HARRIS COUNTY

OFFICE OF THE COUNTY ENGINEER

1001 Preston, Suite 500 Houston, Texas 77002 (713) 755-5370

March 18, 2021

Honorable County Judge & Commissioners

Attention: Commissioner R. Jack Cagle

SUBJECT: Recommendation that the County Judge Execute the Plat of MANDOLIN GARDENS RESERVES on behalf of Harris County, Precinct 4.

Dear Court Members:

It is recommended that the County Judge execute the owner's acknowledgment on the subject plat for a tract of land owned by Harris County.

The plat is required under the City of Houston Code of Ordinances in order to permit and construct improvements for **MANDOLIN GARDENS RESERVES**.

If this request is granted, please submit a certified copy of the Court Order to this office for further handling.

Sincerely,

Loyd Smith for

John R. Blount, P.E., LEED AP County Engineer

JRB/jeb/vht

Attachments

cc: Commissioner R. Jack Cagle Cheryl Guenther Pamela Rocchi Freddie Jebousek Dennis Johnston Kiley Holbrook STATE OF TEXAS

COUNTY OF HARRIS

ORDER

On this the 30th day of March 2021, at a regular meeting of the Commissioners Court of Harris County, sitting as the governing body of Harris County, with the following members present to wit:

> Lina Hidalgo Rodney Ellis Adrian Garcia Tom S. Ramsey, P.E. R. Jack Cagle

\$ \$ \$ \$

County Judge Commissioner, Precinct 1 Commissioner, Precinct 2 Commissioner, Precinct 3 Commissioner, Precinct 4

And the following member(s) absent to wit: ______ constituting a quorum, when among other business, the following was transacted:

ORDER AUTHORIZING THE COUNTY JUDGE TO EXECUTE THE PLAT OF MANDOLIN GARDENS RESERVES.

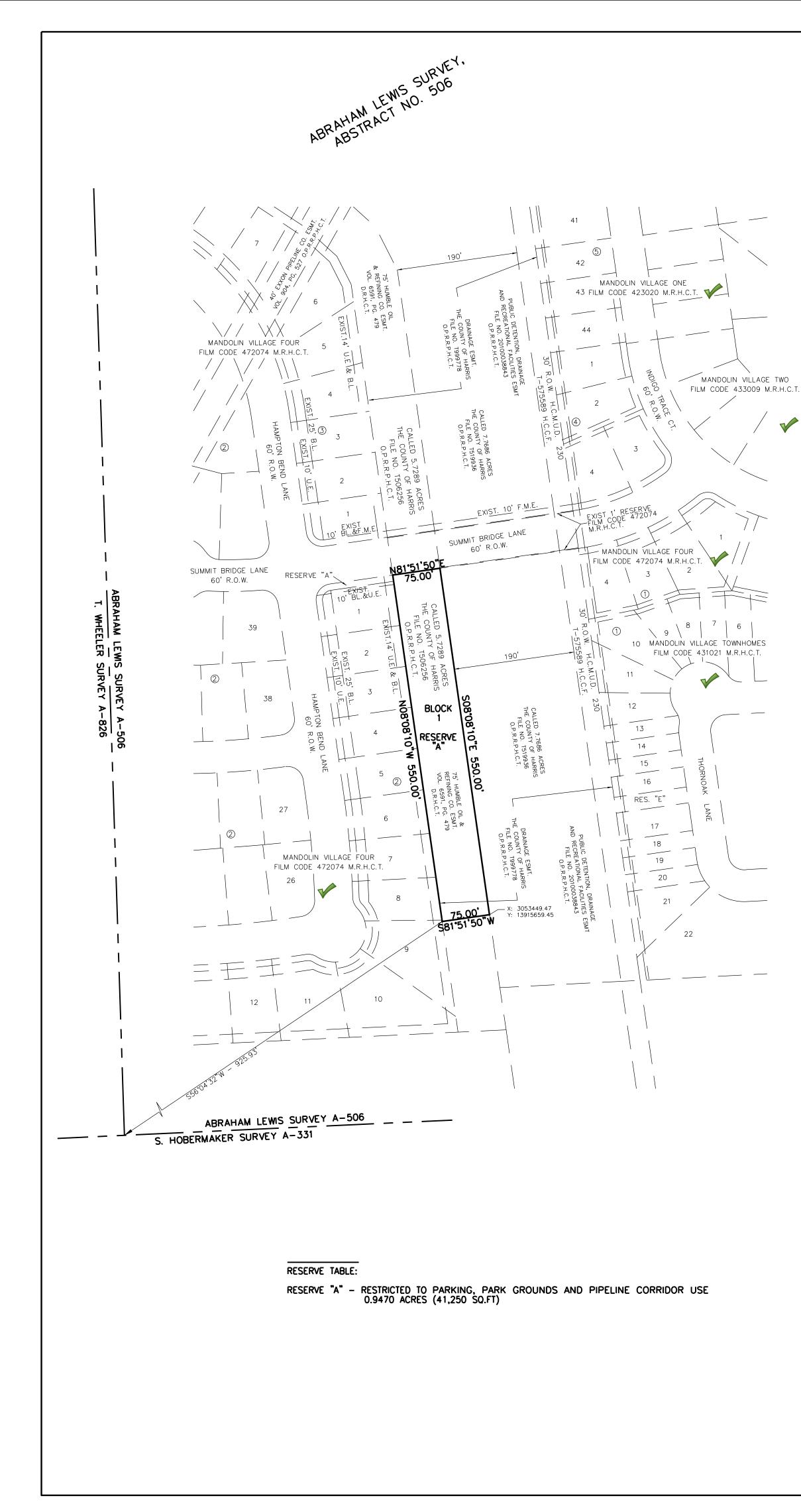
Commissioner ______ introduced an order and made a motion that the same be adopted. Commissioner seconded the motion for the adoption of the order. The motion carrying with it the adoption of the order prevailed by the following vote:

	Yes	No	Abstain
Judge Hidalgo			
Commissioner Ellis			
Commissioner Garcia			
Commissioner Ramsey			
Commissioner Cagle			

The County Judge thereupon announced that the order had been duly and lawfully adopted. The order thus adopted reads as follows:

ORDER

BE IT ORDERED, ADJUDGED, and DECREED by the Commissioners' Court of Harris County, Texas that County Judge Lina Hidalgo hereby is authorized to execute the owner's acknowledgment on the plat of MANDOLIN GARDENS RESERVES



STATE OF TEXAS COUNTY OF HARRIS

We, THE COUNTY OF HARRIS, acting by and through, Lina Hidalgo, County Judge, and . (office), being officers of THE COUNTY OF HARRIS, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 0.9470 acre tract described in the above and foregoing map of MANDOLIN GARDENS RESERVES, 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 and 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 (16' 0") above the 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 (15' 0") 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 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.

IN TESTIMONY WHEREOF, THE COUNTY OF HARRIS, has caused these presents to be signed by Lina Hidalgo, County Judge, thereunto authorized, attested by ____ (office), this _____ day of _____, 2021.

THE COUNTY OF HARRIS

Lina Hidalgo

County Judge

Attest: (office)

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Lina Hidalgo, County ____, (office), known to me to be the person(s) whose name(s) are Judge, and 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

Print name

My commission expires:

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of MANDOLIN GARDENS RESERVES, is 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 _____, 2021.

Martha L. Stein, Chair or M. Sonny Garza, Vice Chair

2021, at _____ o'clock __.M., and at Film Code No. _ County for said county.

Teneshia Hudspeth County Clerk of Harris County, Texas

Deputy

I, Royal T. Brown, 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 permanent nature) pipes or rods have an outside diameter of not less than five eights (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.

Royal T. Brown Registered Professional Land Surveyor Texas Registration No. 3881

NOTES:

1. "U.E. & A.E." INDICATES UTILITY EASEMENT AND AERIAL EASEMENT

2. "B.L." INDICATES BUILDING LINE

3. "W.L.E." INDICATES WATER LINE EASEMENT

4. "STM. S.E." INDICATES STORM SEWER EASEMENT

5. "S.S.E." INDICATES SANITARY SEWER EASEMENT

6. "D.E." INDICATES DRAINAGE EASEMENT

7. "F.M.E." INDICATES FORCE MAIN EASEMENT

8. "R.O.W." INDICATES RIGHT-OF-WAY

COUNTY, TEXAS

9. "D.R.H.C.T. " INDICATES DEED RECORDS HARRIS COUNTY, TEXAS

10. "M.R.H.C.T." INDICATES MAP RECORDS HARRIS COUNTY, TEXAS

11. "O.P.R.R.P.H.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS

12. 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.

12. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY 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 LOTLINES 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.

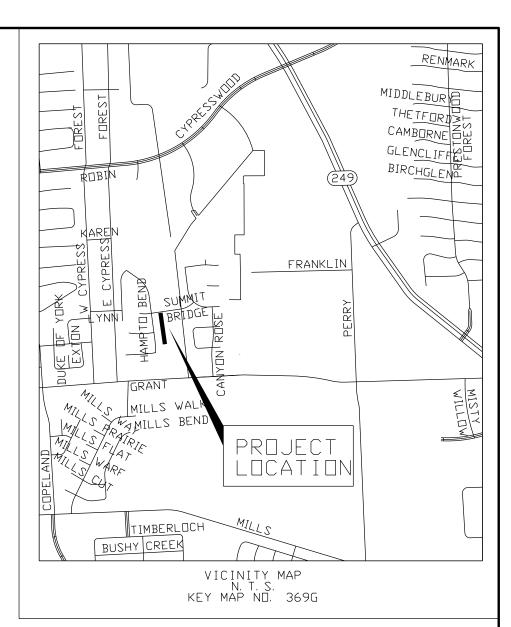
13. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE GRID COORDINATES (NAD83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00013.

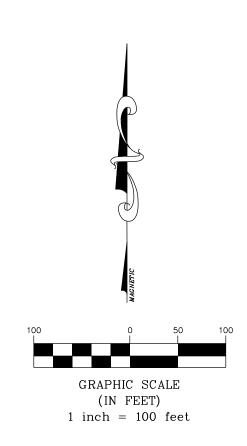
Margaret Wallace Brown, AICP, CNU-A Secretary

I, Teneshia 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 of the Map Records of Harris

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

9. "H.C.M.U.D." INDICATES HARRIS COUNTY MUNICIPAL UTILITY DISTRICT





MANDOLIN GARDENS RESERVES

BEING 0.9470 ACRES OF LAND CONTAINING 1 BLOCK - 1 RESERVE OUT OF THE ABRAHAM LEWIS SURVEY, ABSTRACT NO. 506 HARRIS COUNTY, TEXAS

OWNER/DEVELOPER: THE COUNTY OF HARRIS 201 CAROLINE STREET HOUSTON, TX 77002 **DANNENBAUM ENGINEERING CORPORATION** T.B.P.E.L.S. FIRM REGISTRATION NO. F-10118800 3100 WEST ALABAMA HOUSTON, TX 77098 (713) 520-9570 DATE : JANUARY, 2021