

STATE OF TEXAS
COUNTY OF HARRIS

By: **Martha L. Olsen**
Notary Public in and for the State of Texas
Print Name: **STEPHANIE EUNICE GIBBS - LOPEZ**
My Commission expires: **5-14-23**

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of 5665 Acres 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 the **22** day of **August**, 2018.

By: **Martha L. Olsen** or **M. Sonny Garza**
Notary Public in and for the State of Texas
Print Name: **STEPHANIE EUNICE GIBBS - LOPEZ**
My Commission expires: **5-14-23**

By: **Stan Starnart**
Notary Public in and for the State of Texas
Print Name: **STEPHANIE EUNICE GIBBS - LOPEZ**
My Commission expires: **5-14-23**

I, Stan Starnart, 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 **AUGUST 30, 2018**, at **12:41** o'clock **P.M.**, and said Plat Code Number: **48837** 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 Starnart**
Notary Public in and for the State of Texas
Print Name: **STEPHANIE EUNICE GIBBS - LOPEZ**
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RP-2018-398674
8/20/2018 Recpt#1 60.00
FILED
8/30/2018 11:12 AM
Str. Starnart
COUNTY CLERK

LEGEND
B.L. - Building Line
G.B.L. - Garage Building Line
H.C.M.R. - Harris County Map Records
H.C.D.R. - Harris County Map Records
S.O. FT. - Square Feet
R.O.W. - Right of Way

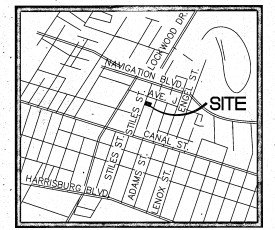
BEFORE ME, the undersigned authority, on this day personally appeared **Robert Kopecka** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this **22** day of **August**, 2018.
Notary Public in and for the State of Texas
Print Name: **STEPHANIE EUNICE GIBBS - LOPEZ**
My Commission expires: **5-14-23**

By: **Robert Kopecka**
Notary Public in and for the State of Texas
Print Name: **STEPHANIE EUNICE GIBBS - LOPEZ**
My Commission expires: **5-14-23**

I, for me, Property Bank, owner and holder of a fee (or fee) for the property described in the plat known as **STILES ESTATE**, do hereby certify that I am for me and the present owner (or owners) of said land (or lands) and have not assigned the same nor any part thereof.

By: **Robert Kopecka**
Notary Public in and for the State of Texas
Print Name: **STEPHANIE EUNICE GIBBS - LOPEZ**
My Commission expires: **5-14-23**



Vicinity Map not to scale KEY MAP 494P

NOTES:

- 1. 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 thereon. A lot upon which no located free standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 300 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.
- 2. 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.
- 3. 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.
- 4. 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 (0.99999631).
- 5. 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 painted wooden fences along the perimeter and back to back easements and along near lot 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 painted wooden fences back up, but generally will not replace with new fencing.
- 6. Each lot shall be restricted to single family residential use.
- 7. All lots shall have an adequate waste water system.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes former undivided aerial easements. The aerial easements shall extend horizontally an additional seven feet, six inches (7' 6") for ten feet (10' 0") perimeter ground easements on seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements on five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane seven feet (7' 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 thirty feet (30' 0") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes former undivided 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 seven feet (7' 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 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 alley, crease, gully, ravine, draw, stream, or other natural drainage courses located in said plat, as easements for drainage purposes, along the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easements 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 is hereby restricted to provide 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 declare that all parcels of land designated as lots on this plat are generally intended for the construction of single family residential dwelling units hereon for the placement of mobile home subdivision 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 provide the drainage of any gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into the easement, except by means of an approved drainage structure.

FURTHER, Owners hereby certify that the rights does not attempt to alter, amend, or remove any covenants or restrictions we further certify that no portion of the residential use is limited by said restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the Bayou City Strategic Realty Investments, LLC has caused these presents to be signed by **Jeffrey Isaac Sturman**, General Partner, thereunto authorized, this **18** day of **August**, 2018.

By: **Jeffrey Isaac Sturman**
Notary Public in and for the State of Texas
Print Name: **STEPHANIE EUNICE GIBBS - LOPEZ**
My Commission expires: **5-14-23**

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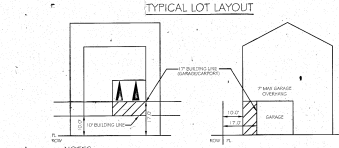
LOT AREA CALCULATIONS

LOT #	LOT SIZE	BUILDING COVERAGE	COVERAGE %
1	2,500 SQ. FT.	1,500 SQ.FT.	60%
2	2,500 SQ. FT.	1,500 SQ.FT.	60%

PARKS AND OPEN SPACE TABLE

Number of Existing Dwelling Units	1
Number of Proposed Dwelling Units	2
Number of incremental Dwelling Units	1

- 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 fender 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 11.
- 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 (1) units of dwelling units.



- NOTES:
- 1) Lots 1 & 2: Block 1 are restricted to single family residential use.
 - 2) A 12' building line is established for the principal structure only.
 - 3) A 17' building line is for any carport or garage facing the street.
 - 4) The Buildings shown above the carport or garage may overhang the building line up to 7 feet.
 - 5) Reference above is a typical lot layout.

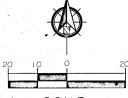
AVENUE J (50' R.O.W.)
VOL. 462, PG. 18 (H.C.D.S.)

ENGL ADDITION
VOL. 462, PG. 18 (H.C.D.S.)

ENGL ADDITION
VOL. 462, PG. 18 (H.C.D.S.)

M. BRYAN STREET (50' R.O.W.)
VOL. 462, PG. 18 (H.C.D.S.)

OFFICE OF STAN STARNART
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE: 689193
STILES ESTATE
THIS IS PAGE 1 OF 2 PAGES
SCANNER Contact 10400
KEY MAP



STILES ESTATE
BEING A SUBDIVISION OF 0.1143 ACRES OF LAND BEING A REPLAT OF LOT 7, BLOCK 9 OF ENGL ADDITION SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOL. 462 PG. 18 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS

REASON FOR REPLAT - TO CREATE 2 SINGLE FAMILY RESIDENTIAL LOTS
OWNER: BAYOU CITY STRATEGIC REALTY INVESTMENTS, LLC
DATE: JULY, 2018 SCALE: 1" = 20'

RECORDING INFORMATION
This plat is subject to the provisions of the Texas Public Information Act, Chapter 552, Texas Government Code, which provides that certain information is to be made available to the public. The information that is to be made available to the public is the information that is contained in this plat and the information that is contained in the public records of the County Clerk of Harris County, Texas.

SEM SERVICES
STEPHANIE@SEMSSERVICES.ORG

PRIME TEXAS SURVEYS
2411 NORTH FW
HOUSTON, TEXAS 77009

DWELLING UNIT DENSITY TABLE

COLM. A	COLM. B	COLM. C
TOTAL # OF DWELLINGS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
2 UNITS	0.114 AC.	17.45 DWELLINGS

1) At least 150 sq. ft. of permeable area is required per lot. 300 sq. ft. of permeable area shall be provided with the boundary of the subdivision. reference #21. 2) permeable area definition: 2) 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.

Certificate No: 12107354
Certificate Fee: \$10.00

Issue Date: 08/10/2018
Operator ID: EAVILA

Cause No: 201823706
TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(d) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2017. ALL TAXES ARE PAID IN FULL.

Exemptions:

Certified Owner:

SALAS ROSALINDA G
CANTU TOMASA
316 N STILES ST
HOUSTON, TX 77011-2146

Certified Tax Unit(s):

1 Houston I.S.D.
40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
48 Houston Community College System
61 City of Houston

2017 Value:	91,578
2017 Levy:	\$2,313.59
2017 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
F&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Reference (GE) No: N/A

Issued By: *Ann Harris Bennett*
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 686194

STILES ESTATE

THIS IS PAGE 2 OF 2 PAGES