

1. Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plot 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. 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;
3. 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 sole responsibility of the owners of the property in this subdivision.
4. ➤ Denotes Garage Entry.
5. The residential units or lots encompassed by this plat are ineligible 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 owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.
6. Vehicular access to lots 1 thru 10 is provided for by a shared driveway only.
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. Lots 1 through 10, block 1 are restricted to single family residential uses.
9. Building coverage is limited to 60% of the area of each lot.
10. At least 150 s.f. of permeable area is required for lot. 1,500 s.f. of permeable area shall be provided within the boundary of this subdivision (42-1)
11. All lots in the subdivision have adequate waste water collection service
12. The coordinates shown hereon are grid and referenced to Texas South Central Zone No.4204 State Plane Coordinates NAD83 and may be converted to surface by applying the combined scale 0.999883568.
13. 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.

LOT No.	LOT AREA	MAX. FIRST FLOOR BUILDING FOOT PRINT	MAXIMUM COVERAGE
1	1,850 S.F.	1,110.0 S.F	60%
2	1,600 S.F.	960.0 S.F	60%
3	1,600 S.F.	960.0 S.F	60%
4	1,600 S.F.	960.0 S.F	60%
5	2,650 S.F.	1,590.0 S.F	60%
6	2,850 S.F.	1,710.0 S.F	60%
7	1,600 S.F.	960.0 S.F	60%
8	1,600 S.F.	960.0 S.F	60%
9	1,600 S.F.	960.0 S.F	60%
10	1,850 S.F.	1,110.0 S.F	60%

No. OF DWELLINGS	GROSS AREA	DENSITY
10 UNITS	0.4362 AC	22.93

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.

STATE OF TEXAS COUNTY OF HARRIS

I, Ruby Rubio, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 0.4362 acres tract described in the above and foregoing map of Cullen Homes, do hereby make and establish said subdivision and development plat 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, 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 total 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 (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 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.

WITNESS my (or our) hand in the city of Houston, Texas, this _____ day of _____, 2022

By: _____
Ruby Rubio, Owner

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Ruby Rubio, owners, known to me to be the person (s) whose name (s) are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

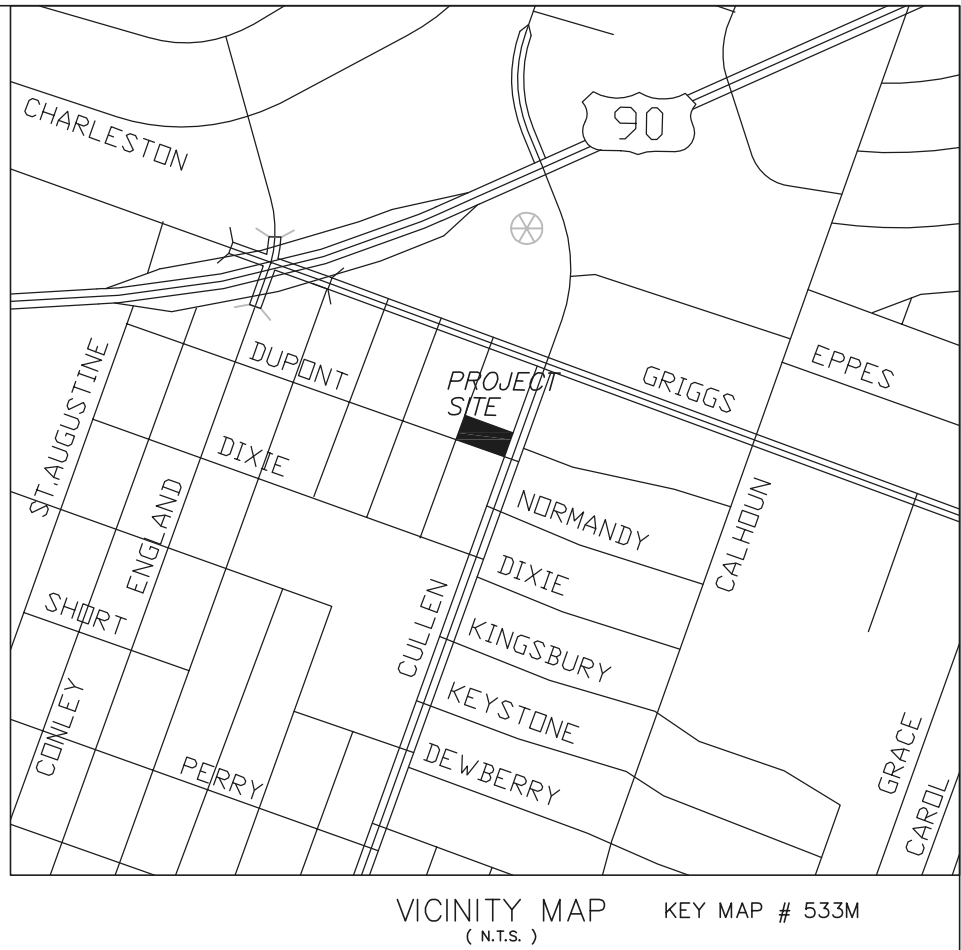
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022

Notary Public in and for the State of Texas
My Commission Expires: _____

PARKS AND OPEN SPACE

- 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 15
- 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 this number (9 units) of dwelling units.

a) Number of existing Dwelling Units (DU)	(1)
b) Number of proposed (DU)	(10)
c) Incremental Number of DU	(9)



I, David L. Bowden, am authorized (or 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 a permanent nature) pipes or 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 plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

DAVID L. BOWDEN, R.P.L.S.
Texas Registration No. 4864

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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Cullen Homes 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 Chair

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

Cullen Homes

A subdivision of 0.4362 acres of land,

Being a replat of Lots 7, 8, 9, and 10, of Belmont Section 1, a subdivision in Volume 572, Page 439 of the Deed Records of Harris County, Texas; Save & Accept 10' right of way taking from Lots 7 and 8 as recorded in Volume 838, Page 715, Volume 841, Page 82 and Volume 886, Page 621 of the Deed Records of Harris County, Texas.

OWNER:
Ruby Rubio
6616 England
Houston, Texas 77021

Reason for Replat:
to create 10 Lots, 1 Block, 1 Reserve

LOTS: 10 BLOCKS: 1 RESERVES: 1

PREPARED BY :

PLS Construction Layout, Inc
2500 E TC Jester Blvd Ste 180
Houston, Texas 77008

Surveyor:

Bowden Survey

PROFESSIONAL SURVEYING SERVICES
12000 WESTHEIMER ROAD, SUITE 106
HOUSTON, TEXAS 77077

PHONE: (281) 531-1900 FAX: (281) 531-4900
TBPLS Registration No. 10127400

July 09, 2022

SCALE : 1" = 20'