

I, Kenneth A. Gruller, 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 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 plot boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Kenneth A. Gruller, R.P.L.S.
Texas Registration No. 5476

NOTES:

1. B.L. denotes Building Line, U.E. denotes Utility Easement, S.S.E. denotes Sanitary Sewer Easement, D.E. denotes Drainage Easement, ESM/T. denotes easement, R.O.W. denotes right-of-way, H.C.D.R. denotes Harris County Deed Records, H.C.M.R. denotes Harris County Map Records, H.C.C.F. denotes Harris County Clerk's File, VOL. denotes Volume, PG. denotes Page.
2. All bearings shown hereon are based on Texas State Plane Coordinate System South Central Zone NAD 83.
3. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD) 83 and may be brought to surface by applying the following combined scale 0.99989193077.
4. 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.

5. Lots 1-7, Block 1 are restricted to single family residential uses as defined by Chapter 42.
6. Single family residential shall mean the use of a lot with one building designed for and containing not more than two separated 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.
7. Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
8. At least 150 square feet of permeable area is required per lot. 300 square feet of permeable area shall be provided within the boundary of this subdivision. Reference 42-1 permeable area definition.

9. The number of single family residential dwelling units that can be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plat.
10. 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 lot 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.

LOT SIZE COVERAGE - URBAN AREA (183) LOT SIZE AND COVERAGE TABLE			
COLM A LOT No.	COLM B LOT SIZE (s.f.)	COLM C MAXIMUM BLDG. SIZE (s.f.)	COLM D % COVERAGE (COLM C/ COLM B)
1	1,550	930	60% MAX
2	1,550	930	60% MAX
3	1,900	1,140	60% MAX
4	2,500	1,500	60% MAX
5	2,700	1,620	60% MAX
6	2,500	1,500	60% MAX
7	2,300	1,380	60% MAX

DWELLING UNIT DENSITY TABLE		
COLM A TOTAL No. OF DWELLINGS	COLM B TOTAL GROSS ACREAGE (AC)	COLM C TOTAL PROJECT DENSITY (COLM A/B)
9	0.3444	26.13

STATE OF TEXAS)
COUNTY OF HARRIS)

We, Home Art Construction Inc., acting by and through Jorge A. Romero, President and Cindy Romero, Vice President, Owner hereinafter referred to as Owners of the 0.3444 acre tract described in the above and foregoing map of Crawford Place Replat and Extension, 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 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 designed 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 designed 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) 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 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 is hereby 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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 preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the Home Art Construction Inc., has caused these presents to be signed by _____ this _____ day of _____, 2022.

Home Art Construction Inc.

By: _____
Jorge A. Romero
President

Attest: _____
Cindy Romero
Vice President

State of TEXAS)

County of HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared Jorge A. Romero, and Cindy Romero, 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 and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

We, America's Choice Home Loans, LP, holder of a lien against the property described in the plat known as Crawford Place, Replat and Extension, said lien being evidenced by instrument of record in the Clerk's File Numbers RP-2020-588485 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 herein to said subdivision plat and we hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: _____

State of TEXAS)

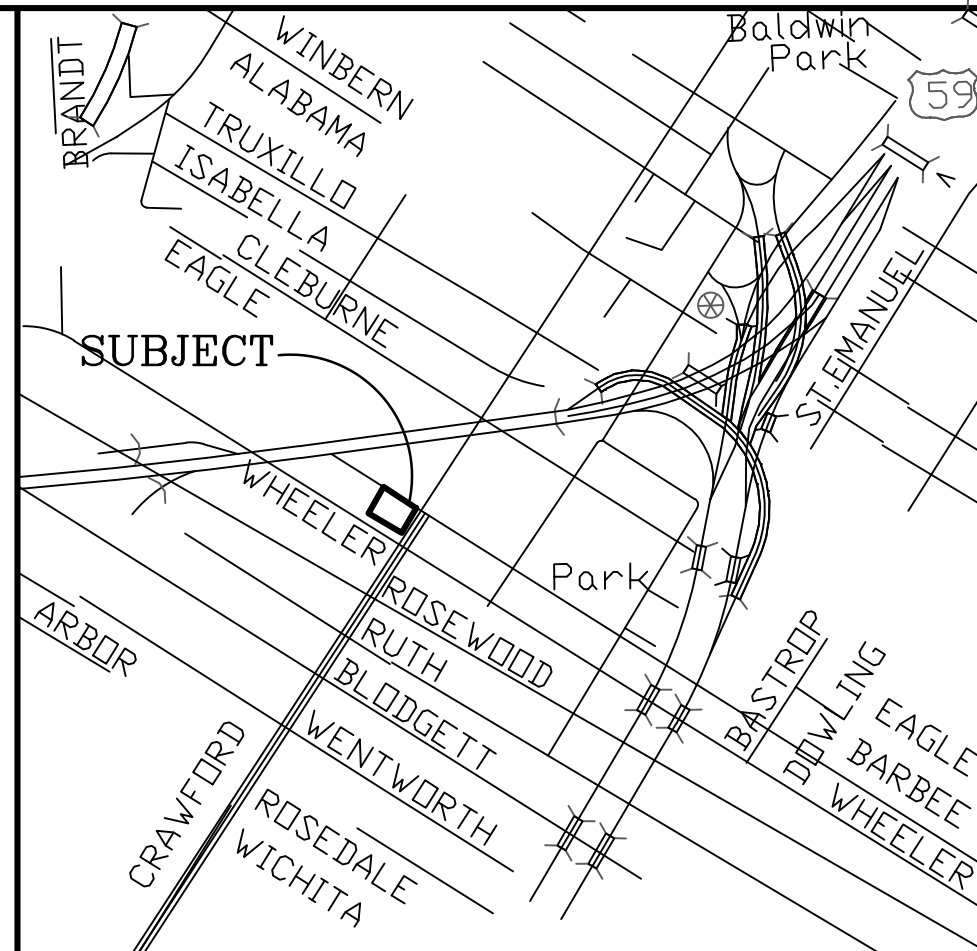
County of HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose names is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

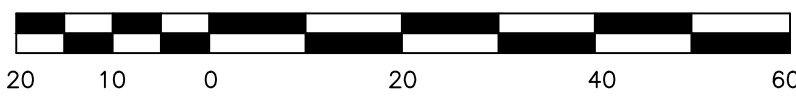
My Commission Expires: _____



VICINITY MAP

SCALE: NTS

KEY MAP: 493X



● = SET 3/4" IR, UNLESS OTHERWISE NOTED

This is to certify that the Houston Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Crawford Place, Replat and Extension 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 _____, 2022

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

By: _____
Margaret Wallace Brown, AICP, CNU-A
Secretary

I, Teneasia 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 Number _____ 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.

Teneasia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

1. No land is being established as Private Park or dedicated to the public for Park purposes.
2. No building permit of 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.
3. This property is located in Park Sector number 13.
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 (4 unit) of dwelling units.

PARKS AND OPEN SPACE TABLE	
(a) Number of Existing Dwelling Units (DUs):	1
I hereby certify that the information provided herein is true.	
(b) Number of Proposed DUs:	4
(c) Number of Incremental DUs (b-a):	3

CRAWFORD PLACE REPLAT NO. 1 AND EXTENSION

BEING A SUBDIVISION OF
0.3444 ACRE (15,000 SQ. FT.)

BEING A REPLAT OF CRAWFORD PLACE
F.C. No. 695310, H.C.M.R.

& A PARTIAL REPLAT OF LOTS 3, 4 & 9,

ROSEWOOD ADDITION,
VOL. 440, PG. 352, H.C.D.R.

LOCATED IN THE

J. HOLMAN SURVEY, A-323,
HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 7 LOTS

SCALE: 1" = 20'

7 LOTS

MAY 2022

1 BLOCK

OWNER:

HOME ART CONSTRUCTION INC.
4801 WOODWAY, STE 300 EAST
HOUSTON, TX 77056
Phone: (713) 964-2780

Gruller Surveying, LLC

PROFESSIONAL LAND SURVEYING
1244 N. POST OAK, STE. 200
Houston, Texas 77055

713.333.1466

JOB. No. 45-2132