

STATE OF TEXAS

COUNTY OF HARRIS

We, Nagle Street Properties, LLC acting by and through Jonathan Clark, president of Nagle Street Properties, LLC, owners hereinafter referred to as Owners of the 0.1435 acre tract described in the above and foregoing map of NAGLE STREET PROPERTIES, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or lot and hereby dedicate to the use as a public thoroughfare, 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 purposes hereinafter 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 purposes hereinafter 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 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 subdivisions) 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 discharge 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 what drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to prevent any obstruction 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 do 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 more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the Nagle Street Properties, LLC, has caused these presents to be signed by Jonathan Clark, its managing member, thereunto authorized this 7th day of December, 2018.

NAGLE STREET PROPERTIES, LLC.

By: Jonathan Clark Managing Member

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jonathan Clark 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of December, 2018.

Notary Public in and for the State of Texas
Print Name: Debi Tribble
My Commission expires: 11-3-2022



Charles E. Bates
Texas Registration No. 4110

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of NAGLE STREET PROPERTIES 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 11th day of December, 2018.

By: Matthew S. Stan
Chair

By: Sonny Gazza
Vice-Chairman

By: Margaret Wallace Brown
Secretary

I, Stan Stanart, 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 12/07/2018 at 1:49:00 P.M., and duly recorded on 12/07/2018 at 1:49:00 P.M., and at Film Code Number 1261136 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.

By: Stan Stanart
Stan Stanart
County Clerk
Of Harris County, Texas

By: Edward V. Mack
Edward V. Mack
Deputy

I, Jim Hopkins, representative of EPC VENTURES owners and holder of a lien against the property described in the plat known as NAGLE STREET PROPERTIES, said lien being by instrument of record in the Clerk's File Nos. RP-2017-535363, RP-2017-535364 and RP-2017-535365, of the Real Property Records of Harris County, Texas, do hereby in all the subordinate our interest in said property to the purposes and effects of said plat and dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: Jim Hopkins
Representative of EPC Ventures, Inc.

STATE OF TEXAS

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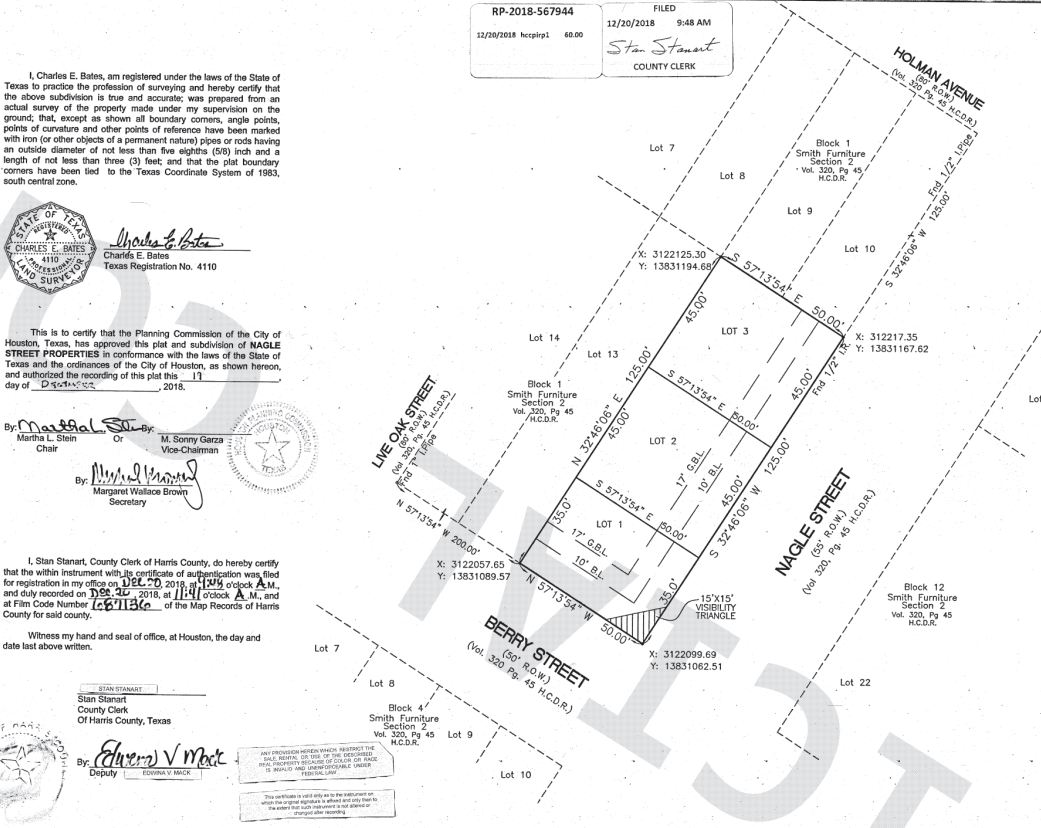
BEFORE ME, the undersigned authority, on this day personally appeared Jim Hopkins known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th day of December, 2018.

Notary Public in and for the State of Texas
Print Name: Debi Tribble
My Commission expires: 11-3-2022

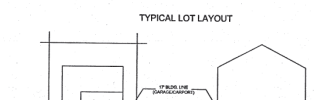


RP-2018-567944 FILED
12/20/2018 hccprpl 60.00
12/20/2018 9:48 AM
Stan Stanart
COUNTY CLERK



LOT SIZE AND COVERAGE TABLE

LOT #	LOT SIZE	BUILDING COVERAGE	MAX COVERAGE %
1	1750 SF	1050 SF	60 %
2	2250 SF	1350 SF	60 %
3	2250 SF	1350 SF	60 %



- A TEN-FOOT (10') BUILDING LINE IS ESTABLISHED FOR THE PRINCIPLE STRUCTURE ONLY.
- A SEVENTEEN-FOOT (17') BUILDING LINE IS ESTABLISHED FOR ANY CARPORT OR GARAGE FACING THE STREET.
- THE BUILDING ABOVE THE CARPORT OR GARAGE MAY OVERHANG THE BUILDING LINE UP TO SEVEN FEET (7').
- REFERENCE THE TYPICAL LOT LAYOUT SHOWN HEREIN.

PARKS AND OPEN SPACE TABLE

NUMBER OF EXISTING DWELLING UNITS	5
Owner hereby certifies that the information provided is true	5
NUMBER OF PROPOSED DWELLING UNITS	3
NUMBER OF INCREMENTAL DWELLING UNITS	0

- 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 Code of Ordinances of the City of Houston, Texas Has been submitted and accepted by the city.
- This property is located in Park Sector number 15
- This percentage is (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 (0 units) of dwelling units.

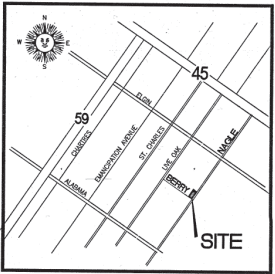
DWELLING UNIT DENSITY TABLE

COLM A	COLM B	COLM C
TOTAL # OF DWELLINGS	TOTAL GROSS ACREAGE	TOTAL PERCENT DENSITY
3	0.1435 AC	20.91

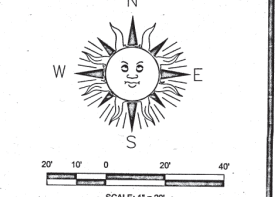
- At least 150 square feet of permeable area is required per lot. 450 sq. ft. of permeable area shall be provided with the boundary of this subdivision. Reference 42-1 permeable area definition.
- The number of single family residential dwelling units that can be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plat.

NOTES:

- Unless otherwise indicated, the building line (B.L.), whether one or more, shown on the 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 be 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 freestanding 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 shall be considered single family residential is 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.
- 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 of 0.9999905.
- All lots shall have adequate wastewater collection services.
- 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.
- 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 posts 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.



Vicinity Map KEY MAP 499-Y
LEGEND:
BL - BUILDING LINE
G.B.L. - GARAGE BUILDING LINE
U.E. - UTILITY EASEMENT
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
R.O.W. - RIGHT OF WAY
VOL. - VOLUME
PG. - PAGE
FC - FILM CODE
SF. - SQUARE FEET



NAGLE STREET PROPERTIES

A SUBDIVISION OF A 0.1435 ACRE TRACT OF LAND BEING A REPLAT OF LOTS 11 AND 12, BLOCK 1 OF SMITH FURNITURE COMPANY, SECTION TWO ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 320, PAGE 45 H.C.D.R. IN THE J.S. HOLMAN SURVEY, A-323 CITY OF HOUSTON, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 3 LOTS

3 LOTS 1 BLOCK
OWNERS
NAGLE STREET PROPERTIES, LLC.
DATE: DECEMBER, 2018 SCALE: 1" = 20'

CHARLES E. BATES & ASSOCIATES
DEVELOPMENT CONSULTANTS & SURVEYING
1110 E. LAMBUTH, DEER PARK, TEXAS 77536
281-636-6270
BatesSurveys@yahoo.com

NECESSARY INFORMATION:
As the date of construction, this instrument was recorded in the Public Records of Harris County, Texas, on 12/20/2018 at 9:48 AM. The instrument was filed for recording on 12/20/2018 at 9:48 AM. The instrument was recorded in the Public Records of Harris County, Texas, on 12/20/2018 at 9:48 AM.