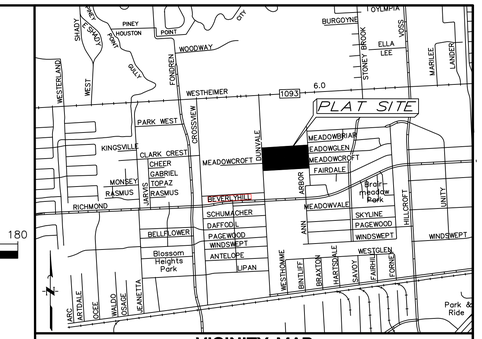


General Notes

1) AC . . . . . "Acres"
BL . . . . . "Building Line"
CF . . . . . "Clerk's File"
Esmt . . . . . "Easement"
FND. . . . . "Found 3/4" Iron Rod (with cap stamped "Jones|Carter Property Corner"
FC . . . . . "Film Code"
Vol __, Pg __ . . . "Volume and Page"
HCMR . . . . . "Harris County Map Records"
HCOPRRP . . . . "Harris County Official Public Records of Real Property"
No . . . . . "Number"
ROW . . . . . "Right-of-Way"
PAE . . . . . "Permanent Access Easement"
PVT . . . . . "Private"
• . . . . . "Set 3/4" Iron Rod (with cap stamped "JONES | CARTER PROPERTY CORNER")
Sq Ft . . . . . "Square Feet"
W/ . . . . . "With"
WME . . . . . "Water Meter Easement"
(1) . . . . . "Block Number"

2) Each lot shall be restricted to single-family residential uses so defined by Chapter 42 (Ordinance 1999-262).

3) All lots shall have adequate wastewater collection service.

4) 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.

5) Single family residential shall mean the use of a lot with one building for and containing not more that 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. (When applicable)

6) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a second unit is provided only one additional space shall be provided.

7) 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 of 0.99988842772008.

8) This subdivision contains one or more permanent access easements that have not been dedicated to the public 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 permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

9) 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 collecting services it provides.

10) 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.

11) Unless otherwise indicated, the building lines (BL), 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.

12) This property is located in Park Sector # 9.

13) 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.

14) This subdivision's compensating open space includes an Open Space Amenities Plan for the specifically identified reserve.

# DUNVALE VILLAGE

## A SUBDIVISION OF 21.556 ACRES OF LAND OUT OF THE B. CANFIELD SURVEY, A192 BEING A REPLAT OF UNRESTRICTED RESERVE "A" OF DUNVALE AT WESTHEIMER SAM'S CLUB/WAL-MART AS RECORDED UNDER VOL. 356, PG. 93, HCMR HOUSTON, HARRIS COUNTY, TEXAS

## REASON FOR REPLAT: TO CREATE 243 LOTS AND 46 RESERVES

**243 LOTS  46 RESERVES  9 BLOCKS**

**MARCH 2021**

**PARK LAND DEDICATION**

| | | |
|---|---|---|
| A | Number of Existing Dwelling Units | 0 |
| | (I hereby certify that the information provided herein is true.) | |
| B | Number of Proposed Dwelling Units | 243 |
| C | Number of Incremental Dwelling Units (B-A ) | 243 |

1) No land is being established as Private Park or dedicated to the public for Park purposes.
2) This percentage is (100%) shall be applied to the then-current fee in lieu of dedication.
3) The then-current fee in lieu of dedication shall be applied to this number 243 units) of dwelling units.

PARKING FOR SINGLE-FAMILY USE

| NUMBER OF PROPOSED LOTS | NUMBER OF PARKING SPACES REQUIRED | NUMBER ON-SITE SPACES PROVIDED |
|---|---|---|
| 243 LOTS | 40 SPACES | 62 SPACES |

**DWELLING UNIT DENSITY CALCULATION**

| # of Lots | Project Acreage | Project Square Footage | Density |
|---|---|---|---|
| 243 | 21.556 AC. | 938,979 sq.ft. | 9.90 du./ac. |


OWNER:
**MERITAGE HOMES OF TEXAS, LLC**
**AN ARIZONA LIMITED LIABILITY COMPANY**
2901 W. SAM HOUSTON PARKWAY N., STE C-250
HOUSTON, TEXAS 77043
(713)-358-0356

ENGINEER & SURVEYOR:
JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-00
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337




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**A RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.166 Acres
7,215 Sq Ft

**B RESTRICTED RESERVE**
Restricted to Parking Purposes Only
0.025 Acres
1,088 Sq Ft

**C RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.009 Acres
402 Sq Ft

**D RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.046 Acres
2,017 Sq Ft

**E RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.009 Acres
410 Sq Ft

**F RESTRICTED RESERVE**
Restricted to Parking Purposes Only
0.025 Acres
1,103 Sq Ft

**G RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.008 Acres
340 Sq Ft

**H RESTRICTED RESERVE**
Restricted to Parking Purposes Only
0.025 Acres
1,084 Sq Ft

**I RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.009 Acres
391 Sq Ft

**J RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.009 Acres
394 Sq Ft

**K RESTRICTED RESERVE**
Restricted to Parking Purposes Only
0.025 Acres
1,080 Sq Ft

**L RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.008 Acres
336 Sq Ft

**M RESTRICTED RESERVE**
Restricted to Parking Purposes Only
0.025 Acres
1,080 Sq Ft

**N RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.009 Acres
394 Sq Ft

**O RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.067 Acres
2,908 Sq Ft

**P RESTRICTED RESERVE**
Restricted to Parking Purposes Only
0.016 Acres
684 Sq Ft

**Q RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.010 Acres
437 Sq Ft

**R RESTRICTED RESERVE**
Restricted to Parking Purposes Only
0.009 Acres
383 Sq Ft

**S RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.048 Acres
2,092 Sq Ft

**T RESTRICTED RESERVE**
Restricted to Compensating Open Space & Detention Purposes Only
2.222 Acres
96,787 Sq Ft

**U RESTRICTED RESERVE**
Restricted to Parking Purposes Only
0.011 Acres
477 Sq Ft

**V RESTRICTED RESERVE**
Restricted to Landscape Purposes Only
0.016 Acres
676 Sq Ft

**W RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.072 Acres
3,148 Sq Ft

**X RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.073 Acres
3,183 Sq Ft

**Y RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.616 Acres
26,845 Sq Ft

**Z RESTRICTED RESERVE**
Restricted to Parking Purposes Only
0.011 Acres
466 Sq Ft

**AA RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.023 Acres
992 Sq Ft

**BB RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.020 Acres
855 Sq Ft

**CC RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.020 Acres
855 Sq Ft

**DD RESTRICTED RESERVE**
Restricted to Landscape Purposes Only
0.012 Acres
514 Sq Ft

**EE RESTRICTED RESERVE**
Restricted to Parking Purposes Only
0.009 Acres
396 Sq Ft

**FF RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.006 Acres
264 Sq Ft

**GG RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.010 Acres
446 Sq Ft

**HH RESTRICTED RESERVE**
Restricted to Parking Purposes Only
0.027 Acres
1,197 Sq Ft

**II RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.009 Acres
372 Sq Ft

**JJ RESTRICTED RESERVE**
Restricted to Parking Purposes Only
0.028 Acres
1,1988 Sq Ft

**KK RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.010 Acres
447 Sq Ft

**LL RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.047 Acres
2,043 Sq Ft

**MM RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.046 Acres
2,018 Sq Ft

**NN RESTRICTED RESERVE**
Restricted to Parking Purposes Only
0.021 Acres
915 Sq Ft

**OO RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.144 Acres
6,279 Sq Ft

**PP RESTRICTED RESERVE**
Restricted to Compensating Open Space Purposes Only
0.050 Acres
2,163 Sq Ft

LOT SIZES<3500 SF

| BLOCK NO. | LOT NO. | LOT AREA |
|---|---|---|
| BLOCK 1 | 1 | 2015 |
| | 2 | 2016 |
| | 3 | 2016 |
| | 4 | 2016 |
| | 5 | 2016 |
| | 6 | 2016 |
| | 7 | 2016 |
| | 8 | 2016 |
| | 9 | 2016 |
| | 10 | 2296 |
| | 11 | 2295 |
| | 12 | 2296 |
| | 13 | 2295 |
| | 14 | 2296 |
| | 15 | 2296 |
| | 16 | 2295 |
| | 17 | 2296 |
| | 18 | 2295 |
| | 19 | 2296 |
| | 20 | 2296 |
| | 21 | 2296 |
| | 22 | 2295 |
| | 23 | 2296 |
| | 24 | 2295 |
| | 25 | 2296 |
| | 26 | 2296 |
| | 27 | 2295 |
| | 28 | 2296 |
| | 29 | 2296 |
| | 30 | 2296 |
| | 31 | 2295 |
| | 32 | 2296 |
| | 33 | 2295 |
| | 34 | 2296 |
| | 35 | 2296 |
| | 36 | 2309 |
| | 37 | 2327 |
| | 38 | 2441 |
| | 39 | 2296 |
| | 40 | 2295 |
| | 41 | 2296 |
| | 42 | 2295 |
| | 43 | 2869 |
| | 44 | 2677 |
| | 45 | 2016 |
| | 46 | 2016 |
| | 47 | 2016 |
| | 48 | 2016 |
| | 49 | 2016 |
| | 50 | 2016 |
| | 51 | 2016 |
| | 52 | 2016 |
| | 53 | 2016 |
| | 54 | 2736 |
| | 55 | 2736 |
| | 56 | 2736 |
| | 57 | 2736 |
| | 58 | 2736 |
| | 59 | 2736 |
| | 60 | 2736 |
| | 61 | 2736 |
| | 62 | 3439 |
| | 63 | 2736 |
| | 64 | 2736 |
| | 65 | 2736 |
| | 66 | 2736 |
| | 67 | 2736 |
| | 68 | 2736 |
| | 69 | 2736 |
| | 70 | 2736 |
| | 71 | 2736 |
| | 72 | 2736 |
| | 73 | 2736 |
| | 74 | 2736 |
| | 75 | 2736 |
| | 76 | 2736 |
| | 77 | 2736 |
| | 78 | 2736 |
| | 79 | 2736 |
| | 80 | 2736 |
| | 81 | 2736 |
| | 82 | 2736 |
| | 83 | 2736 |
| | 84 | 2736 |
| | 85 | 2736 |
| | 86 | 2767 |
| | 87 | 3145 |
| | 88 | *4020 |
| | 89 | *4578 |
| BLOCK 2 | 2 | 2016 |
| | 3 | 2016 |
| | 4 | 2016 |
| | 5 | 2016 |
| | 6 | 2016 |
| | 7 | 2016 |
| | 8 | 2016 |
| | 9 | 2632 |
| | 10 | 2868 |
| | 11 | 2016 |
| | 12 | 2016 |
| | 13 | 2016 |
| | 14 | 2016 |
| | 15 | 2016 |
| | 16 | 2016 |
| | 17 | 2016 |
| | 18 | 2016 |
| | 19 | 2013 |
| BLOCK 3 | 1 | 2016 |
| | 2 | 2016 |
| | 3 | 2016 |
| | 4 | 2016 |
| | 5 | 2016 |
| | 6 | 2016 |
| | 7 | 2016 |
| | 8 | 2403 |
| | 9 | 2465 |
| | 10 | 2016 |
| | 11 | 2016 |
| | 12 | 2016 |
| | 13 | 2016 |
| | 14 | 2016 |
| | 15 | 2016 |
| | 16 | 2016 |
| BLOCK 4 | 1 | 3371 |
| | 2 | 2736 |
| | 3 | 2736 |
| | 4 | 2736 |
| | 5 | 2736 |
| | 6 | 2736 |
| | 7 | 2736 |
| | 8 | 2736 |
| | 9 | 2016 |
| | 10 | 2016 |
| | 11 | 2016 |
| | 12 | 2016 |
| | 13 | 2016 |
| | 14 | 2016 |
| | 15 | 2016 |
| | 16 | 2016 |
| | 17 | 2296 |
| | 18 | 2049 |
| | 19 | 2116 |
| | 20 | 2016 |
| | 21 | 2016 |
| | 22 | 2016 |
| | 23 | 2016 |
| | 24 | 2016 |
| | 25 | 2016 |
| | 26 | 2016 |
| | 27 | 2016 |
| | 28 | 2016 |
| | 29 | 2736 |
| | 30 | 2736 |
| | 31 | 2736 |
| | 32 | 2736 |
| | 33 | 2736 |
| | 34 | 2736 |
| | 35 | 2736 |
| | 36 | 3368 |

LOT SIZES<3500 SF

| BLOCK NO. | LOT NO. | LOT AREA |
|---|---|---|
| BLOCK 5 | 1 | 3371 |
| | 2 | 2736 |
| | 3 | 2736 |
| | 4 | 2736 |
| | 5 | 2736 |
| | 6 | 2736 |
| | 7 | 2736 |
| | 8 | 2736 |
| | 9 | 2016 |
| | 10 | 2016 |
| | 11 | 2016 |
| | 12 | 2016 |
| | 13 | 2016 |
| | 14 | 2016 |
| | 15 | 2016 |
| | 16 | 2016 |
| | 17 | 2016 |
| | 18 | 2016 |
| | 19 | 2016 |
| | 20 | 2016 |
| | 21 | 2016 |
| | 22 | 2016 |
| | 23 | 2016 |
| | 24 | 2016 |
| | 25 | 2016 |
| | 26 | 2016 |
| | 27 | 2016 |
| | 28 | 2736 |
| | 29 | 2736 |
| | 30 | 2736 |
| | 31 | 2736 |
| | 32 | 2736 |
| | 33 | 2736 |
| | 34 | 2736 |
| | 35 | 3368 |
| BLOCK 6 | 1 | 3216 |
| | 2 | 2736 |
| | 3 | 2736 |
| | 4 | 2736 |
| | 5 | 2736 |
| | 6 | 2736 |
| | 7 | 2734 |
| | 8 | 2736 |
| | 9 | 2016 |
| | 10 | 2049 |
| | 11 | 2016 |
| | 12 | 2016 |
| | 13 | 2016 |
| | 14 | 2016 |
| | 15 | 2016 |
| | 16 | 2016 |
| | 17 | 2016 |
| | 18 | 2588 |
| BLOCK 7 | 1 | 3215 |
| | 2 | 2736 |
| | 3 | 2736 |
| | 4 | 2736 |
| | 5 | 2736 |
| | 6 | 2736 |
| | 7 | 2736 |
| | 8 | 2736 |
| | 9 | 2736 |
| | 10 | 2736 |
| | 11 | 2736 |
| | 12 | 3237 |
| BLOCK 8 | 1 | 2917 |
| | 2 | 2880 |
| | 3 | 2880 |
| | 4 | 2880 |
| | 5 | 2880 |
| | 6 | 3104 |
| | 7 | 2880 |
| | 8 | 2880 |
| | 9 | 2880 |
| | 10 | 2880 |
| | 11 | 2880 |
| | 12 | 2880 |
| | 13 | 3387 |
| BLOCK 9 | 1 | 3022 |
| | 2 | 3022 |
| | 3 | 3022 |
| | 4 | 3022 |
| | 5 | 3022 |
| TOTAL NUMBER OF LOTS<3500 SF | 240 | |
| TOTAL AREA OF LOTS <3500 SF | | 580,363 |

COMPENSATING OPEN SPACE TABLE–URBAN AREA

A. TOTAL NUMBER OF LOTS<3500 SF: 241
B. TOTAL AREA OF LOTS <3500 SF: 580,363 SF
C. AVERAGE LOT SIZE<3500 SF (B/A): 2,408 SF
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C): 480.0
E. COMPENSATING OPEN SPACE REQUIRED (A X D): 115,200 SF
F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED: XXX,XXX 115,388

LOT AREA CALCULATIONS AND BUILDING COVERAGE

| Lot # | Lot Area | Maximum Building | First Floor Footprint | Coverage Percentage |
|---|---|---|---|---|
| Block 2 | | | | |
| 1 | 3,384 S.F. | 2,030 S.F. | | 60 % |

# DUNVALE VILLAGE

**A SUBDIVISION OF 21.556 ACRES OF LAND**
**OUT OF THE B. CANFIELD SURVEY, A192**
**BEING A REPLAT OF UNRESTRICTED RESERVE "A" OF**
**DUNVALE AT WESTHEIMER SAM'S CLUB/WAL-MART**
**AS RECORDED UNDER VOL. 356, PG. 93, HCMR**
**HOUSTON, HARRIS COUNTY, TEXAS**

**REASON FOR REPLAT:**
**TO CREATE 243 LOTS AND 46 RESERVES**

**243 LOTS 46 RESERVES 9 BLOCKS**
**MARCH 2021**


OWNER:
**MERITAGE HOMES OF TEXAS, LLC**
**AN ARIZONA LIMITED LIABILITY COMPANY**
2901 W. SAM HOUSTON PARKWAY N., STE C–250
HOUSTON, TEXAS 77043
(713)–358–0356

ENGINEER & SURVEYOR:
JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-00
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337





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