

STATE OF TEXAS  
COUNTY OF HARRIS

ME, HEIGHTS NIRVANA DEVELOPERS, ACTING BY AND THROUGH DR. RAJESH BINDAL, BEING MANAGING MEMBER OF HEIGHTS NIRVANA DEVELOPERS, OWNER HERINAFTER REFERRED TO AS "OWNER" (WHETHER ONE OR MORE) OF THE 0.114 ACRES DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HEIGHTS NIRVANA AT SUNSET HEIGHTS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY...

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS...

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, 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...

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAN ARE ORIGINALLY INTENDED FOR 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 PLAN 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, DRAINS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAN, AS EASEMENTS FOR DRAINAGE PURPOSES...

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAN 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 FRACKS, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY...

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 PLAN WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, HEIGHTS NIRVANA DEVELOPERS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DR. RAJESH BINDAL, ITS MANAGING MEMBER, THEREUNTO AUTHORIZED THIS 9th DAY OF February 2015.

HEIGHTS NIRVANA DEVELOPMENT  
BY: DR. RAJESH BINDAL

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DR. RAJESH BINDAL, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9th DAY OF February 2015.

STUART DANIELS  
My Commission Expires  
September 3, 2017

NOTARY PUBLIC IN AND FOR  
HARRIS COUNTY, TEXAS  
MY COMMISSION EXPIRES: Sep 13, 2017

I, GILBERT PRIDA, AM AUTHORIZED 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 PERMANENT MATERIALS OR 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.



GILBERT PRIDA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5662

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT OF HEIGHTS NIRVANA AT SUNSET HEIGHTS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED BY THE RECORDING OF THIS PLAT THIS 10th DAY OF April 2015.

BY: Mark A. Kulkarni OR BY: M. SONNY GARZA, VICE CHAIRMAN  
MARK A. KULKARNI

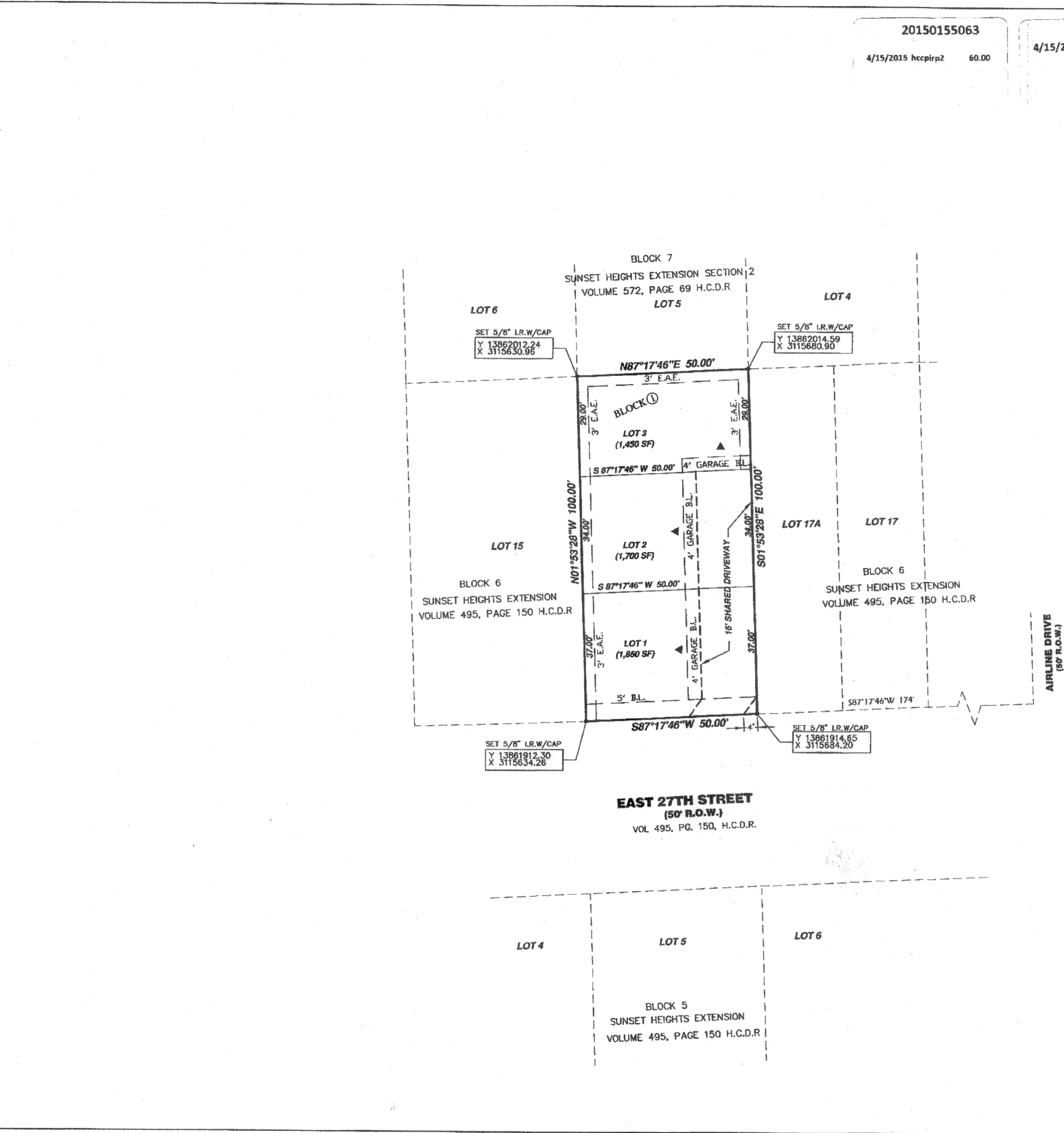
AND BY: Patrick Walsh, P.E., SECRETARY  
BY: Patrick Walsh, P.E., SECRETARY



I, STAN STANART, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON FEBRUARY 11, 2015 AT 3:36 O'CLOCK P.M., AND DULY RECORDED ON FEBRUARY 11, 2015 AT 3:36 O'CLOCK P.M., AND AT FILM CODE NUMBER 674227.

IN WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

STAN STANART  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS  
EDWINA V. MACK  
DEPUTY



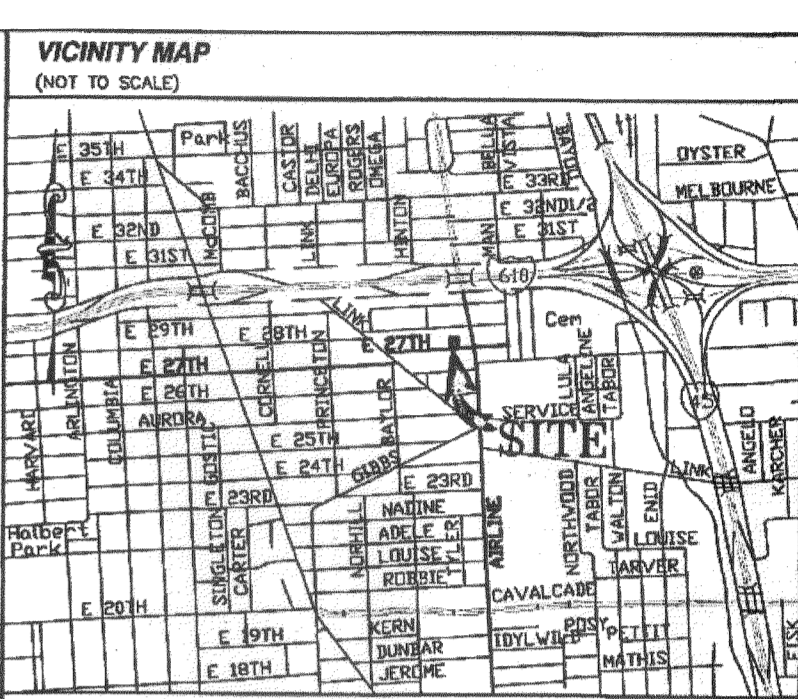
PLAT NOTES:

- 1) LOTS 1 THROUGH 3, BLOCK 1, ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USES AS DEFINED BY CHAPTER 42 OF CITY OF HOUSTON CODE OF ORDINANCE.
2) 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.
3) 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 800 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...
4) AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 450 S.F. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION.
5) THE NUMBER OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THAT CAN BE CONSTRUCTED SHALL NOT EXCEED AN EQUIVALENT DENSITY OF 27 UNITS TO THE GROSS ACRES OF LAND WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
6) EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY DWELLING UNIT IS PROVIDED ONLY ONE ADDITIONAL OFF-STREET PARKING SPACE SHALL BE PROVIDED.
7) ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
8) 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 FUNDS REQUIRED UNDER PROVISIONS SECTION 42-253 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS, HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
9) THIS SUBDIVISION CONTAINS ONE OR MORE SHARED DRIVERS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LEGAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION NOR DOES ANY OTHER LEGAL GOVERNMENT AGENCY HAVE ANY OBLIGATION TO MAINTAIN OR IMPROVE ANY SHARED DRIVERS WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

PLAT NOTES (CONTINUED):

- 10) ANY FENCE OR WALL UP TO EIGHT FEET HIGH SHALL BE LOCATED AT LEAST TWO FEET FROM THE PROPERTY LINE ALONG THE COLLECTOR STREET OR LOCAL STREET. THIS AREA SHALL BE PLANTED AND MAINTAINED WITH LANDSCAPING.
11) THE GARAGE PORTION OF EACH SINGLE-FAMILY RESIDENTIAL UNIT IS SETBACK FROM THE EDGE OF THE SHARED DRIVEWAY AT LEAST 4 FEET. EACH GARAGE ENTRY IS PARALLEL TO THE SHARED DRIVEWAY.
12) VEHICULAR ACCESS TO LOTS 1 THRU 3, BLOCK 1 IS PROVIDED FOR BY A SHARED DRIVEWAY ONLY.
13) NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
14) THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 12.
15) THIS PERCENTAGE IS 100% SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATION.
16) THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO 2 UNITS OF DWELING.
17) SURFACE COORDINATES SHOWN HEREON CAN BE CONVERTED TO TEXAS STATE PLANE GRID COORDINATES BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999998486.
18) THE RESIDENTIAL UNITS OR LOTS LOCATED IN THIS SUBDIVISION ARE ELIGIBLE 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.
19) LOTS WITHIN THIS DEVELOPMENT ARE ELIGIBLE FOR CITY OF HOUSTON SOLID WASTE PICK UP. ANY HOA PREPARED FOR THIS SUBDIVISION SHOULD INCLUDE NOTICE TO PROPERTY OWNERS FOR THEIR ELIGIBILITY. NO HEAVY OR OVERSIZED TRASH COLLECTION SERVICE SHALL BE PROVIDED TO RESIDENTIAL UNITS ELIGIBLE FOR COLLECTION PURSUANT TO ITEM 2 OF SECTION 39-65 OF THE CODE OF ORDINANCES.
20) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF HOUSTON UTILITY EASEMENTS MUST BE UNRESTRICTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSE.

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4/15/2015 hccplrp2 60.00  
4/15/2015 3:36 PM  
FILED  
COUNTY CLERK



- GENERAL NOTES:
- 1.) "B.L." INDICATES BUILDING LINE
  - 2.) "U.E." INDICATES UTILITY EASEMENT
  - 3.) "H.C.M.R." INDICATED HARRIS COUNTY MAP RECORDS
  - 4.) "H.C.C.F." INDICATES HARRIS COUNTY CLERKS FILE
  - 5.) "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS
  - 6.) "R.O.W." INDICATES RIGHT OF WAY
  - 7.) "ESMT." INDICATES EASEMENT
  - 8.) "(XXX / XXX)" INDICATES RECORDED VOLUME / PAGE
  - 9.) "H.L.&P." INDICATES HOUSTON LIGHTING & POWER COMPANY
  - 10.) "O" INDICATES IRON ROD SET
  - 11.) "I" INDICATES IRON ROD / IRON PIPE FOUND
  - 12.) "E" INDICATES GARAGE ENTRANCE
  - 13.) "E.A.E." INDICATES EMERGENCY ACCESS EASEMENT

DENSITY TABLE

TOTAL NO. OF DWELLING UNITS	TOTAL GROSS ACREAGE	TOTAL PROJ. DENSITY (UNITS PER AC.)
3	0.114 ACRES	26.31

LOT COVERAGE TABLE

LOT NO.	LOT SIZE (SQUARE FEET)	% COVERAGE NOT TO EXCEED	MAX BUILDING PAD COVERAGE NOT TO EXCEED (SQ FOOT)
1	1,850	60% MAX	1,110
2	1,700	60% MAX	1,020
3	1,450	60% MAX	870

NO PARK LAND OR PRIVATE PARK DEDICATION

A	I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE
B	NUMBER OF EXISTING DWELLING UNITS (DU) 1
C	NUMBER OF PROPOSED DU 3
D	NET NUMBER OF DU (C-B) 2

OFFICE OF  
STAN STANART  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
FILM CODE 674227  
HEIGHTS NIRVANA AT SUNSET HEIGHTS  
THIS IS PAGE 1 OF 2 PAGES  
SCANNER Context IQ4400  
KEY:MAP

HEIGHTS NIRVANA AT SUNSET HEIGHTS  
A SUBDIVISION OF 0.114 ACRES (5,000 SQUARE FEET) OF LAND BEING A REPLAT OF LOT 16, BLOCK 6 OF SUNSET HEIGHTS EXTENSION, AS RECORDED IN VOLUME 495, PAGE 150 OF H.C.D.R., CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE THREE (3) SINGLE FAMILY RESIDENTIAL LOTS

3 LOTS 1 BLOCK  
FEBRUARY 2015

OWNERS  
HEIGHTS NIRVANA DEVELOPERS  
16605 SOUTHWEST FWY STE 285  
SUGARLAND, TX 77479

ENGINEER & SURVEYOR  
MOMENTUM  
12851 BRIAR FOREST, SUITE 350 HOUSTON, TEXAS 77077  
(tel) 281-741-1988 (fax) 281-741-2068  
(SURV JOB # 14-09001) (PRJ.# 14-181)