

LEGEND:

- "B.L." INDICATES BUILDING LINE
- "H.C.M.R." INDICATES HARRIS COUNTY MAP RECORDS
- "H.C.C.F." INDICATES HARRIS COUNTY CLERKS OFFICE
- "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS
- "R.O.W." INDICATES RIGHT-OF-WAY
- "(VOL. / PG.)" INDICATES RECORDED VOLUME/PAGE
- "O" INDICATES IRON ROD SET
- "●" INDICATES IRON ROD FOUND
- "H" INDICATES PROPOSED FIRE HYDRANT
- "P.A.E." INDICATES PERMANENT ACCESS EASEMENT
- "PVT" INDICATES PRIVATE

PLAT NOTES:

- LOTS 1-12, BLOCK 1, LOTS 1-11, BLOCK 2, LOTS 1-11, BLOCK 3, LOTS 1-12, BLOCK 4 AND LOTS 1-11, BLOCK 5 ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.
- 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.
- 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.
- THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENT 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.

PARKS AND OPEN SPACE TABLE	
I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE	
NUMBER OF EXISTING DWELLING UNITS	1
NUMBER OF PROPOSED DWELLING UNITS	57
NUMBER OF INCIDENTAL DWELLING UNITS	56

CURVE CHART					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	20.00'	90°00'30"	31.42'	S 46°27'16" E	28.28'
C2	20.00'	88°32'44"	30.91'	N 44°16'22" E	27.92'
C3	20.00'	90°00'30"	31.42'	S 46°27'16" E	28.28'
C4	20.00'	88°32'44"	30.91'	N 44°16'22" E	27.92'

DWELLING UNIT DENSITY TABLE		
TOTAL NO. OF DWELLING UNITS	TOTAL GROSS ACRES	TOTAL PROJ. DENSITY (UNITS PER AC.)
57	3.4961	16.30

PARKING FOR SINGLE-FAMILY USE 42-186			
NO. OF PROPOSED LOTS	NO. OF ADDITIONAL PARKING REQUIRED	NO. OF OFF-STREET PARKING	NO. OF ON-SITE PARKING
57	9	0	9

RESERVE CHART			
RESERVE	DESCRIPTION	S.F.	ACRES
(A)	GUEST PARKING	800.00	0.018
(B)	GUEST PARKING	800.00	0.018
(C)	GUEST PARKING	200.00	0.005
(D)	OPEN SPACE AND LANDSCAPE	4892.50	0.112
	TOTAL		0.176

LOT SIZE AND COVERAGE TABLE			
BLOCK 1			
LOT NO.	LOT SIZE (SQUARE FEET)	% COVERAGE NOT TO EXCEED	BLDG. COVERAGE NOT TO EXCEED
1	3246.25	60% MAX	1947
2	1921.25	60% MAX	1152
3	1921.25	60% MAX	1152
4	1921.25	60% MAX	1152
5	1921.25	60% MAX	1152
6	1921.25	60% MAX	1152
7	1921.25	60% MAX	1152
8	1921.25	60% MAX	1152
9	1921.25	60% MAX	1152
10	1921.25	60% MAX	1152
11	1921.25	60% MAX	1152
12	2562.91	60% MAX	1537

LOT SIZE AND COVERAGE TABLE			
BLOCK 2			
LOT NO.	LOT SIZE (SQUARE FEET)	% COVERAGE NOT TO EXCEED	BLDG. COVERAGE NOT TO EXCEED
1	1921.25	60% MAX	1152
2	1921.25	60% MAX	1152
3	1921.25	60% MAX	1152
4	1921.25	60% MAX	1152
5	1921.25	60% MAX	1152
6	1921.25	60% MAX	1152
7	1921.25	60% MAX	1152
8	1921.25	60% MAX	1152
9	1921.25	60% MAX	1152
10	1921.25	60% MAX	1152
11	1921.25	60% MAX	1152
12	2763.02	60% MAX	1657

LOT SIZE AND COVERAGE TABLE			
BLOCK 3			
LOT NO.	LOT SIZE (SQUARE FEET)	% COVERAGE NOT TO EXCEED	BLDG. COVERAGE NOT TO EXCEED
1	1921.25	60% MAX	1152
2	1921.25	60% MAX	1152
3	1921.25	60% MAX	1152
4	1921.25	60% MAX	1152
5	1921.25	60% MAX	1152
6	1921.25	60% MAX	1152
7	1921.25	60% MAX	1152
8	1921.25	60% MAX	1152
9	1921.25	60% MAX	1152
10	1921.25	60% MAX	1152
11	2762.91	60% MAX	1698

LOT SIZE AND COVERAGE TABLE			
BLOCK 4			
LOT NO.	LOT SIZE (SQUARE FEET)	% COVERAGE NOT TO EXCEED	BLDG. COVERAGE NOT TO EXCEED
1	3246.25	60% MAX	1947
2	1914.00	60% MAX	1148
3	1914.00	60% MAX	1148
4	1914.00	60% MAX	1148
5	1914.00	60% MAX	1148
6	1914.00	60% MAX	1148
7	1914.00	60% MAX	1148
8	1914.00	60% MAX	1148
9	1914.00	60% MAX	1148
10	1914.00	60% MAX	1148
11	1914.00	60% MAX	1148
12	2752.08	60% MAX	1651

LOT SIZE AND COVERAGE TABLE			
BLOCK 5			
LOT NO.	LOT SIZE (SQUARE FEET)	% COVERAGE NOT TO EXCEED	BLDG. COVERAGE NOT TO EXCEED
1	2008.80	60% MAX	1205
2	1879.20	60% MAX	1127
3	1879.20	60% MAX	1127
4	1879.20	60% MAX	1127
5	1879.20	60% MAX	1127
6	1879.20	60% MAX	1127
7	1879.20	60% MAX	1127
8	1879.20	60% MAX	1127
9	1879.20	60% MAX	1127
10	1879.20	60% MAX	1127
11	1863.00	60% MAX	1117

STATE OF TEXAS
COUNTY OF HARRIS
WE, MTY BUILDERS, INC., ACTING BY AND THROUGH LIXANDER GONZALEZ, ITS MANAGING MEMBER, OWNER HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 0.9320 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SOUTH ACRES HOMETOWN, 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, CULLES, 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 COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

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, MTY BUILDERS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY LIXANDER GONZALEZ, ITS MANAGING MEMBER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2022.

MTY BUILDERS, INC.
BY: LIXANDER GONZALEZ, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LIXANDER GONZALEZ, 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

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

I, KEVIN K. KOLB, 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 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.

X: KEVIN K. KOLB
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5269

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SOUTH ACRES 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

I, TENESHA 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 _____ 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.

TENESHA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

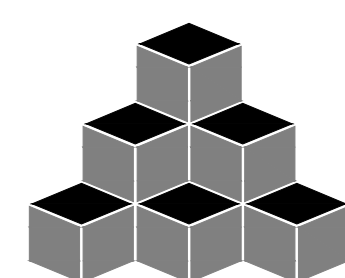
SOUTH ACRES HOMETOWN

A SUBDIVISION OF A 3.4961 ACRE TRACT OF LAND BEING THE EAST 91.74 FEET OF LOTS 1 AND 1A, AND ALL OF LOT 2, BLOCK 1, OF SOUTH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 7, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

LOTS: 57 RESERVES: 4 BLOCKS: 5

REASON FOR REPLAT: TO CREATE FIFTY-SEVEN (57) LOTS AND FOUR (4) RESERVES

JULY, 2022



The
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1415 N. LOOP WEST, SUITE MEZZ-C
HOUSTON, TEXAS 77008

SURVEYOR:
TOTAL SURVEYORS, INC.
4303 CENTER STREET, DEER PARK, TEXAS
PHONE: 281-478-9719 | TOTALSURVEYORS.COM
T.B.P.E.L.S. FIRM REGISTRATION NO. 10075300

(INTERFIELD PROJ. #: 22064.00)