

SCALE: 1" = 30'

IN LIEU OF PAYMENT (No Private Park or Park Land Dedication):

A	Number of Existing Dwelling Units	3
B	Number of Proposed Dwelling Units	4
C	Number of Incremental Dwelling Units (B-A)	1

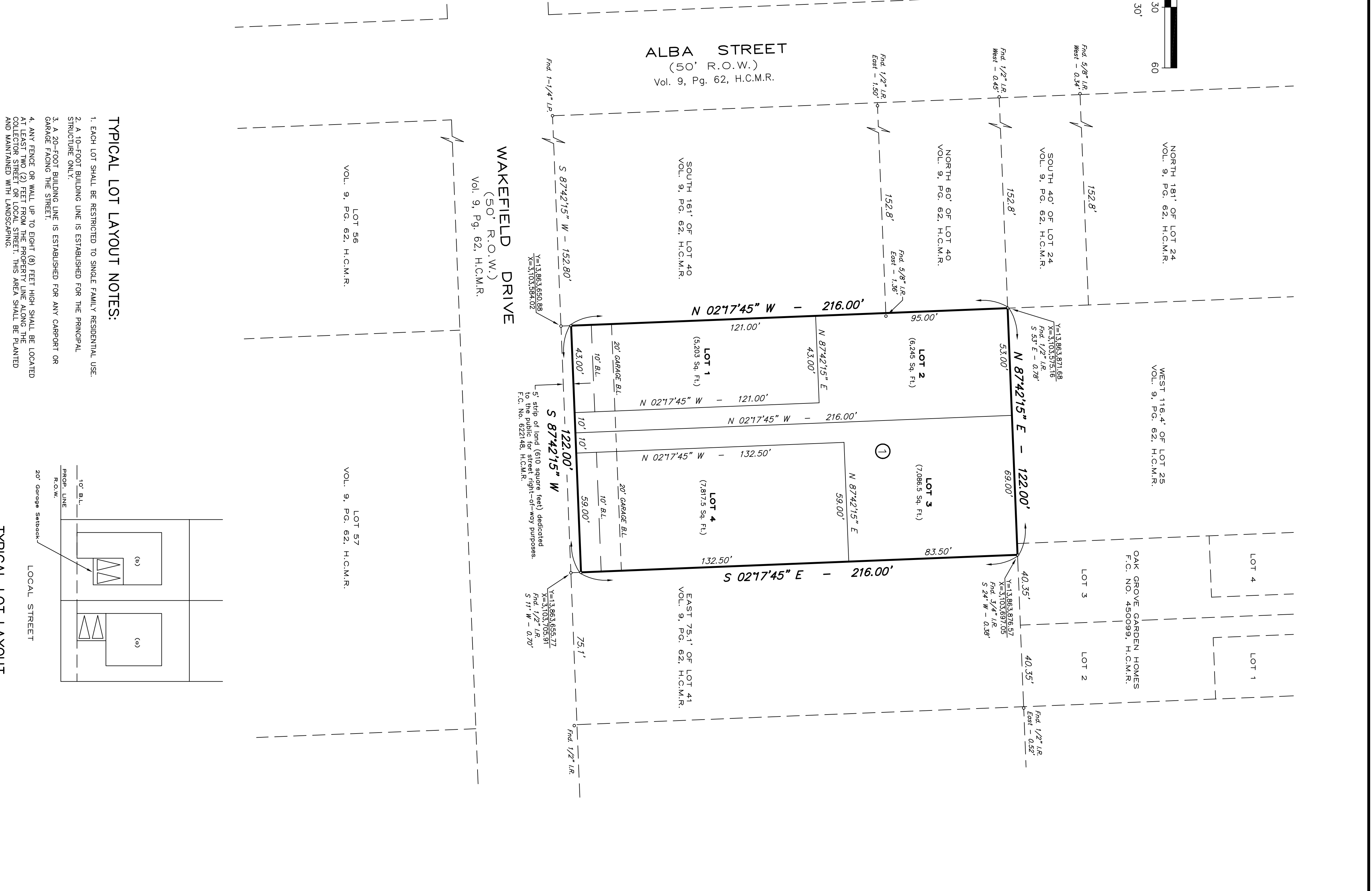
1. NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
2. NO BUILDING PERMIT OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF HOUSTON, TEXAS, FOR UNDER PROVISIONS OF SECTION 46-253 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS, HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
3. THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 1.
4. THIS PERCENTAGE IS (100%) SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATION.
5. THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER (1 UNIT) OF DWELLING UNITS.

FLAG LOT NOTES:

1. THE STAFF PORTION OF LOTS 2 AND 3, BLOCK 1, SHARE VEHICULAR ACCESS THEREFOR. THE STAFF PORTIONS ARE RESTRICTED FOR ACCESS AND EGRESS ONLY.
2. NO BUILDING, STRUCTURE, WALL OR FENCE SHALL BE CONSTRUCTED WITHIN THE STAFF PORTIONS OF LOTS 2 AND 3, BLOCK 1.

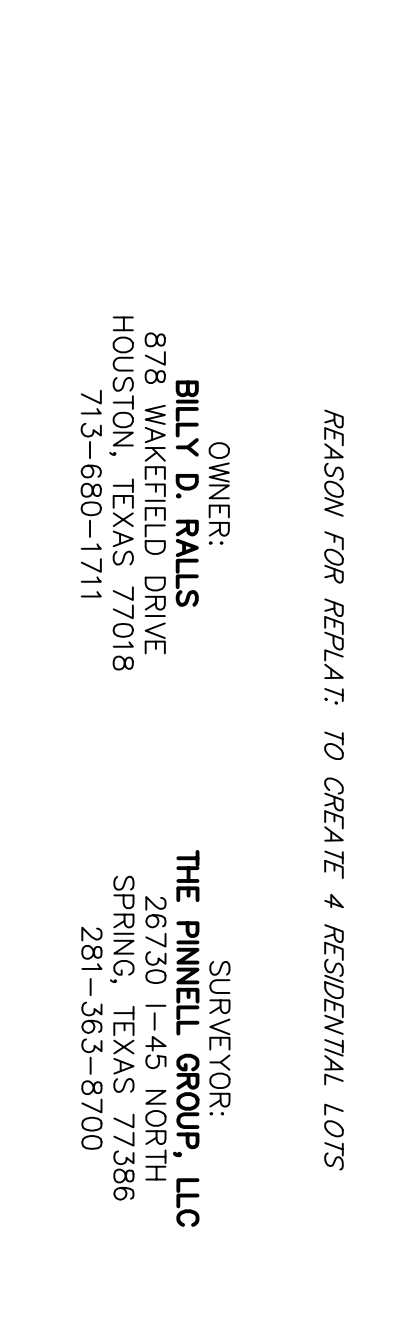
GENERAL NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HERON BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204. DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99999793.
2. UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE 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.
3. SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE APPROVED BY THE HARRIS COUNTY FLOOD CONTROL DISTRICT AND THE ENGINEERING DIVISION OF HARRIS COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT.
4. THIS TRACT IS SUBJECT TO CHAPTER 47, ARTICLE XI, DIVISION TWO, OF THE CITY OF HOUSTON'S CODE OF ORDINANCES, ACCORDINGLY A STORM WATER QUALITY PLAN MUST BE OBTAINED BEFORE THE ISSUANCE OF ANY CONSTRUCTION PERMIT, AS THAT PLAN IS DETAILED IN DIVISION TWO, FOR ALL OR PART OF THIS TRACT.
5. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH SEPARATE ENTRANCES, ONE OF WHICH IS LOCATED A FREESTANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET. ALSO MEANS A SINGLE-FAMILY RESIDENTIAL UNIT OF NOT MORE THAN 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.
6. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT. SECONDARY UNIT SHALL PROVIDE ONE ADDITIONAL SPACE PER DWELLING UNIT. SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
7. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICES.



TYPICAL LOT LAYOUT NOTES:

1. EACH LOT SHALL BE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.
2. A 10-FOOT BUILDING LINE IS ESTABLISHED FOR THE PRINCIPAL STRUCTURE ONLY.
3. A 20-FOOT BUILDING LINE IS ESTABLISHED FOR ANY CARPORT OR GARAGE FACING THE STREET.
4. ANY FENCE OR WALL UP TO EIGHT (8) FEET HIGH SHALL BE LOCATED AT LEAST TWO (2) FEET FROM THE PROPERTY LINE ALONG THE COLLECTOR STREET OR LOCAL STREET. THIS AREA SHALL BE PLANTED AND MAINTAINED WITH BANSOPEAN.



STATE OF TEXAS COUNTY OF HARRIS

I, Billy D. Rolfs, owner, hereinafter referred to as Owner of the 0.6190 acre tract of land described in the above and foregoing map of YESTERYEAR ESTATES REPLAT NO. 1, do hereby make and establish said subdivision and development plan of said property according to all laws, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public, for streets, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on 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 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 the ground level (3) above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on 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 the ground level (3) above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, Owner does hereby declare that all parcels of land designated as lots on this plat are hereinafter dedicated to the use of the public for the purposes of the public utility easements and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owner does hereby consent and agree that all of the property, within the boundaries of this plat is hereby restricted to prevent the drainage of any spillover into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owner does hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the centerline of the proposed roadway, for the purpose of drainage purposes, giving the 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, Owner does hereby consent 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 prevent such drainage ways and easements from being obstructed, impeded or otherwise disturbed to the detriment of the public. The drainage easements shall be restricted to the extent that property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owner hereby certifies that this replat does not attempt to alter, amend, or remove any covenants or restrictions; I further certify that no portion of the preceding plat was limited by deed restriction to residential use for more than two (2) residential units per lot.

WITNESS my hand in the city of Houston, Texas, this _____ day of _____, 2008.

Billy D. Rolfs, owner

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Billy D. Rolfs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2008.

Notary Public in and for the State of Texas
My Commission Expires: _____

Who, Wally Frango Park, Triggs, N.A. owners and holder of liens against the property described in the plat hereon, do hereby certify that the plat hereon was prepared by the firm of YESTERYEAR ESTATES, P.C., a limited liability partnership, as recorded in the Clerk's File Numbers V101508, V101509, V101510, 20060072823 and 20080062302 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat, and the dedications and restrictions shown hereon to said plat, and do hereby consent and agree that the present owners of said lots and lots hereon assigned the same nor any part thereof.

By: _____

STATE OF TEXAS COUNTY OF HARRIS
BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that he executed the same for the purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2008.

Notary Public in and for the State of Texas
My Commission Expires: _____

I, Daniel N. Pinnell, am 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that the witness otherwise noted, all boundary corners, ends and points of the subdivision are shown and marked with permanent monuments (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarters (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest street intersection and the MADS State Plane Coordinate System.

Daniel N. Pinnell
Registered Professional Land Surveyor
Texas Registration No. 5349

This is to certify that the above and foregoing map of YESTERYEAR ESTATES REPLAT NO. 1 in conformance with the laws of the State of Texas and the rules and regulations of the State of Texas as shown hereon and authorized the recording of this plat this _____ day of _____, 2008.

By: Carol A. Lewis Ph.D. or Mark A. Kikerny
Vice Chairman

By: Katherine L. Garfick
Secretary

I, Beverly B. Kaufman, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in _____, 2008, at _____ o'clock _____ M., and duly recorded on _____, 2008, at _____ o'clock _____ M., and of Film Code No. _____ of the Map Records of Harris County for said county.
Witness my hand and seal of office of Harris County, the day and date last above written.

Beverly B. Kaufman
County Clerk of Harris County, Texas

By: _____
Deputy

YESTERYEAR ESTATES

A SUBDIVISION OF 0.6050 ACRE (26,362 SQ. FT.) OF LAND TO BE DEVELOPED IN THE BLOCK 1, RESERVE 1, YESTERYEAR ESTATES, P.C. TRACT NO. 539, CITY OF HOUSTON, HARRIS COUNTY, TEXAS AND BEING A REPLAT OF RESTRICTED RESERVE 'A', BLOCK 1, YESTERYEAR ESTATES, AS RECORDED IN FILM CODE NO. 622148 OF THE HARRIS COUNTY MAP RECORDS.

1 BLOCK 4 LOTS

REASON FOR REPLAT: TO CREATE 4 RESIDENTIAL LOTS

OWNER: BILLY D. ROLFS
878 WAKEFIELD DRIVE
HOUSTON, TEXAS 77018
713-680-1711

SURVEYOR: THE PINNELL GROUP, LLC
26730 I-45 NORTH
SPRING, TEXAS 77386
281-353-8700