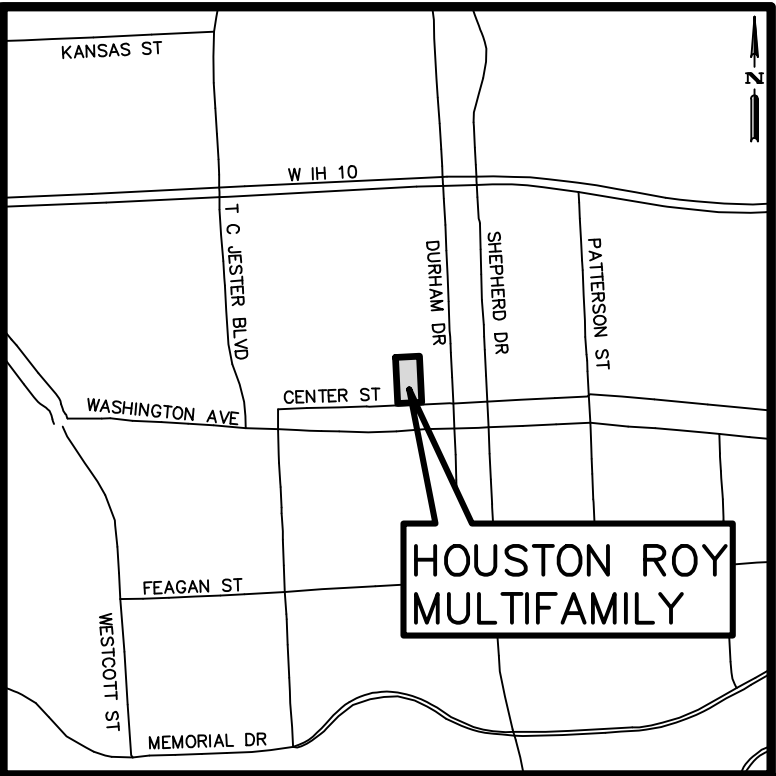




VICINITY MAP
NOT TO SCALE
KEY MAP PAGE NO. 492G



- GENERAL NOTES
- "①" indicates Block Number.
 - "ESMT." indicates Easement.
 - "A.E." indicates Aerial Easement.
 - "H.C.C.F." indicates Harris County Clerk's File Number.
 - "H.C.D.R." indicates Harris County Deed Records.
 - "H.C.M.R." indicates Harris County Map Records.
 - "F.C." indicates Film Code.
 - "B.L." indicates Building Line.
 - "VOL." indicates Volume.
 - "PG." indicates Page.
 - "FND." indicates Found.
 - "CONC." indicates Concrete.
 - "I." indicates Iron.
 - "S.F." indicates Square Feet.
 - Bearing orientation is based on the Texas Coordinate System of 1983, South Central Zone 4204.
 - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by multiplying the following combined scale 0.9998937.
 - The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.
 - 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.
 - Unless otherwise indicated, the building lines [B.L.], 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, in effect at the time this plat was approved, which may be amended from time to time.
 - The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.
 - Any fence, wall, berm or combination thereof constructed within the building line that is at least 36 inches high, but less than eight feet high measured from mean grade shall setback at least two feet from the property line adjacent to the major thoroughfare and shall be used and maintained for landscape plantings.
 - This property is located in Park Sector Number 14.

HOUSTON ROY MULTIFAMILY

A SUBDIVISION OF 2.754 ACRES OF LAND
LOCATED IN THE
JOHN AUSTIN SURVEY, ABSTRACT NO. 1
CITY OF HOUSTON, HARRIS COUNTY, TEXAS
ALSO BEING A REPLAT OF
ALL OF BLOCKS 62 AND 65, ABANDONED NETT
STREET AND TWO ABANDONED ALLEYS,
BRUNNER ADDITION
RECORDED AT VOL. 42, PG. 24, H.C.M.R.

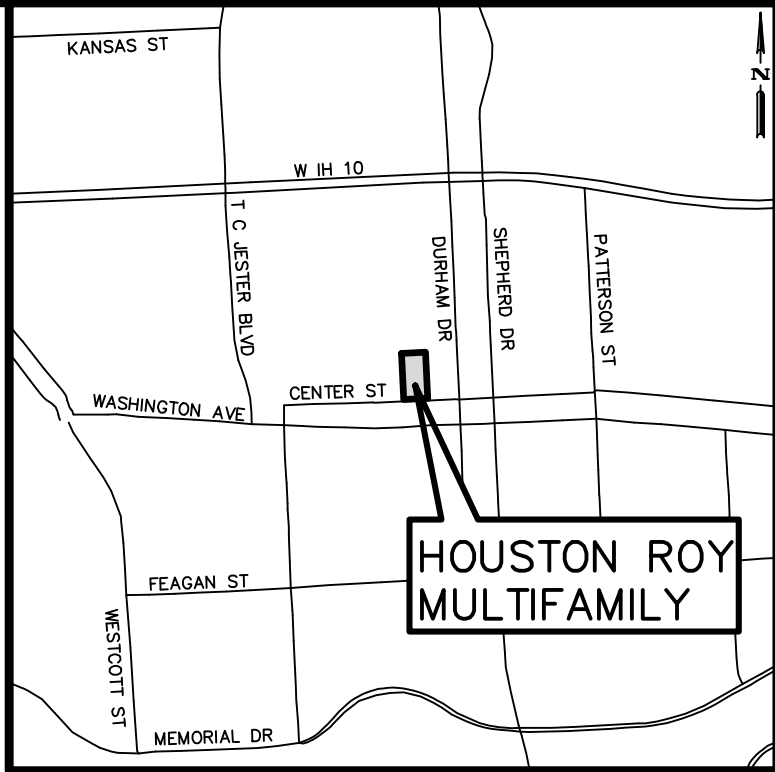
REASON FOR REPLAT:
TO CREATE AN UNRESTRICTED RESERVE

RESERVES: 1 BLOCKS: 1
SCALE: 1"=40' DATE: NOVEMBER, 2022

OWNER:
ARGOS 1956 PROPERTIES, LLC-ROY STREET INVESTMENTS SERIES
216 E. 26TH STREET
HOUSTON, TX 77008



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00



VICINITY MAP
NOT TO SCALE
KEY MAP PAGE NO. 492G

STATE OF TEXAS
COUNTY OF HARRIS

We, ARGOS 1956 PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, acting by and through Alexandra Couvaras, the manager, being officer of ARGOS 1956 PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, owner hereinafter referred to as Owners of the 2.754 tract described in the above and foregoing map of HOUSTON ROY MULTIFAMILY, 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 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.

IN TESTIMONY WHEREOF, the ARGOS 1956 PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY has caused these presents to be signed by Alexandra Couvaras, its Manager, therunto authorized this _____ day of _____, 2023.

ARGOS 1956 PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY

By: _____
Alexandra Couvaras
Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Alexandra Couvaras, its Manager of ARGOS 1956 PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 _____, 2023.

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

I, Austin Woo, 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.

Austin Woo, R.P.L.S.
Texas Registration No. 6852

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of HOUSTON ROY MULTIFAMILY, 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 _____, 2023.

By: _____
Martha L. Stein OR M. Sonny Garza
Chair Vice Chairman

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 _____, 2023, at _____ o'clock _____ M., and duly recorded on _____, 2023, at _____ o'clock _____ M., and at Film Code No. _____ 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

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