

STATE OF TEXAS

COUNTY OF HARRIS

We, Alaman Housing Project Limited Partnership, a Texas limited partnership, acting by and through Ahmad AlJahani, being Managing Partner of Alaman Housing Project Limited Partnership, a Texas limited partnership, owners hereinafter referred to as Owners of the 0.25 acre tract described in the above and foregoing map of ALAMAN HOUSING, 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 herein, 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, Alaman Housing Project Limited Partnership, a Texas limited partnership has caused these presents to be signed by Ahmad AlJahani, its Managing Partner, thereunto authorized, this _____ day of _____, 2022.

Alaman Housing Project Limited Partnership, a Texas limited partnership

By: Ahmad AlJahani Managing Partner

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Ahmad AlJahani, 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, 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 _____, 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.

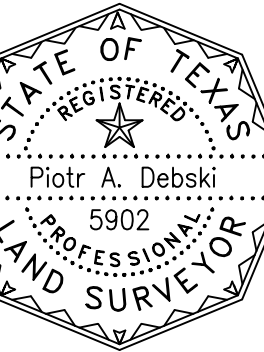
Teneshia Hudspeth County Clerk Of Harris County, Texas

By: Deputy

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of ALAMAN HOUSING 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



Piotr A. Debski Texas Registration No. 5902

By:

Print Name: Zeus Lending.com

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 acknowledged to me that she executed the same for the purposes and considerations therein expressed.

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:

LOT SIZE AND COVERAGE TABLE

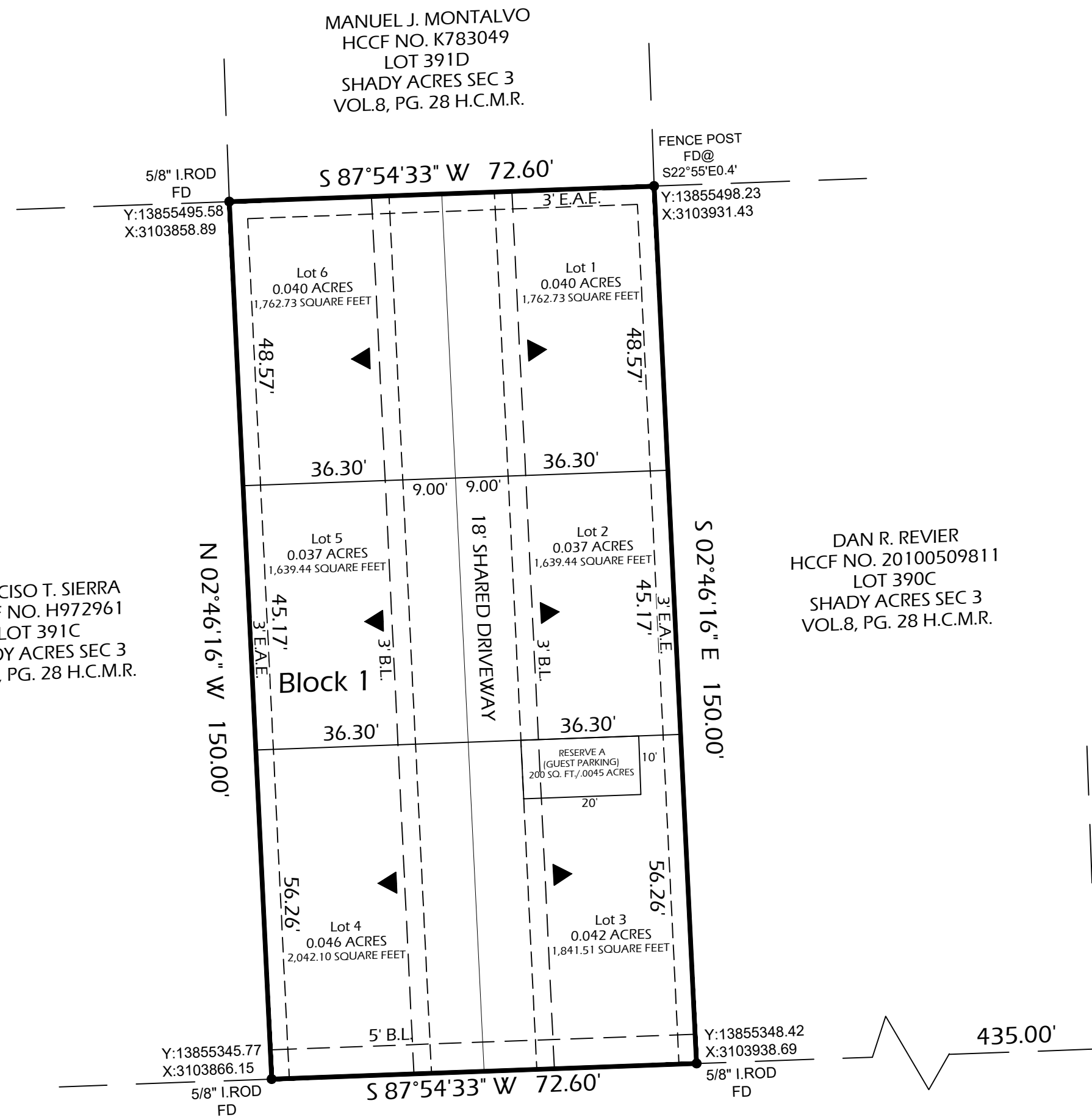
Table with 4 columns: LOT NO., LOT SIZE (SQ. FT.), MAX. BLDG. COVERAGE SQ. FT., MAX. % COVERAGE. Rows 1-6.

GUEST PARKING TABLE with 2 columns: PARKING REQUIRED, ON-SITE PROVIDED, ON-STREET PARKING.

PARKS AND OPEN SPACE TABLE with 2 columns: NUMBER OF EXISTING DWELLING UNITS, ON-SITE PROVIDED, NUMBER OF PROPOSED DWELLING UNITS, NUMBER OF INCREMENTAL DWELLING UNITS.

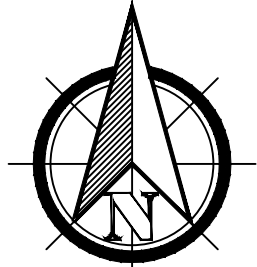
DWELLING UNIT DENSITY TABLE with 3 columns: COLM A, COLM B, COLM C. Rows: TOTAL # OF DWELLINGS, GROSS ACREAGE, DENSITY.

- 1. At least 150 square feet of permeable area is required per lot. 900s.f. of permeable area shall be provided with the boundary of this subdivision. Reference 42-1 permeable area definition.
2. 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.
3. All lots shall have adequate wastewater collection service.

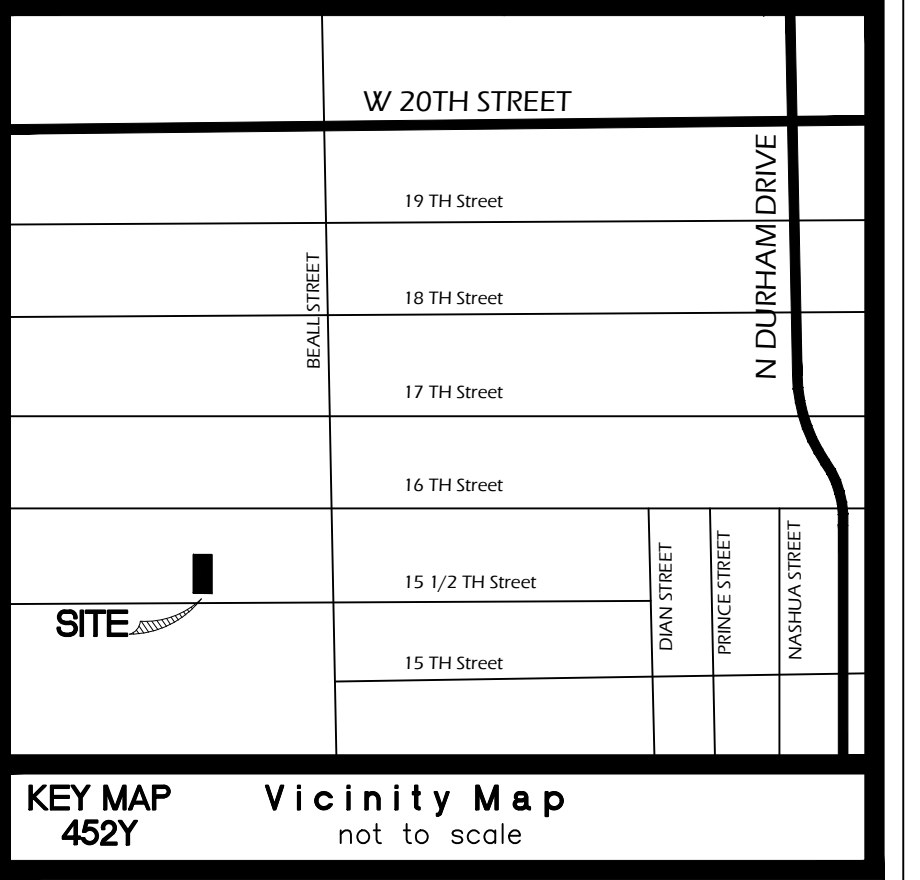


WEST 15-1/2 STREET (50' R.O.W. VOL.8, PG.28 H.C.M.R.)

MORRIS DANIEL COLEY LT 25 BLK 2 BEALL ADDITION 15 1/2 STREET AMEND
FALLON CONNIE CHENG LT 24 BLK 2 BEALL ADDITION 15 1/2 STREET AMEND
QUINN KELLENLT 23 BLK 2 BEALL ADDITION 15 1/2 STREET AMEND



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 FOOT
R.O.W. - RIGHT-OF-WAY
I.R. - IRON ROD

NOTES:

- 1. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on the subdivision plan 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.
2. 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 0.99989732.
3. 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.
4. 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.
5. 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.
6. This property lies within Park Sector No. 12.
7. Vehicular access to each lot is provided for by a shared driveway only.
8. This subdivision contains one or more shared driveways that have not been dedicated to or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.
9. Access to single family residential lots by a shared driveway is provided for by a cross access easement.
10. The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.
11. No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.

ALAMAN HOUSING

A SUBDIVISION OF 0.25 ACRES OF LAND BEING A REPLAT OF THE SOUTHEASTERLY 1/4 OF LOT 391, SHADY ACRES EXTENSION SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 8, PAGE 28 OF THE HARRIS COUNTY MAP RECORDS CITY OF HOUSTON, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 6 LOTS AND 1 RESERVE

6 LOTS 1 BLOCK

OWNERS:

ALAMAN HOUSING PROJECT LIMITED PARTNERSHIP, a Texas limited partnership

DATE: MARCH, 2022 SCALE: 1" = 20'

OWENS MANAGEMENT SYSTEMS, LLC P.O. BOX 88331 HOUSTON, TEXAS 77288 713-643-6333

Piotr A. Debski, 1030 Dominion Drive, Katy, TX 77450 832-878-6720

- 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 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 (6 unit) of dwelling units.