

STATE OF TEXAS  
COUNTY OF HARRIS

We, PREBISCH ENTREPRENEURS 7, LLC, a Texas limited liability company, acting by and through its Manager, hereinafter referred to as Owners of the 0.2131 acre tract described in the above and foregoing map of WEST 12TH STREET MANORS 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 (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 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 each 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 each 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 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 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, PREBISCH ENTREPRENEURS 7, LLC, a Texas limited liability company has caused these presents to be signed by \_\_\_\_\_, its Manager, thereto authorized this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

PREBISCH ENTREPRENEURS 7, LLC  
a Texas limited liability company

By: \_\_\_\_\_  
Manager

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 \_\_\_\_\_, 2022

Notary Public in and for the State of Texas

Printed 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 suitable permanent nature) pipes or rods have 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.

Total Surveyors Inc.  
4301 Center St.  
Deer Park, Texas 77536  
281-479-8719  
KEVIN K. KOLB  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5269  
STATE OF TEXAS

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of WEST 12TH STREET MANORS 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.

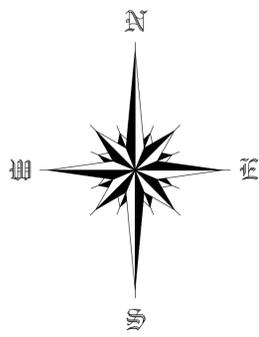
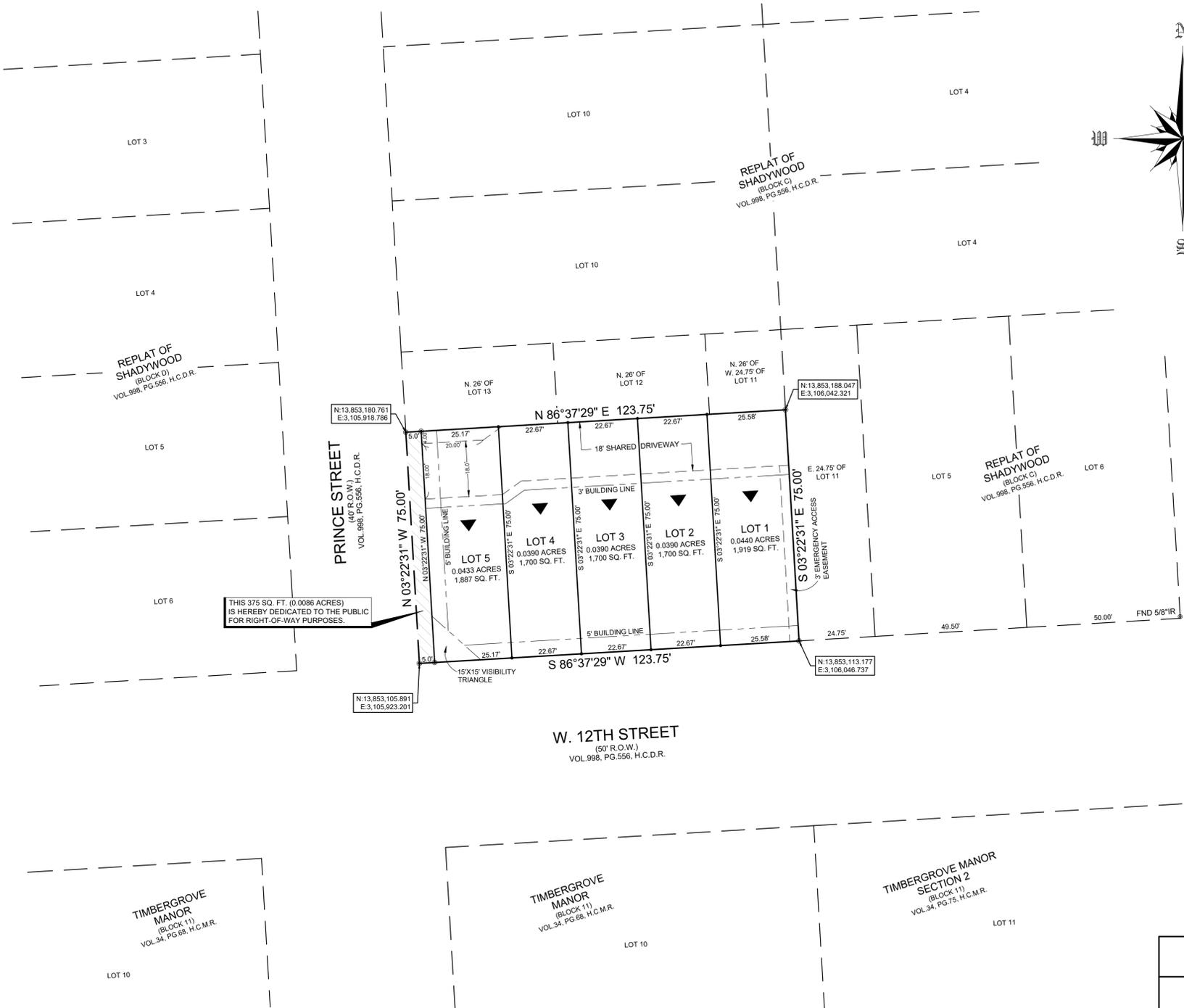
By: Martha L. Stein, Chair  
or  
M. Sonny Garza, Vice-Chair  
By: Margaret Wallace Brown, AICP, CNU-A  
Secretary

I, Tenshia 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 \_\_\_\_\_, and duly recorded on \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_, and in Film Code Number 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.

Tenshia Hudspeth  
County Clerk  
Of Harris County, Texas

By: \_\_\_\_\_  
Deputy



DWELLING UNIT DENSITY TABLE

COLUMN A	COLUMN B	COLUMN C
TOTAL NO. DWELLINGS	TOTAL GROSS ACREAGE (AC)	TOTAL PROJECT DENSITY
5	0.2131	23.46

LOT SIZE AND COVERAGE TABLE

LOT NO.	LOT SIZE (SF)	MAXIMUM BLDG COVERAGE (SF)	MAXIMUM % COVERAGE (COL. C/COL. B)
1	1,919	1,151	60%
2	1,700	1,020	60%
3	1,700	1,020	60%
4	1,700	1,020	60%
5	1,887	1,132	60%

Parks and Open Space Table

a Number of Existing Dwelling Units (DU)	1
<input checked="" type="checkbox"/> I hereby certify that the information provided is true	
b Number of Proposed DU	5
c Number of Incremental DU	4

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 Ordinances of the City of Houston, Texas has been submitted and accepted by the City.  
This property is located in Park Sector number 12.  
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 (4 units) of dwelling units.

- GENERAL PLAT NOTES:
- Lots 1-5, Block 1, are hereby restricted to single family residential purposes as defined by Chapter 42 (Ordinance 1999 - 262).
  - 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.
  - 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, Texas, in effect at the time this plat was approved, which may be amended from time to time.
  - 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 1-5, Block 1 is provided for by a shared driveway only.
  - 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.
  - 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.

- 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 the property in this subdivision.
- At least 150 square feet of permeable area is required per lot. 750 square feet of permeable area shall be provided within the boundary of this subdivision.
- All lots shall have adequate wastewater collection service.
- ▲ denotes primary driveway access to each lot.
- 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 following combined scale factor: 0.99989967.
- 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. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.
- 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.

- LEGEND:
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
  - H.C.D.R. - HARRIS COUNTY DEED RECORDS
  - VOL. - VOLUME
  - P.G. - PAGE
  - AC. - ACRES
  - SQ. - SQUARE
  - FT. - FEET
  - BLD. - BUILDING
  - GAR. - GARAGE
  - B.L. - BUILDING LINE
  - ESMT. - EASEMENT
  - R.O.W. - RIGHT-OF-WAY
  - H.C.C.F. - HARRIS COUNTY CLERK'S FILE
  - H.C.D.R. - HARRIS COUNTY DEED RECORDS
  - T.X.S.P.C. - TEXAS STATE PLANE COORDINATE SYSTEM



SCALE: 1" = 20'

# WEST 12TH STREET MANORS

A SUBDIVISION OF 0.2131 ACRES (9,281 SQUARE FEET) OF LAND SITUATED IN THE JOHN AUSTIN SURVEY, A-1, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, FURTHER BEING A REPLAT OF THE SOUTH 75 FEET EACH OF LOT 12 AND LOT 13 AND THE ADJOINING SOUTH 75 FEET OF THE WEST 1/2 OF LOT 11, IN BLOCK "C", OF REPLAT OF SHADYWOOD, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 998, PAGE 556, OF THE HARRIS COUNTY DEED RECORDS, HARRIS COUNTY, TEXAS

REASON FOR REPLAT:  
TO CREATE 5 SINGLE FAMILY LOTS, 1 BLOCK, AND  
A SHARED DRIVEWAY

SCALE: 1" = 20'  
5 LOTS  
DATE: OCTOBER, 2022  
1 BLOCK

OWNER:  
**PREBISCH ENTREPRENEURS 7 LLC**  
a Texas limited liability company

