

STATE OF TEXAS
COUNTY OF HARRIS

WE, AMYN A. ALLAUDDIN AND MUNIRA A. ALLAUDDIN, OWNERS, HEREINAFTER REFERRED TO AS OWNER OF THE 0.9618-ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF INWOOD HEIGHTS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY 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 UNRESTRICTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL EIGHTEEN FEET, SIX INCHES (18'6") FOR TEN FEET (10'0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERMETER 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 PURPOSES FOREVER UNRESTRICTED 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 EASEMENTS 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 AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS.

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 SPECIFIC 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, OWING 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 THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY CREEK OR NATURAL DRAINAGE WAY SHALL BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THESE EASEMENTS 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 PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN (2) RESIDENTIAL UNITS PER LOT.

WITNESS MY HAND IN THE CITY OF HOUSTON, TEXAS, THIS _____ DAY OF _____, 2022.

BY: AMYN A. ALLAUDDIN
OWNER

BY: MUNIRA A. ALLAUDDIN
OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AMYN A. ALLAUDDIN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED 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.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

PRINT NAME _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MUNIRA A. ALLAUDDIN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED 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.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

PRINT NAME _____

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 INWOOD 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 THIS _____ DAY OF _____, 2022.

BY: MARTH L. STEN, CHAIR or BY: M. SONNY GARZA, VICE-CHAIR

BY: MARGARET WALLACE BROWN
AICP, CNP-A, SECRETARY

I, TENESHA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY AND EX OFFICIO CLERK OF THE HARRIS COUNTY COMMISSIONER'S COURT, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS APPROVED AT A LEGALLY CONVENED MEETING OF THE HARRIS COUNTY COMMISSIONERS COURT HELD ON _____, 2022, AT _____ O'CLOCK _____, AND DULY RECORDED ON _____, 2022, AT _____ O'CLOCK _____, AND AT FILM CODE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE

BY: TENESHA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

I, JOHN J. RODRIGUEZ, 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 PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN (3) THREE FEET, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COODINATE SYSTEM OF 1983, (CENTRAL OR SOUTH CENTRAL) ZONE.

JOHN J. RODRIGUEZ
TEXAS REGISTRATION # 2834

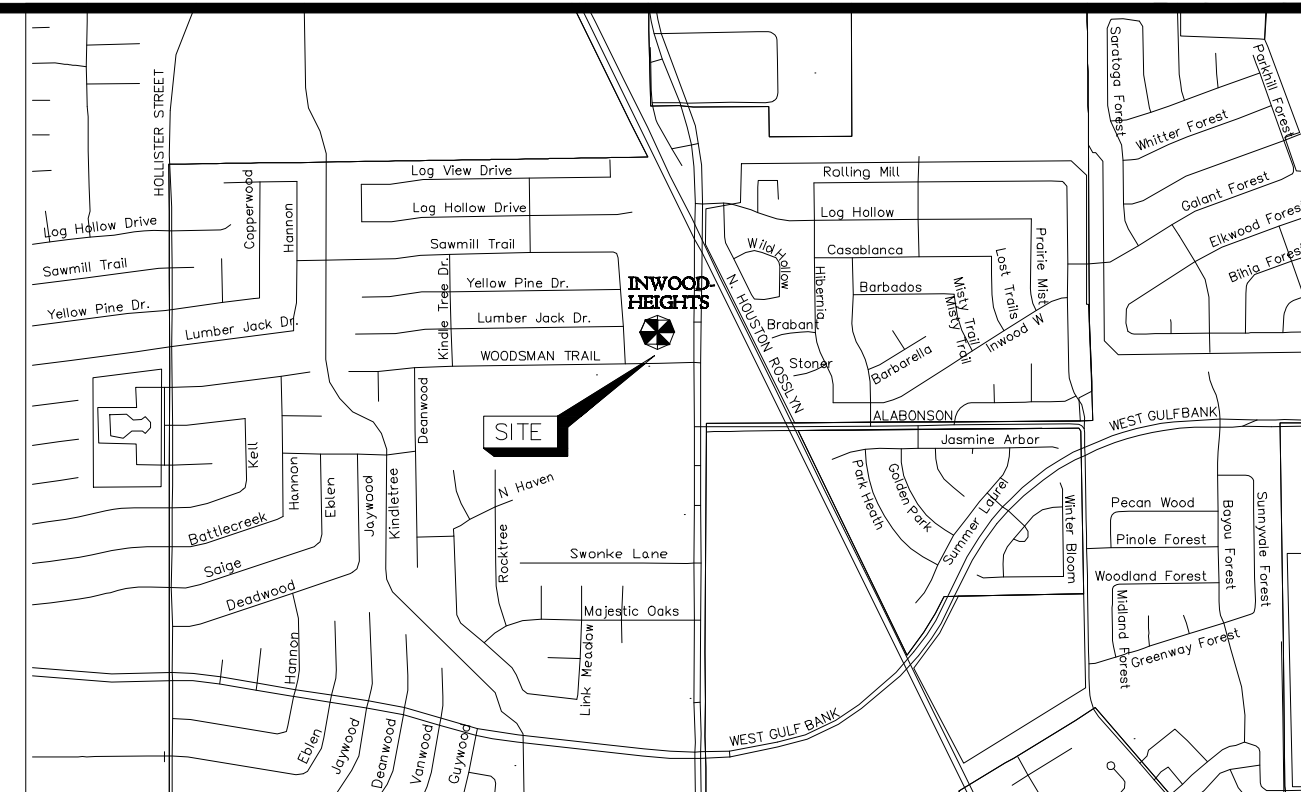
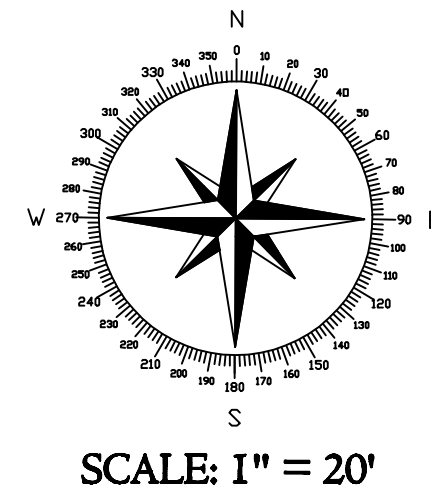
PLAT NOTES

- LOTS 1 - 17 BLOCK 1 ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AN CONTAINING NO 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.
- 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.
- VEHICULAR ACCESS TO LOTS 1-17 BLOCK 1 IS PROVIDED BY A PRIVATE ACCESS EASEMENT.
- 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.
- AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT 2,550 S.F. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN 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 BE GROSS ACRE OF ALL LAND WITHIN THE BOUNDARIES OF THE SUBDIVISION PLAT.
- THE RESIDENTIAL UNITS OR LOTS ENCOMPASSED BY THE PLAT ARE INELIGIBLE FOR SOLID WASTE COLLECTION SERVICES PROVIDED BY THE CITY OF HOUSTON AT THE TIME OF THE FILING OF THIS PLAT. THE OBLIGATION TO PROVIDE SOLID WASTE COLLECTION SERVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY IN THE SUBDIVISION. NOTWITHSTANDING THE FOREGOING, THE CITY RESERVES THE RIGHT TO AMEND THE LEVEL OF SOLID WASTE COLLECTION SERVICES IT PROVIDES.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 THE STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.999903487
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNRESTRICTED 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 NEAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITY MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

X=3078818.9193
Y=13886640.5147

N 88°37'30" E 168.72'

X=3078987.5738
Y=13886644.5632



VICINITY MAP - Key Map Page # 4 of 11

PARKS DENSITY			
TOTAL NO. OF DWELLINGS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY	
12.77	0.235	0	12.77
LOT SIZE AND COVERAGE TABLE			
LOT NO.	LOT SIZE (sf)	MAX. BLDG. COVERAGE (sf)	MAX. % COVERAGE

- NO LAND IS BEING ESTABLISHED FOR THE PUBLIC FOR PARK PURPOSES.
- NO BUILDING SHALL BE CONSTRUCTED OR OTHER IMPROVEMENTS, EXCEPT THOSE REQUIRED FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF HOUSTON, TEXAS FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS THE CITY OF HOUSTON, TEXAS HAS SUBMITTED AND ACCEPTED BY THE CITY THE ORDINANCES OF THE CITY OF HOUSTON, TEXAS HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
- THIS PROPERTY IS LOCATED IN PARK SECTOR 1.
- THIS PERCENTAGE (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 THE (0 UNITS) OF DWELLING.

RESERVE TABLE		
RESERVE	USE	AREA
A	PARKING	0.01 AC (200.00 S.F.)
B	PARKING	0.01 AC (200.00 S.F.)
C	PARKING	0.04 AC (200.00 S.F.)
D	LANDSCAPE/OPEN SPACE/DRAIN	0.04 AC (1,621.36 S.F.)
E	LANDSCAPE/OPEN SPACE/DRAIN	0.01 AC (974.21 S.F.)
F	LANDSCAPE/OPEN SPACE/DRAIN	0.02 AC (727.20 S.F.)
G	LANDSCAPE/OPEN SPACE/DRAIN	0.01 AC (400.29 S.F.)
H	LANDSCAPE/OPEN SPACE/DRAIN	0.01 AC (401.00 S.F.)
I	LANDSCAPE/OPEN SPACE/DRAIN	0.03 AC (1,453.17 S.F.)

DWELLING UNITY DENSITY TABLE		
COLUMN A	COLUMN B	COLUMN C
TOTAL NO. DWELLINGS	TOTAL GROSS ACREAGE (AC)	TOTAL PROJECT DENSITY
17 UNITS	0.96 AC	16.32

THE NUMBER OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THAT CAN BE CONSTRUCTED WITHIN THE PROPOSED SUBDIVISION DOES NOT EXCEED AN EQUIVALENT DENSITY OF 27 UNITS TO THE GROSS ACRE OF LAND WITHIN THE BOUNDARIES OF THE SUBDIVISION PLAT.

LOT SIZE AND COVERAGE TABLE (42-181(1))			
BLOCK #1			
COLUMN A	COLUMN B	COLUMN C	COLUMN D
LOT NO.	LOT SIZE (sf)	MAX. BLDG. COVERAGE (sf)	MAX. % COVERAGE (COL. C/COL. B)
1	1,518	911	60%
2	1,542	926	60%
3	1,567	940	60%
4	1,592	955	60%
5	1,617	970	60%
6	1,641	985	60%
7	1,659	995	60%
8	1,677	1,005	60%
9	1,695	1,015	60%
10	1,713	1,025	60%
11	1,731	1,035	60%
12	1,749	1,045	60%
13	1,767	1,055	60%
14	1,785	1,065	60%
15	1,803	1,075	60%
16	1,821	1,085	60%
17	1,839	1,095	60%

PARKING TABLE			
NO. OF PROPOSED LOTS	NO. OF ADDITIONAL PARKING REQUIRED	NO. OF ON-STREET PARKING	NO. OF ON-SITE PARKING
17	3	0	3

CURVE TABLE				
CURVE #	DELTA	LENGTH	RADIUS	CHORD BEARING
C1	90°00'00"	31.11'	25.00'	N05°44'25"W
C1	90°00'00"	31.72'	25.00'	S01°12'50"E

INWOOD HEIGHTS

A SUBDIVISION OF 0.962 ACRES (41,898 SQUARE FEET) OF LAND,
BEING A REPLAT OF JUBILEE PARK ,
SUBDIVISION - CF No. RP-2019-79999
MAP RECORDS OF HARRIS COUNTY, TEXAS (M.R.H.C.T.)
REASON FOR REPLAT: To create seventeen (17) residential lots and (9) reserves.

Date: 7-27-22

Owners:

AMYN A. ALLAUDDIN AND
MUNIRA A. ALLAUDDIN

Prepared by:

JRSG
& company

Engineering and
Construction

a Texas limited liability corporation
Texas Registered Engineering
Firm #F18257

BLOCK 16
WOODLAND TRAILS
NORTH
SECTION 7
VOL. 227, PG. 110
H.C.M.R.

RESTRICTED
RESERVE "A"
WOODSMAN PLACE
VOL. 301, PG. 89 H.C.M.R.

WOODSMAN TRAIL

60.00' R.O.W.
(VOL. 205, PG. 1 H.C.M.R.)

CENTENNIAL LONESTAR PROPERTIES

X=3078993.1493
Y=13886381.4590

LEGEND

- "B.L." INDICATES BUILDING LINE
- "U.E." INDICATES UTILITY EASEMENT
- "H.C.M.R." INDICATES HARRIS COUNTY MAP RECORDS
- "R.O.W." INDICATES RIGHT-OF-WAY
- "ESMT." INDICATES EASEMENT
- "H.L.&P." INDICATES HOUSTON LIGHTING & POWER
- (A) RESERVE DESIGNATION
- "FH" FIRE HYDRANT
- "H" FIRE HYDRANT
- "P.A.E." INDICATES PRIVATE ACCESS EASEMENT

5' HL & P. CO.ESMT. (C.F.No. E114128)

0.0384 AC. TRACT
AS DESCRIBED UNDER
C.F.No. M960974

10' x 184.84' HL & P. CO.ESMT.
C.F. No. G904143
O.P.R.H.C.T.

S 01°12'50"E 263.19

10' x 184.84' HL & P. CO.ESMT.
(C.F.No. G904143)

0.0384 AC. TRACT
PERPETUAL ESMT. & R.O.W
AS DESCRIBED UNDER
C.F.No. V648989, M960974
& S.S.E. (C.F.No. N626935)

UNRESTRICTED RESERVE "A"
WOODLAND TRAILS PLAZA
SECTION 1
VOL. 302, PG. 56 H.C.M.R.
AND C.F. NO. V8716048

X=3078845.6354
Y=13886374.7487

PUMP STATION SITE
RESERVE "B"