

STATE OF TEXAS
COUNTY OF HARRIS

We, Bringhurst Noble Group, LLC, a Texas Limited Liability company, acting by and through Kyle Lai, Managing Membe, being officer of Bringhurst Noble Group, LLC, a Texas Limited Liability company, owners hereinafter referred to as Owners of the 0.229 acre tract described in the above and foregoing map of Bringhurst Noble Enclave, 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 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 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 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 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 amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, Bringhurst Noble Group, LLC, a Texas Limited Liability company has caused these presents to be signed by Kyle Lai, its Managing Member, thereunto authorized, this day of _____, 2022.

Bringhurst Noble Group, LLC, a Texas Limited Liability company

By: _____
Kyle Lai
Managing Member

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Kyle Lai, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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
Print Name: _____
My Commission expires: _____

I, Tenshia 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 _____, 20____, at _____ o'clock _____ M., and duly recorded on _____, 20____, 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.

Tenshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Bringhurst Noble Enclave 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.

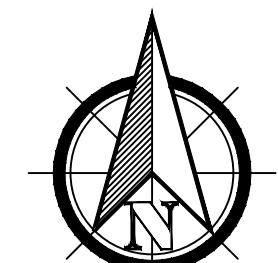
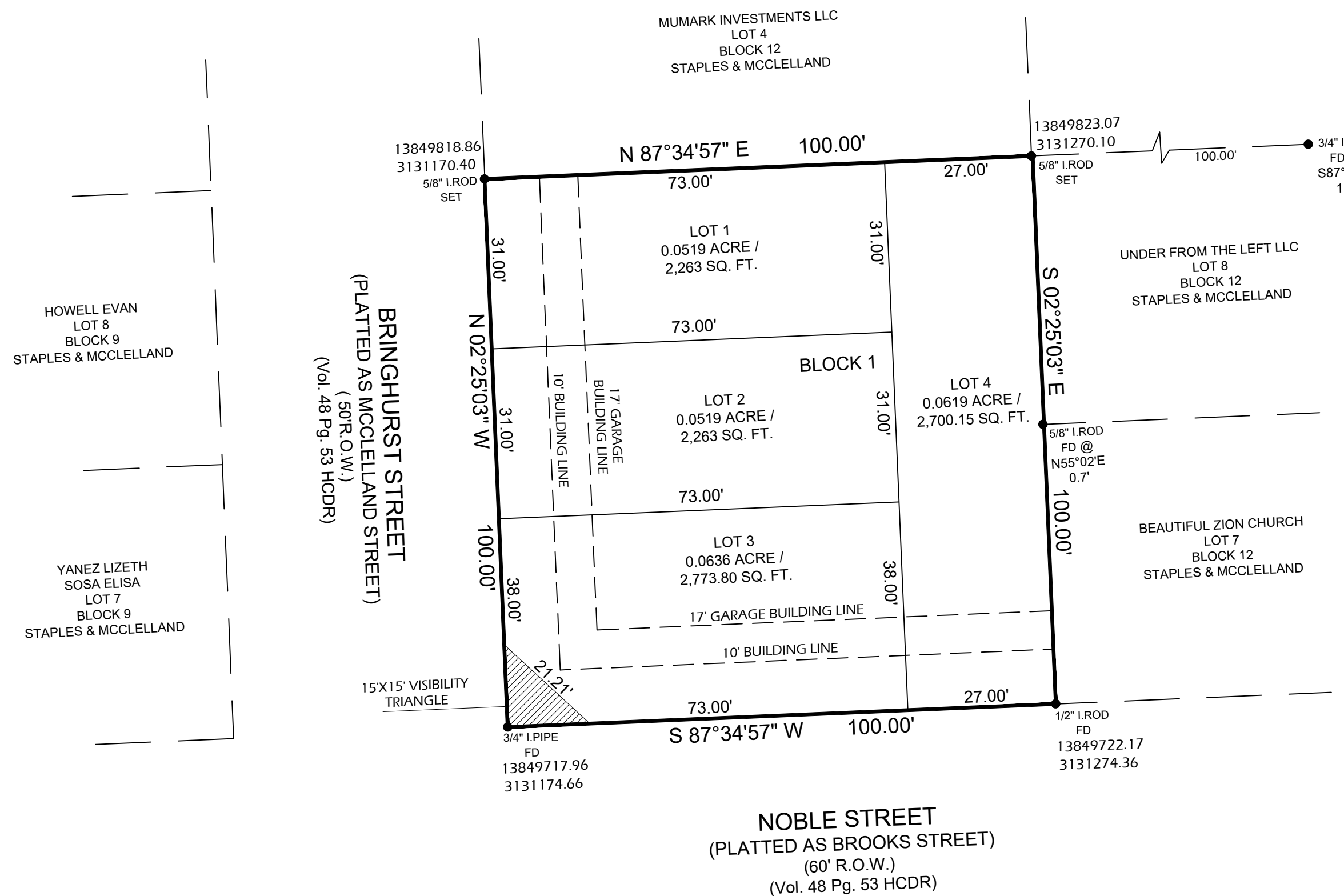
By: _____ Or _____
Martha L. Stein Chair Or M. Sonny Garza Vice-Chairman

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

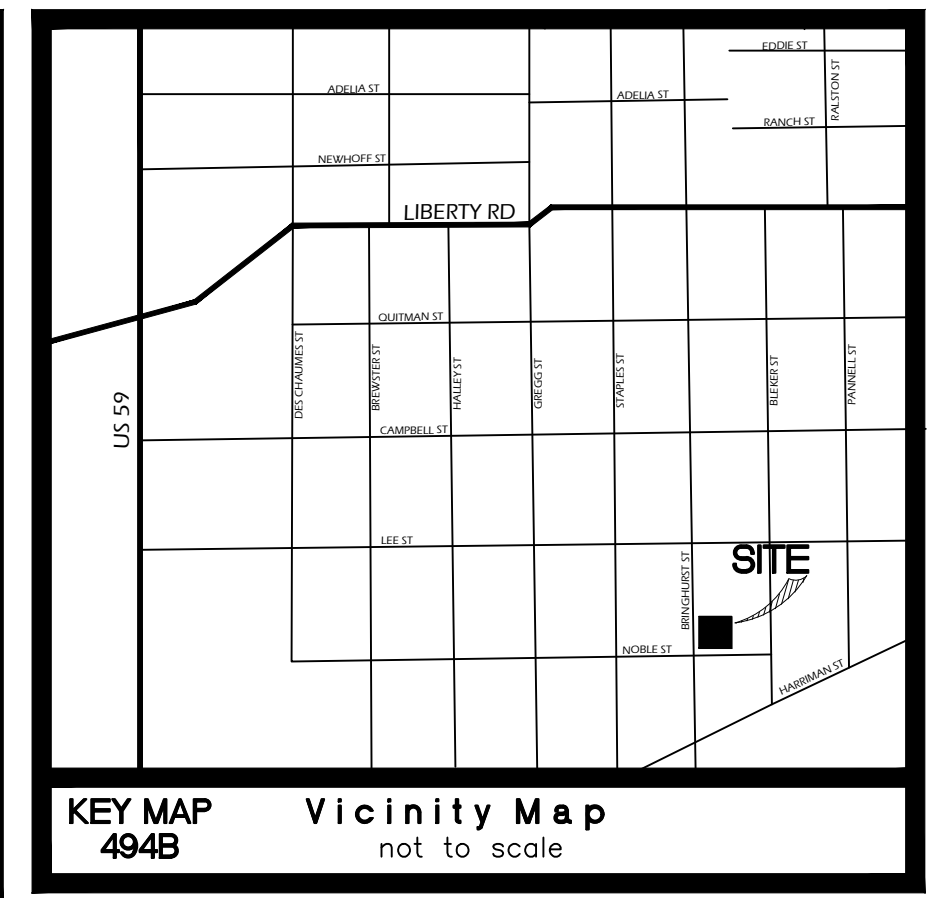


Piotr A. Debski
Texas Registration No. 5902

- No land is being established as 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 17
- 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 (4 units) of dwelling units.



SCALE:
1" = 20'



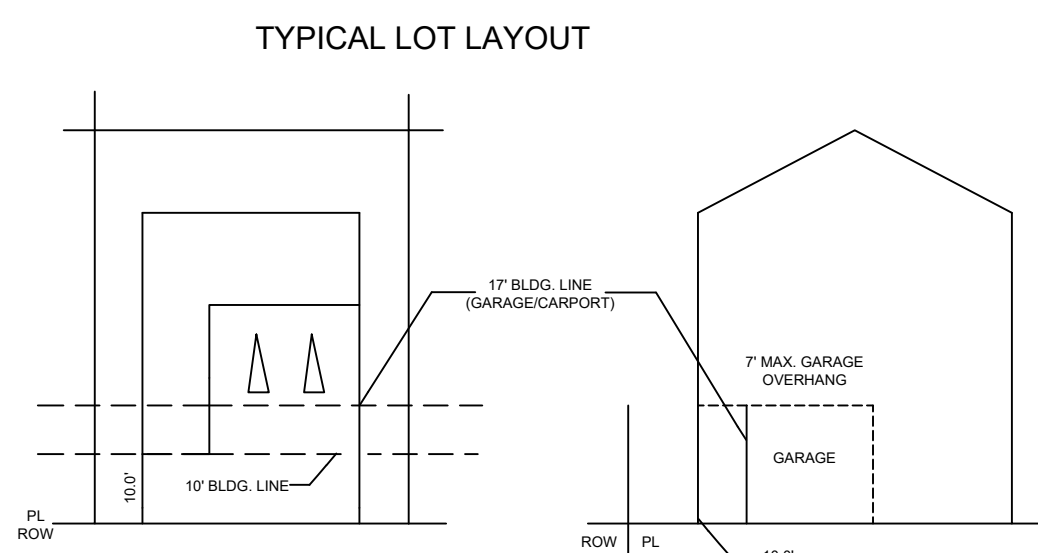
- LEGEND:
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
 - H.C.M.R. - HARRIS COUNTY MAP RECORDS
 - H.C.C.F. NO. - HARRIS COUNTY CLERK FILE NUMBER
 - C.M. - CONTROL MONUMENT
 - SQ. FT. - SQUARE FEET
 - R.O.W. - RIGHT-OF-WAY
 - I.R. - IRON ROD
 - D.C.L. - DIRECTIONAL CONTROL LINE
 - VOL./PG. - VOLUME/PAGE

- NOTES:
- Unless otherwise indicated, the building line (B.L.), whether one or more, shown on the 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 of 0.99989561.
 - 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 lots 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.
 - 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.
 - 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.
 - All lots shall have adequate wastewater collection service.
 - This property is located in park sector number 17.
 - The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

LOT NO.	LOT SIZE	LOT SIZE AND COVERAGE TABLE	
		MAX 1ST FLOOR BUILDING FOOTPRINT	COVERAGE %
1	2263.00 SF	1357.80 SF	60 %
2	2263.00 SF	1357.80 SF	60 %
3	2773.80 SF	1664.28 SF	60 %
4	2700.15 SF	1620.09 SF	60 %

TOTAL # OF DWELLINGS	DWELLING UNIT DENSITY TABLE	
	COLM A GROSS ACREAGE	COLM B TOTAL PROJECT DENSITY
4	0.229 AC	17.46

- At least 150 square feet of permeable area is required per lot. 600 s.f. of permeable area shall be provided with the boundary of this subdivision. Reference 42-1 permeable area definition.
- 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.
- All lots shall have adequate wastewater collection service.



- A ten-foot (10') building line is established for the principle structure only.
- A seventeen-foot (17') building line is established for any carport or garage facing the street.
- The building above the carport or garage may overhang the building line up to seven feet (7').
- Reference the typical lot layout shown herein.
- Lot 1 to 4 of block 1 is restricted to single family residential use.

BRINGHURST NOBLE ENCLAVE

A SUBDIVISION OF 0.229ACRES BEING A REPLAT OF LOTS 5 AND 6, BLOCK 12, STAPLES AND MCLELLANDS ADDITION ACCORING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 48, PAGE 53 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS CITY OF HOUSTON, HARRIS COUNTY, TEXAS

4 LOTS 1 BLOCK
REASON FOR REPLAT: TO CREATE 4 LOTS
OWNER: BRINGHURST NOBLE GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY
DATE: JULY, 2022 SCALE: 1" = 20'
OWENS MANAGEMENT SYSTEMS, LLC
P.O. BOX 88331
HOUSTON, TEXAS 77288
713-643-6333
PIOTR A. DEBSKI, VAMPUS, 1030
DOMINION DRIVE, KATY, TX 77450 832-878-6720