

STATE OF TEXAS
COUNTY OF HARRIS

We, 1900 N Loop Development TS, LLC and Land 2200, LP, acting by and through, Scott Leichtenberg, President, being an officer of 1900 N Loop Development TS, LLC and Land 2200, LP, owner hereinafter referred to as Owners (whether one or more) of the 2.9219 acre tract described in the above and foregoing map of Marigny Heights, 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 to the land so dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes 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 ground level upward, located adjacent to and adjoining said public utility easements that are designated 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, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes 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 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. & 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 designated as lots on this plat are originally inteded 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 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, 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.

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

IN TESTIMONY WHEREOF, 1900 N Loop Development TS, LLC and Land 2200, LP, has caused these presents to be signed by Scott Leichtenberg, President, thereunto authorized this _____ day of _____, 2022.

By: _____
Scott Leichtenberg, President

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Scott Leichtenberg, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgement 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 _____, 2022.

X: _____
Notary Public in and for
Harris County, Texas.
My commission expires: _____

I, Daniel W. Goodale, R.P.L.S., 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 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.

Daniel W. Goodale, RPLS
Texas Registration No. 4919

We, First National Bank of Central Texas, owner and holder of a lien against the property described in the plat known as Marigny Heights, said lien being evidenced by instrument of record in the Clerks File Nos. RP-2022-56539 and RP-2022-56540 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property of the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat nad we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: _____
Name: _____

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgement 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.

X: _____
Notary Public in and for
Harris County, Texas.
My commission expires: _____

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 Marigny Heights 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 _____, 2022.

By: _____ By: _____
Martha L. Stein, Title Chair Margaret Wallace Brown, AICP, CNU-A, Secretary
or
M. Sonny Garza, Vice Chairman

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 _____, 2022, at _____ o'clock _____M., and duly recorded on _____, 2022, at _____ o'clock _____M. and at Film Code No. _____ of the Map Records of Harris County for said county.

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

By: _____
Teneshia Hudspeth,
County Clerk of
Harris County, Texas

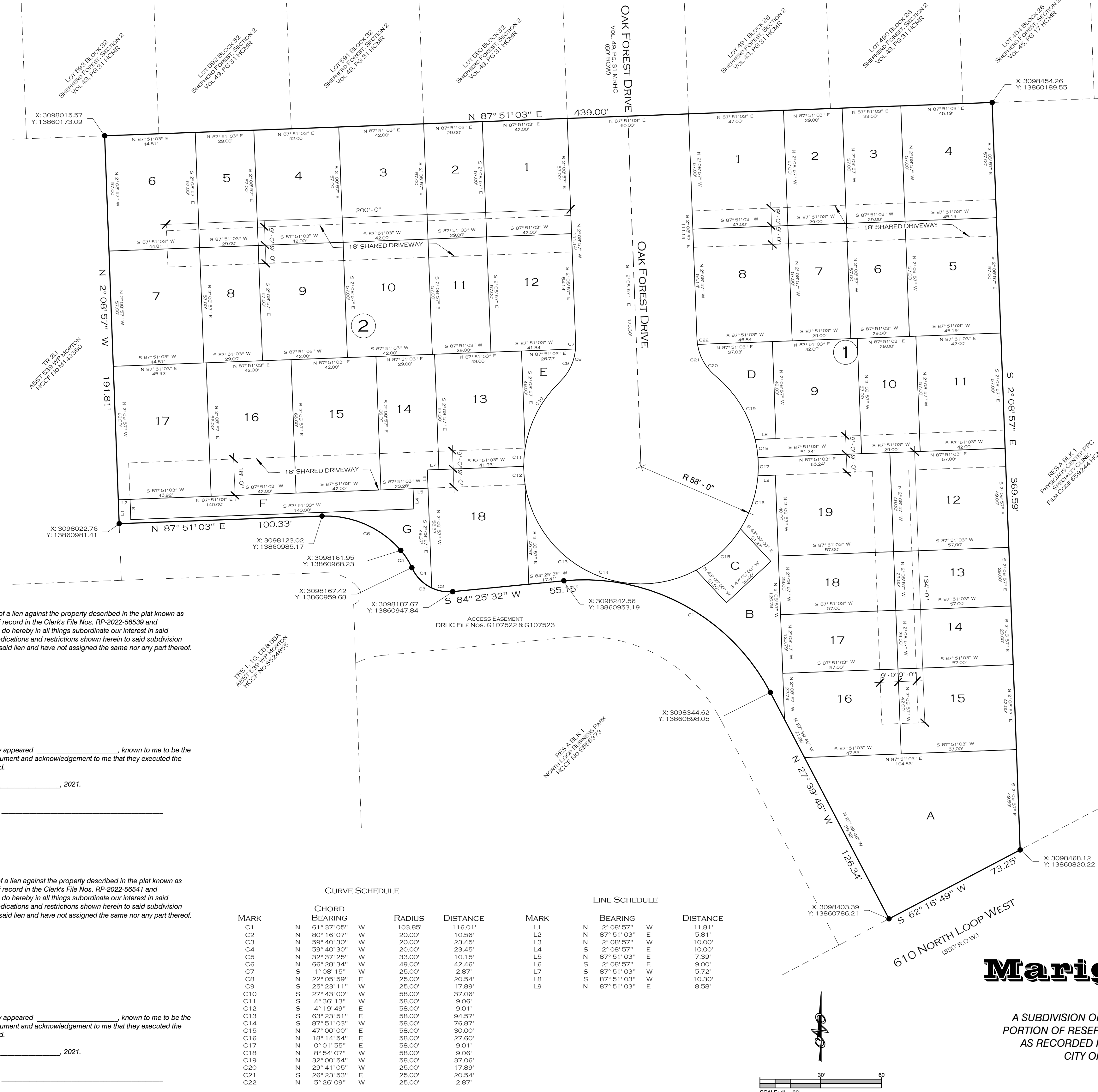
By: _____
Christian Orona
Deputy

LEGEND:

- "B.L." INDICATES BUILDING LINE
- "U.E." INDICATES UTILITY EASEMENT
- "M.R.H.C." INDICATES MAP RECORDS OF HARRIS COUNTY
- "D.R.H.C." INDICATES DEED RECORDS OF HARRIS COUNTY
- "R.O.W." INDICATES RIGHT OF WAY
- "ESMT" INDICATES EASEMENT
- "FND" INDICATES FOUND
- "BRS" INDICATES BEARS
- "F.I.P." INDICATES FOUND IRON PIPE
- "F.I.R." INDICATES FOUND IRON ROD
- "S.I.R." INDICATES SET IRON ROD
- "W.P." INDICATES WOODEN POST
- "M.P." INDICATES METAL POST
- "F.H." INDICATES FIRE HYDRANT
- "W.L.E." INDICATES WATER LINE EASEMENT

PLAT NOTES:

- Lots 1 thru 19, Block 1, Lots 1 thru 18 and Block 2 are restricted to single family residential uses as defined by Chapter 42 of the City of Houston Code of Ordinance.
- Each lot shall be restricted to single family residential use.
- 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, the building lines, 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 (NAD83) and may be brought to surface by applying the following combined scale (0.99987660).
- Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instance where a secondary dwelling unit is provided one additional off-street parking shall be provided.
- At least 150 square feet of permeable area is required per lot. 5,700 s.f. of permeable area shall be provided within the boundary of this subdivision. Reference 42-1 permeable area.



CURVE SCHEDULE

MARK	CHORD BEARING	RADIUS	DISTANCE
C1	N 61° 37' 05\"	103.85'	116.01'
C2	N 80° 16' 07\"	20.00'	10.56'
C3	N 59° 40' 30\"	20.00'	23.45'
C4	N 59° 40' 30\"	20.00'	23.45'
C5	N 32° 37' 25\"	33.00'	10.15'
C6	N 66° 28' 34\"	43.00'	42.46'
C7	S 1° 08' 15\"	25.00'	2.87'
C8	N 22° 05' 59\"	25.00'	20.54'
C9	S 25° 23' 11\"	25.00'	17.89'
C10	S 27° 43' 00\"	58.00'	37.06'
C11	S 4° 36' 13\"	58.00'	9.06'
C12	S 4° 19' 49\"	58.00'	9.01'
C13	S 63° 23' 51\"	58.00'	94.57'
C14	S 87° 51' 03\"	58.00'	76.67'
C15	N 47° 00' 00\"	58.00'	30.00'
C16	N 18° 14' 54\"	58.00'	27.60'
C17	N 0° 01' 55\"	58.00'	9.01'
C18	N 8° 54' 07\"	58.00'	9.06'
C19	N 32° 00' 54\"	58.00'	37.06'
C20	N 29° 41' 05\"	25.00'	17.89'
C21	S 26° 23' 53\"	25.00'	20.54'
C22	N 5° 26' 09\"	25.00'	2.87'

LINE SCHEDULE

MARK	BEARING	DISTANCE
L1	N 2° 08' 57\"	11.81'
L2	N 87° 51' 03\"	5.81'
L3	N 2° 08' 57\"	10.00'
L4	S 2° 08' 57\"	10.00'
L5	N 87° 51' 03\"	7.39'
L6	S 2° 08' 57\"	9.00'
L7	S 87° 51' 03\"	5.72'
L8	S 87° 51' 03\"	10.30'
L9	N 87° 51' 03\"	8.58'

SCALE 1" = 30'

PARKS & OPEN SPACE ORDINANCE

A	NUMBER OF EXISTING DWELLING UNITS	0
B	NUMBER OF PROPOSED DWELLING UNITS	60
C	NUMBER OF INCREMENTAL DWELLING UNITS (A-B)	60

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE.

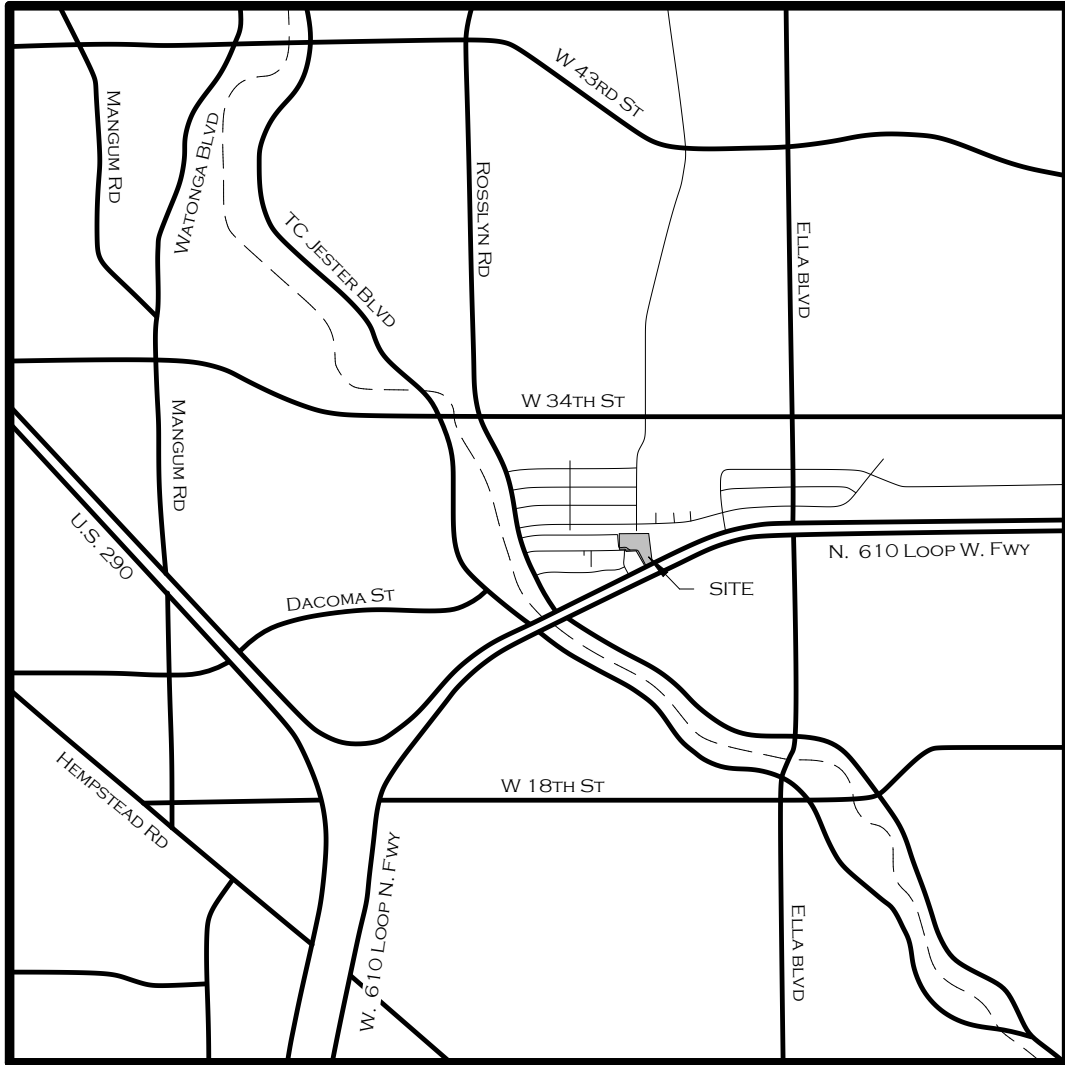
- No land is being established as a private park or dedicated to the public for park purposes.
- No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the city.
- This property is located in park sector number 1.
- This percentage is (100%) shall be applied to the then current fee in lieu of dedication.
- The then-current fee in lieu of dedication shall be applied to this number (60 units) of dwelling units.

DENSITY TABLE

TOTAL NO. OF DWELLING UNITS	TOTAL GROSS ACRES	TOTAL PROJ. DENSITY (UNITS PER ACRE)
60	2.9219	20.53

PARKING TABLE

TOTAL NO. OF DWELLING UNITS	NO. OF ADDITIONAL PARKING REQUIRED	NO. OF ON-STREET PARKING	NO. OF OFF-STREET PARKING
60	10	0	10



VICINITY MAP (N.T.S.)

KEY MAP 452M

LOT AREA AND COVERAGE TABLE				
BLOCK	LOT	AREA	PERCENT COVERAGE	MAX COVERAGE
1	1	2679.00 SF	60%	1637.40 SF
1	2	1653.00 SF	60%	991.80 SF
1	3	1653.00 SF	60%	991.80 SF
1	4	2575.84 SF	60%	1545.50 SF
1	5	2575.84 SF	60%	1545.50 SF
1	6	1653.00 SF	60%	991.80 SF
1	7	1653.00 SF	60%	991.80 SF
1	8	2678.84 SF	60%	1607.31 SF
1	9	2480.85 SF	60%	1488.51 SF
1	10	1653.00 SF	60%	991.80 SF
1	11	2394.00 SF	60%	1436.40 SF
1	12	2793.00 SF	60%	1675.80 SF
1	13	1653.00 SF	60%	991.80 SF
1	14	1653.00 SF	60%	991.80 SF
1	15	2394.00 SF	60%	1436.40 SF
1	16	2305.95 SF	60%	1383.57 SF
1	17	1653.00 SF	60%	991.80 SF
1	18	1653.00 SF	60%	991.80 SF
1	19	2867.61 SF	60%	1720.57 SF
2	1	2394.00 SF	60%	1436.40 SF
2	2	1653.00 SF	60%	991.80 SF
2	3	2394.00 SF	60%	1436.40 SF
2	4	2394.00 SF	60%	1436.40 SF
2	5	1653.00 SF	60%	991.80 SF
2	6	2554.16 SF	60%	1532.50 SF
2	7	2554.16 SF	60%	1532.50 SF
2	8	1653.00 SF	60%	991.80 SF
2	9	2394.00 SF	60%	1436.40 SF
2	10	2394.00 SF	60%	1436.40 SF
2	11	1653.00 SF	60%	991.80 SF
2	12	2393.84 SF	60%	1436.31 SF
2	13	2445.13 SF	60%	1467.08 SF
2	14	1662.49 SF	60%	1117.50 SF
2	15	2772.62 SF	60%	1663.20 SF
2	16	2772.00 SF	60%	1663.20 SF
2	17	3030.80 SF	60%	1818.48 SF
2	18	2854.98 SF	60%	1712.99 SF

RESERVE TABLE		
RESERVE	AREA	RESTRICTION
A	5894.86 SF	LANDSCAPE
B	2893.07 SF	LANDSCAPE
C	619.60 SF	PARKING
D	1093.69 SF	LANDSCAPE
E	599.22 SF	LANDSCAPE
F	1400.00 SF	PARKING
G	1055.38 SF	LANDSCAPE
GRAND TOTAL	13493.81 SF	

Marigny Heights

A SUBDIVISION OF 2.9219 ACRES OF LAND BEING A REPLAT OF A PORTION OF RESERVE A, BLOCK 1 OF NORTH LOOP BUSINESS PARK AS RECORDED IN FILM CODE 400017 OF THE H.C.M.R. IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE THIRTY EIGHT LOTS & NINE RESERVES

LOTS: 37 RESERVES: 8 BLOCKS: 2
JULY 2022

OWNER:

1900 N Loop Development TS, LLC
13411 Pebblebrook Drive
Houston, Texas 77079
713.299.0722

SUBMITTED BY:

Richard Grothues Designs, Inc.
9225 Katy Freeway, Suite 103
Houston, Texas 77024
713.449.9191

OWNER:

Land 2200 LP
13411 Pebblebrook Drive
Houston, Texas 77079
713.299.0722

SURVEYOR:

Survey 1, Inc.
T.B.P.L.S. Firm #100758-00
PO Box 2543
Alvin, Texas 77512
281.393.1382