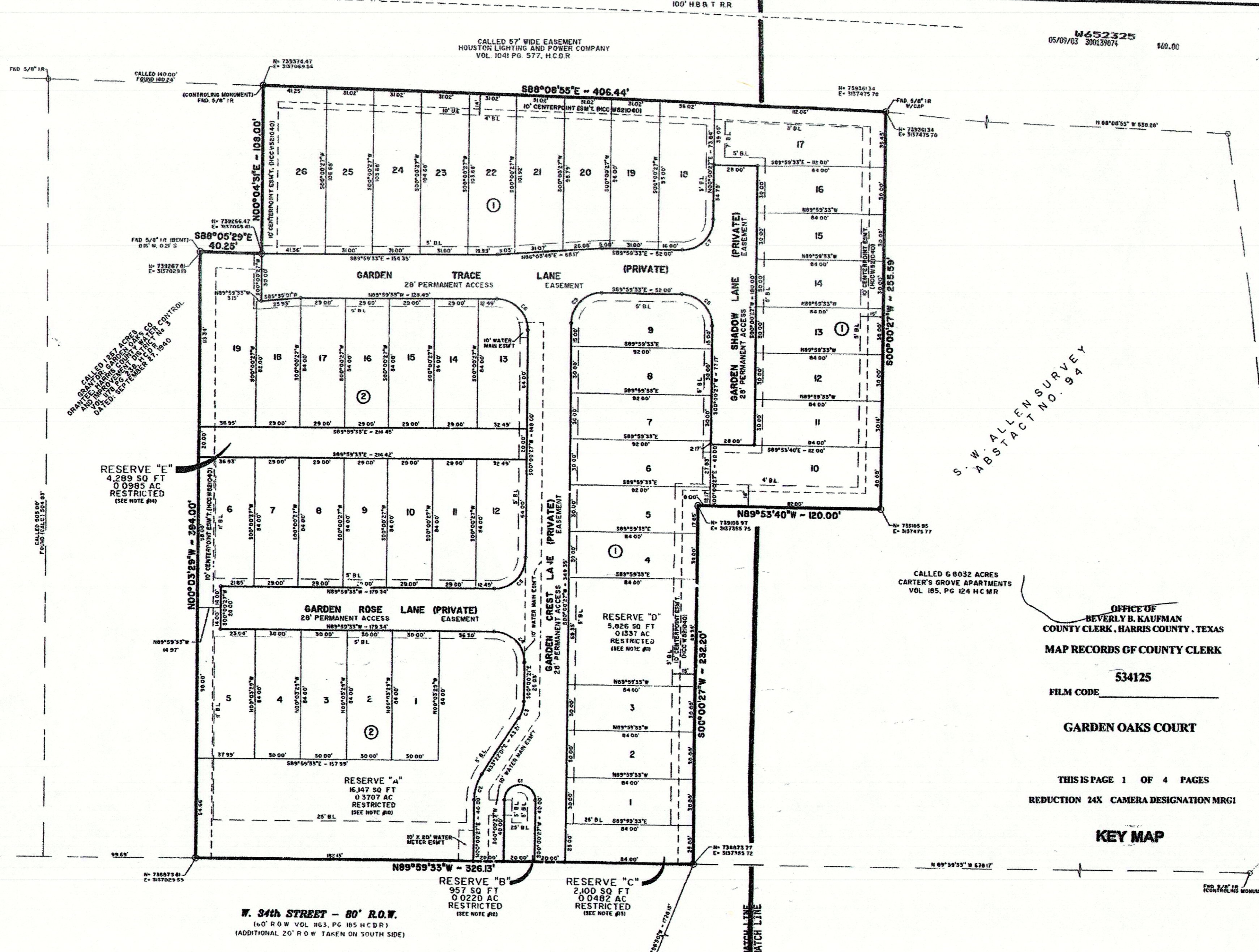
DR. L. S. "PAT" BROWN, JR.
VICE CHAIRMAN

I, SCOT LOWE, AM AUTHORIZED UNDER THE LAWS OF THE STATE
OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY
CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, AND WAS
PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY
POINTS AND POINTS OF CURVATURE NOT FOUND HAVE BEEN MADE WITH
IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE
QUARTERS OF ONE INCH (3/4") AND A LENGTH OF NOT LESS THAN THREE
FEET AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO
MARKER SYSTEM

SCOT LOWE
TEXAS REGISTRATION NO. 5007

BEVERLY B. KAUFMAN,
CLERK OF THE COUNTY COURT
HARRIS COUNTY, TEXAS

By: *Evelyn Wilcox*
EVELYN WILCOX
DEPUTY CLERK



NOTES:
1. B.L. INDICATES BUILDING LINES, U.E. INDICATES UTILITY EASEMENT,
A.E. INDICATES AERIAL EASEMENT, S.S.E. INDICATES SANITARY
SEWER EASEMENT, S.T.S.E. INDICATES STORM SEWER EASEMENT,
D.E. INDICATES DRAINAGE EASEMENT, W.L.E. INDICATES WATER
LINE EASEMENT, L.E. INDICATES LANDSCAPE EASEMENT, P.U.E.
INDICATES PUBLIC UTILITY EASEMENT
2. ALL BEARINGS ARE BASED ON DEED CALLS OF CALLED 4568
ACRES AND CARTERS GROVE APARTMENTS
3. EXISTING SHEET FLOW DRAINAGE PATTERNS WITHIN THIS SUBDIVISION
SHALL NOT BE IMPEDED BY BUILDERS
4. EACH LOT SHALL PROVIDE TWO PARKING SPACES PER DWELLING UNIT
ON EACH LOT IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED
ON ONE ADDITIONAL SPACE SHALL BE PROVIDED
5. EACH LOT SHALL BE RESTRICTED TO SINGLE FAMILY RESIDENTIAL
USE AS DEFINED BY CHAPTER 42, ORDINANCE 1939-2022
6. 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 PRE-EXISTING BUILDING CONTAINING ONE
DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT
MORE THAN 200 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE-
FAMILY RESIDENTIAL, A BUILDING UNIT 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
7. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SYSTEM
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
8. THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS
THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF
HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHT-OF-WAY
THE CITY OF HOUSTON HAS NO OBLIGATION, NOR USES ANY OTHER LOCAL GOVERNMENT
AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS
EASEMENT WITHIN THE SUBDIVISION WHICH OBLIGATION SHALL BE THE SOLE
RESPONSIBILITY OF THE OWNERS OF THE PROPERTY IN THE SUBDIVISION
9. RESERVE "A" CONTAINS 16,447 SQ. FT. OF WHICH 1,940 SQ. FT. FACING
GARDEN ROSE LANE MAY BE USED FOR PARKING, RECREATIONAL USES, LANDSCAPING,
RECREATIONAL USES, DRAINAGE AND UTILITY PURPOSES
10. RESERVE "B" CONTAINS 5,826 SQ. FT. OF WHICH 1,260 SQ. FT. FACING
GARDEN CREST LANE MAY BE USED FOR PARKING AND 4,566 SQ. FT.
IS HEREBY DEDICATED FOR COMPENSATING OPEN SPACE, LANDSCAPING,
RECREATIONAL USES, DRAINAGE AND UTILITY PURPOSES
11. RESERVE "C" CONTAINS 957 SQ. FT. OF WHICH 150 SQ. FT. MAY BE
USED FOR CONSTRUCTION OF A GARAGE HOSE AND 807 SQ. FT. IS HEREBY
RESTRICTED TO OPEN SPACE, LANDSCAPING, DRAINAGE AND UTILITY
PURPOSES ONLY
12. RESERVE "D" CONTAINS 2,000 SQ. FT. AND IS HEREBY DEDICATED FOR
COMPENSATING OPEN SPACE, LANDSCAPING, RECREATIONAL USES,
DRAINAGE AND UTILITY PURPOSES
13. RESERVE "E" CONTAINS 4,289 SQ. FT. AND IS HEREBY DEDICATED FOR
COMPENSATING OPEN SPACE, LANDSCAPING, RECREATIONAL USES,
DRAINAGE AND UTILITY PURPOSES

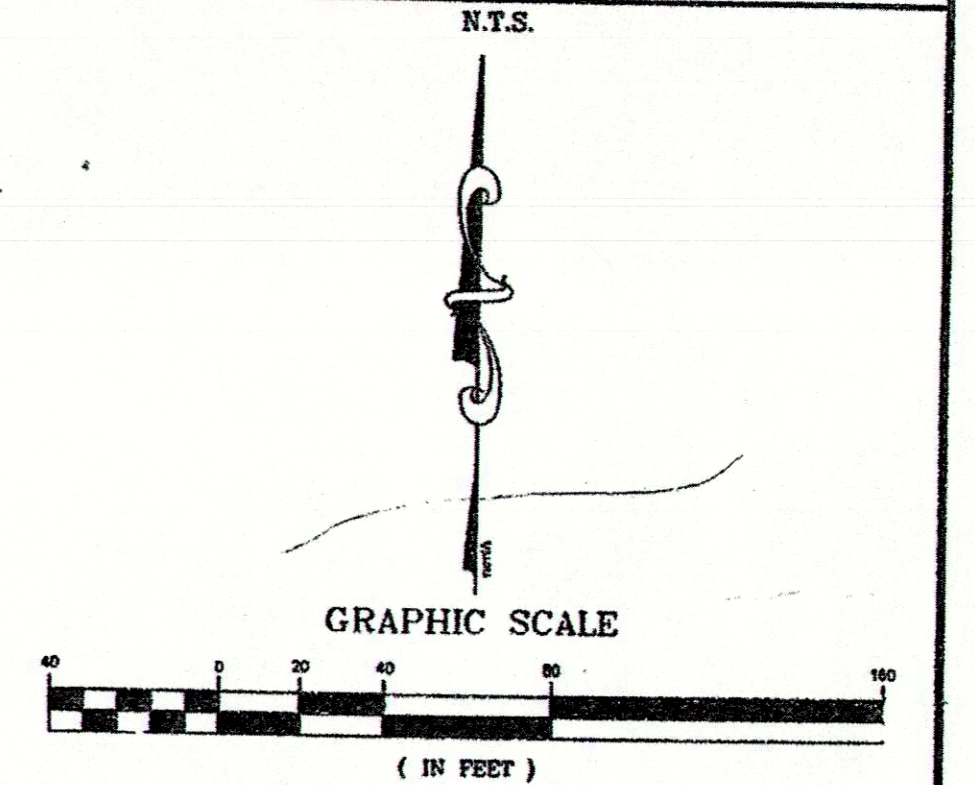
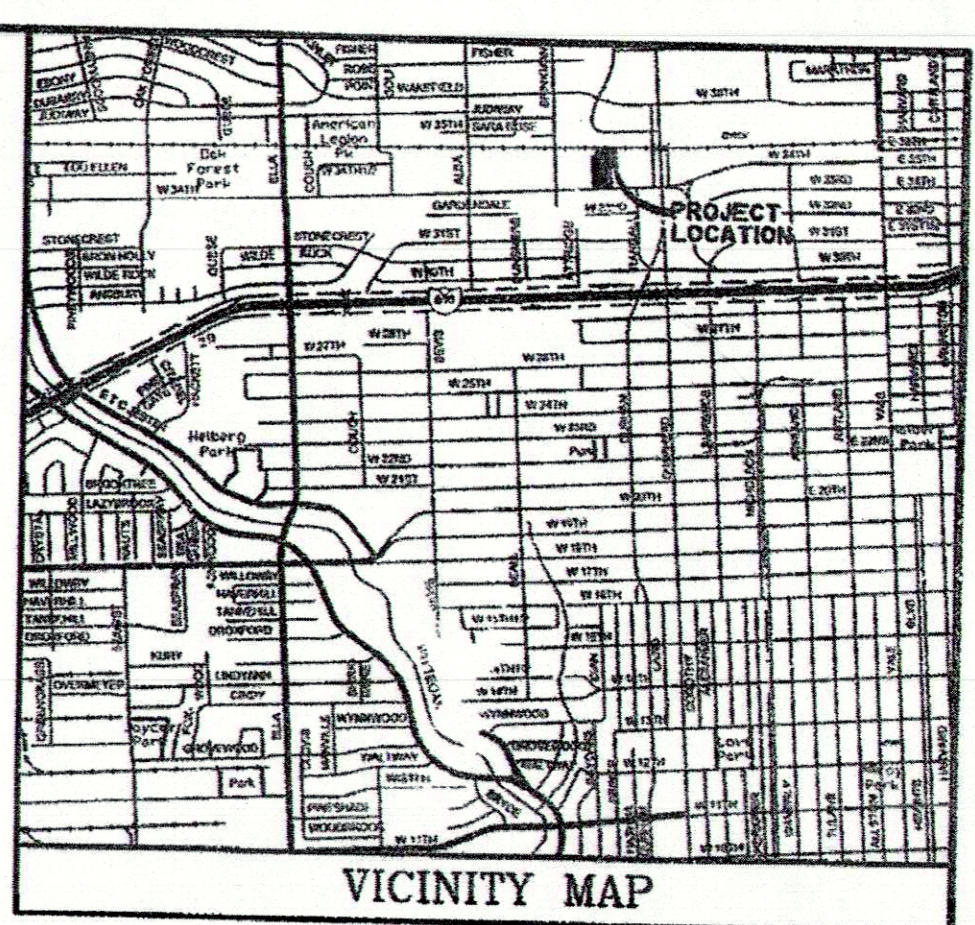
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	180°00'00"	10.00'	31.42'	20.00'	N89°59'33"W
C2	33°25'34"	39.00'	17.47'	17.22'	S18°40'12"W
C3	33°25'34"	20.00'	11.64'	11.45'	N89°40'12"W
C4	90°00'00"	20.00'	31.42'	28.28'	N44°59'33"W
C5	90°00'00"	20.00'	31.42'	28.28'	N44°59'33"E
C6	90°00'00"	20.00'	31.42'	28.28'	N44°59'33"W
C7	90°00'00"	20.00'	31.42'	28.28'	S45°00'27"E
C8	90°00'00"	20.00'	31.42'	28.28'	N44°59'33"W
C9	90°00'00"	20.00'	31.42'	28.28'	S45°00'27"E

RESERVE TABLE

RESERVE	TYPE	ACREAGE	SQ. FT.
A	SEE NOTE #10	0.3797	16,447
B	SEE NOTE #11	0.2020	957
C	SEE NOTE #12	0.0482	2,000
D	SEE NOTE #13	0.1357	5,826
E	SEE NOTE #14	0.0995	4,289
TOTAL		0.6731	29,519

FILED
JANUARY 9 2003
COUNTY CLERK
HARRIS COUNTY, TEXAS



COMMON OPEN SPACE CALCULATIONS
Total number of lots (less than 5,000 sq ft) 45 lots
Total area of lots (less than 5,000 sq ft) 128,283 sq ft
Average lot area 2,850 sq ft
Typical lot size 30' x 80'
Compensating open space provided 26,562 sq ft
Compensating open space required 22,500 sq ft
Average common open space per lot 590 sq ft
Total area of public and private streets 3,440 sq ft
Dwelling unit density (total lots / total project area) 10.31 du / ac

GARDEN OAKS COURT

A SUBDIVISION OF 4.3309 ACRES
BEING A PARTIAL REPLAT OF BLOCK 19,
GARDEN OAKS, SIXTH SECTION
(VOL. 1163, PG. 185, H.C.D.R.)
AND GARDEN OAKS, SECTION SIX-A
(VOL. 46, PG. 16, H.C.M.R.)
HOUSTON, HARRIS COUNTY, TEXAS

REASON FOR REPLAT:
TO CREATE 45 SINGLE FAMILY RESIDENTIAL UNITS
AND FOUR 28' PERMANENT ACCESS EASEMENTS

45 LOTS 2 BLOCKS 5 RESERVES

LOCATED IN THE
S.W. ALLEN SURVEY, ABSTRACT 94
HARRIS COUNTY, TEXAS

JANUARY, 2003 JOB NO. 030784.030.1.0010

OWNER:
MANCO ASSOCIATES, L.P.
2055 S. GESSNER, SUITE 270
HOUSTON, TEXAS 77059 PH 713-867-9065
NEIL JAYASINGHE, PRESIDENT

PLANNER:
VERNON G. HENRY & ASSOCIATES, INC.
616 POST OAK BLVD. #205
HOUSTON, TEXAS 77027
PH 713-627-8666

ENGINEER:
Carter-Burgess
Consultants in Planning, Engineering, Architecture,
Construction Management and Related Services
CARTER & BURGESS, INC.
35 WALKER DRIVE, SUITE 300
HOUSTON, TX 77007-5842
PH 713-869-7900

SURVEYOR:
LAND SURVEYING, INC.
748 EWE
DEER PARK, TEXAS 77536
PH 281-930-0201