

BETHLEHEM Candialidit Candillidit

WE, 2629 PAUL QUINN ST., LLC, ACTING BY AND THROUGH BULENT UCKAC, ITS MANAGING MEMBER, OWNERS, HEREINAFTER REFERRED TO AS OWNER OF THE 1.963 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LEXEN COURT, 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

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 UTÍLITY 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, OI 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

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)

IN TESTIMONY WHEREOF, 2629 PAUL QUINN ST., LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BULENT UCKAC, ITS MANAGING MEMBER, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF

2629 PAUL QUINN ST., LLC

THEREOF.

STATE OF TEXAS

BULENT UCKAC, MANAGING MEMBER

STATE OF TEXAS

THE LAND SO DEDICATED.

COUNTY OF HARRIS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BULENT UCKAC, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND  $\mid$ ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

DANIEL W. GOODALE, 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.

> DANIEL W. GOODALE PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4919

HIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF LEXEN COURT 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 \_\_\_\_\_

MARTHA L. STEIN, CHAIR MARGARET WALLACE BROWN, AICP, CNU-A, SECRETARY

M. SONNY GARZA, VICE CHAIRMAN

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 \_\_\_\_\_\_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

WE, AAS REAL ESTATE VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS LEXEN COURT, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. RP-2017-223050 AND RP-2017-223051 OF THE O.P.R.O.R.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART

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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_, \_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: WE. ALLEGIANCE BANK, A TEXAS LIMITED LIABILITY COMPANY, OWNER AND HOLDER OF A LIEN AGAINST

THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS LEXEN COURT, SAID LIEN BEING EVIDENCED B' INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. RP-2022-84101, RP-2022-84102 AND RP-2022-84131 OF THE O.P.R.O.R.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART

BY: _	
NAME: _	
TITLE: _	

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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

## **PLAT NOTES:**

LOTS 1-16, BLOCK 1, LOTS 1-16, BLOCK 2, LOTS 1-7, BLOCK 3 AND LOTS 1-7 BLOCK 4

INDICATES PROPOSED FIRE HYDRANT

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.

VEHICULAR ACCESS TO LOTS LOTS 1-16, BLOCK 1, LOTS 1-8, BLOCK 2 IS PROVIDED FOR BY A SHARED DRIVEWAY ONLY.

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 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.

AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 6,900 S.F OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION. REFERENCE 42-1 PERMEABLE AREA DEFINITION.

45

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

ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE. O. 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 THE RESIDENTIAL LOTS LOCATED IN THIS SUBDIVISION ARE INELIGIBLE FOR SOLID WASTE COLLECTION SERVICES BY THE CITY AT THE TIME OF THE FILING OF THE PLAT.

NOTWITHSTANDING THE FOREGOING, THE CITY RESERVES THE RIGHT TO AMEND THE LEVEL OF

SOLID WASTE COLLECTION SERVICES IT PROVIDES. 2. 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.

3. 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

14. THIS PERCENTAGE IS (100%) SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF

5. THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER (45 UNITS) OF DWELLING UNITS.

5. NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR

. THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 1. 18. ALL PRIVATE STREETS SHOWN HEREIN ARE ALSO PERMANENT ACCESS EASEMENT.

. THIS SUBDIVISION HAS A PRIVATE WATER SYSTEM, IT IS NOT A PUBLIC WATER SYSTEM. NOR WILL IT BE CONSTRUCTED WITH ANY PUBLIC FUNDS. THE WATER LINE AND FIRE HYDRANTS THAT WILL SERVE THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER AND / OR OWNER'S MANAGEMENT ASSOCIATION.

D. 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.

#### 16 | 1409.36 60% MAX 845 LOT SIZE AND COVERAGE TABLE BLOCK 3

LOT SIZE AND COVERAGE TABLE

BLOCK 1

1440.00

1440.00

1427.50

1440.00

1440.00

1905.51

1427.50

1440.00

1440.00

1905.51

1627.50

1440.00

1440.00

1905.51

1577.46

1711.93

1507.35

1670.89

1501.56

1635.87

1507.35

1507.37

1474.90

1600.61

1409.33

1562.24

1403.92

1529.50

1409.33

10

11

12

15

3 |

9

12

4

LOT SIZE | % COVERAGE | BLDG. COVERAGE

60% MAX

LOT SIZE | % COVERAGE | BLDG. COVERAGE

60% MAX

LOT SIZE AND COVERAGE TABLE

BLOCK 2

864

856

864

864

1143

856

864

864

1143

976

864

864

1143

946

1027

904

1002

900

981

904

904

884

960

845

937

842

917

845

	LOT NO.	LOT SIZE (SQUARE FEET)	% COVERAGE NOT TO EXCEED	BLDG. COVERAGE NOT TO EXCEED
	1	1482.00	60% MAX	889
	2	1697.32	60% MAX	1018
	3	1697.32	60% MAX	1018
	4	1722.65	60% MAX	1033
	5	1773.33	60% MAX	1063
	6	1440.00	60% MAX	864
	7	1554.80	60% MAX	932
LOT OIZE AND COVEDAGE TABLE				

### LOT SIZE AND COVERAGE TABLE BLOCK 4

).	LOT SIZE (SQUARE FEET)		BLDG. COVERAGE NOT TO EXCEED	
	1482.00	60% MAX	889	
	1697.32	60% MAX	1018	OWNER:
	1697.32	60% MAX	1018	
	1722.65	60% MAX	2629 PAUL QUINN ST., LLC	· · · · · · · · · · · · · · · · · · ·
	1773.33	60% MAX	1063	2105 CENTRAL PARKWAY, SUITE B9
	1440.00	60% MAX	864	HOUSTON, TEXAS 77092
	1554.80	60% MAX	932	

# LEXEN COURT

A SUBDIVISION BEING A 1.963 ACRES TRACT OF LAND BEING LOTS 23 AND 24, BLOCK 20, HIGHLAND HEIGHTS ANNEX, NO. 4, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 20 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

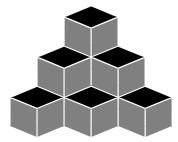
LOTS: 46 BLOCKS: 4 RESERVES: 9

REASON FOR REPLAT: TO CREATE FOURTY-SIX (46) LOTS AND NINE (9) RESERVES

SEPTEMBER, 2022

### SURVEYOR:

GREENLEAF LAND SURVEYS, LLC 10900 NORTHWEST FWY, SUITE #129 HOUSTON, TX 77092 FAX: 832-553-7210 TEL. 832-668-5003 FIRM# 10193977



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