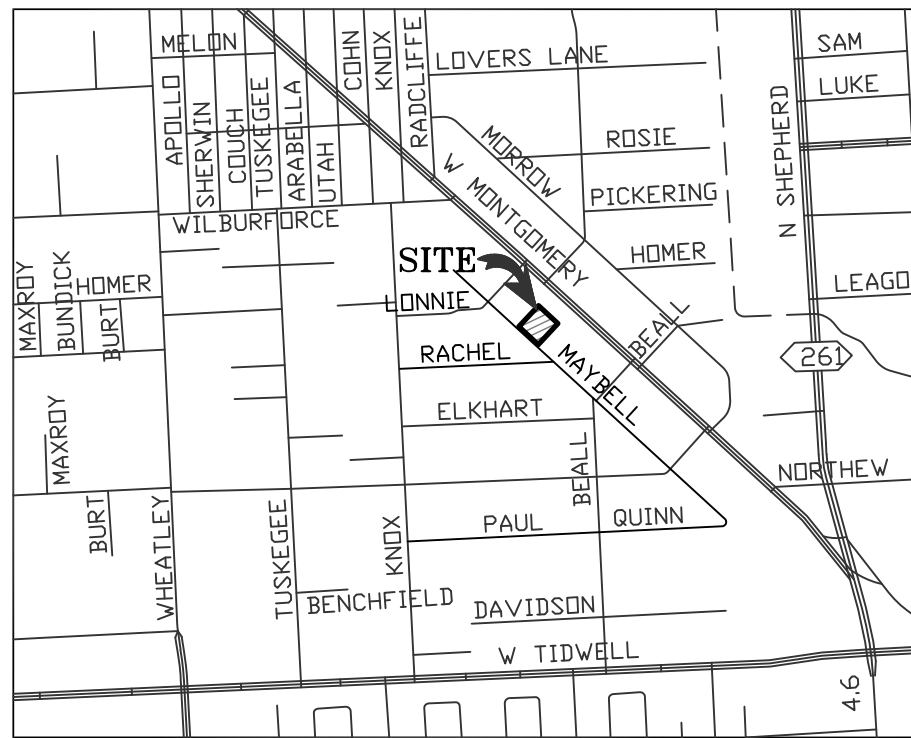


- 1) LOTS 1 THRU 20, BLOCK 1, ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USES AS DEFINED BY CHAPTER 42 OF CITY OF HOUSTON CODE OF ORDINANCE.
- 2) UNLESS OTHERWISE INDICATED, THE BUILDING LINES, WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE 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.
- 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 OR LOT WHICH IS OCCUPIED BY A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT, 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) AT LEAST 1500 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT, 3,300 S.F. OF PERMEABLE AREA EXCEPT WHERE WITHIN THE SUBDIVISION, REFINISHED PAVED AREAS 42-1 PERMEABLE AREA DEFINITION.
- 5) THE NUMBER OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THAT CAN BE CONSTRUCTED SHALL NOT EXCEED AN EQUIVALENT DENSITY OF 27 UNITS TO THE GROSS ACRES OF LAND WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- 6) EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY DWELLING UNIT IS PROVIDED ONLY ONE ADDITIONAL OFF-STREET PARKING SPACE SHALL BE PROVIDED.
- 7) ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICES.
- 8) 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 SUBDIVISION HAS BEEN SUBMITTED UNDER THE JURISDICTION OF THE CITY OF HOUSTON, TEXAS, HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.

- 9) NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
- 10) THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 1.
- 11) THIS PERCENTAGE IS 100% SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATION.
- 12) THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER (20 UNITS) OF DWELLING UNITS.
- 13) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE, NO. 4204 STATE PLAN GRID COORDINATE (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99990598.
- 14) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE CITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERMITTER 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 TO PUBLIC UTILITIES. THEY MAY PUT SUD WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 15) 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 DRIVEWAYS WITHIN THIS SUBDIVISION. THIS OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
- 16) VEHICULAR ACCESS TO LOTS 5 THRU 13, BLOCK 1 IS PROVIDED FOR BY A SHARED DRIVEWAY ONLY.
- 17) THE RESIDENTIAL UNITS OR LOTS ENCOMPASSED BY THE PLAT ARE ELIGIBLE FOR SOLID WASTE COLLECTION SERVICES PROVIDED BY THE CITY AT THE TIME OF THE FILING OF THE PLAT. THE OBLIGATION TO PROVIDE SOLID WASTE COLLECTION SERVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF PROPERTY IN THE SUBDIVISION. IN FURTHER AFFIRMING THE FOREGOING, THE CITY RESERVES THE RIGHT TO AMEND THE LEVEL OF SOLID WASTE COLLECTION SERVICES IT PROVIDES.



VICINITY MAP
(NOT TO SCALE)
KEY MAP 452C

- 1.) "B.L." INDICATES BUILDING LINE
- 2.) "U.E." INDICATES UTILITY EASEMENT
- 3.) "H.C.M.R." INDICATED HARRIS COUNTY MAP RECORDS
- 4.) "H.C.C.F." INDICATES HARRIS COUNTY CLERKS FILE
- 5.) "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS
- 6.) "R.O.W." INDICATES RIGHT OF WAY
- 7.) "ESMT." INDICATES EASEMENT
- 8.) "H.L. & P." INDICATES HOUSTON LIGHTING & POWER COMPANY
- 9.) "o" INDICATES IRON ROD SET
- 10.) "●" INDICATES IRON ROD FOUND
- 11.) "FHE." INDICATES FIRE HYDRANT EASEMENT
- 12.) "WME." INDICATES WATER METER EASEMENT
- 13.) (A) DESIGNATE RESERVES

| LOT NO. | LOT SIZE (SQUARE FEET) | % COVERAGE NOT TO EXCEED | MAX BUILDING PAD COVERAGE NOT TO EXCEED (SQ FOOT) |
|---------|---------------------------|-----------------------------|---|
| 1 | 2,963 | 60% MAX | 1,777 |
| 2 | 2,460 | 60% MAX | 1,476 |
| 3 | 1,834 | 60% MAX | 1,100 |
| 4 | 1,828 | 60% MAX | 1,096 |
| 5 | 1,964 | 60% MAX | 1,178 |
| 6 | 1,834 | 60% MAX | 1,100 |
| 7 | 1,834 | 60% MAX | 1,100 |
| 8 | 1,828 | 60% MAX | 1,096 |
| 9 | 1,964 | 60% MAX | 1,178 |
| 10 | 1,834 | 60% MAX | 1,100 |
| 11 | 2,544 | 60% MAX | 1,526 |
| 12 | 1,777 | 60% MAX | 1,066 |
| 13 | 1,817 | 60% MAX | 1,090 |
| 14 | 2,255 | 60% MAX | 1,353 |
| 15 | 2,963 | 60% MAX | 1,777 |
| 16 | 2,460 | 60% MAX | 1,476 |
| 17 | 2,544 | 60% MAX | 1,526 |
| 18 | 1,777 | 60% MAX | 1,066 |
| 19 | 1,817 | 60% MAX | 1,090 |
| 20 | 2,255 | 60% MAX | 1,353 |

STATE OF TEXAS
COUNTY OF HARRIS

WE, the ALTURAS INVESTMENTS, L.A. TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH IDO POLAK, MANAGER, BEING OFFICERS OF THE ALTURAS INVESTMENTS, L.A. TEXAS LIMITED LIABILITY COMPANY, OWNER (OR OWNERS) HEREINAFTER REFERRED TO AS "OWNERS" (WHETHER ONE OR MORE), HEREBY WARRANT AND GUARANTEE TO THE SUCCESSORS OF THE ALTURAS INVESTMENTS, L.A. TEXAS LIMITED LIABILITY COMPANY, THAT WE HAVE ESTABLISHED SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY WARRANT AND GUARANTEE TO THE SUCCESSORS OF THE ALTURAS INVESTMENTS, L.A. TEXAS LIMITED LIABILITY COMPANY, THAT WE HAVE ESTABLISHED SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH AND WE HAVE HEREBY ESTABLISHED SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY 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. THE AERIAL EASEMENTS SHALL BE LOCATED 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 SIX FEET (6' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS. FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE 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 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') WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL RIVERS, 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 PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, THE ALTURAS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY IDO POLAK, ITS MANAGER, THIS _____ DAY OF _____, 2022.

THE ALTURAS INVESTMENTS, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: IDO POLAK, MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED IDO POLAK, 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.

CIVIL UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

X: _____

NOTARY PUBLIC IN AND FOR
HARRIS COUNTY, TEXAS.
MY COMMISSION EXPIRES: _____

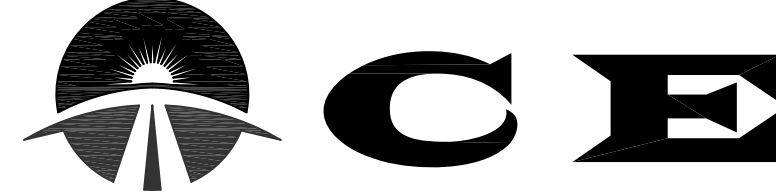
ARTHUR VILLAS

A SUBDIVISION OF 1.00 ACRES (43,560 SQUARE FEET) OF LAND, BEING A REPLAT OF LOT 16 THRU 19, BLOCK 31, OF HIGHLAND HEIGHTS ANNEX NO 6, A SUBDIVISION RECORDED IN VOLUME 8, PAGE 24, OF H.C.M.R., HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE TWENTY (20) SINGLE FAMILY RESIDENTIAL LOTS

LOTS: 20 BLOCK: 1

MAY, 2022



ENGINEERS & DEVELOPMENT CONSULTANTS

T.B.P.E. FIRM # 19146
INQUIRY@CEENGINEERS.COM
www.CEENGINEERS.com
(O): 832-491-1458

(CEEDC PROJ 22-1034)

X
PIOTR A. DEBSKI
TEXAS REGISTRATION NO. 5902

BY: _____
MARGARET WALLACE BROWN, AICP, CNU-A
SECRETARY

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 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