

STATE OF TEXAS
COUNTY OF HARRIS

We, Manco Associates, L.C., a Texas limited liability company, acting by and through Niel Jayasinghe, President, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 0.3608 acre tract described in the above and foregoing map of Tulane Court Replat No 1, do hereby make and establish said subdivision and development plan 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 designed 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 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 designed 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 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 bays, 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 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.

IN TESTIMONY WHEREOF, the Manco Associates, L.C., a Texas limited liability company, as caused these presents to be signed by Niel Jayasinghe, its president, thereunto authorized, this 18th day of November, 2019.

Manco Associates, L.C. a Texas limited liability company,
By: Niel Jayasinghe
PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Niel Jayasinghe, President, 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 and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th day of November, 2019.

Lacey Bell
Printed Name: Lacey Bell
Notary Public in and for the State of Texas
Commission Expires: 1/1/2022

I, Michael D. Morton, 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 objects of a permanent nature) 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.

Michael D. Morton
Printed Name: Michael D. Morton
Texas Registration No. 3686

This is to certify that the Houston Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Tulane Court Replat No 1 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 26th day of November, 2019.

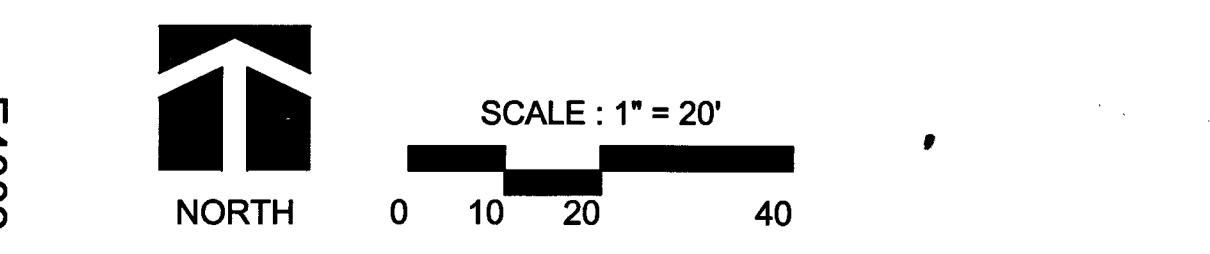
By: Martha L. Stein for M. Sammy Garza Chair Vice Chair
By: Margaret Wallace Brown, AICP, CNU-A Secretary

I, Diane Trautman, 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 November 27, 2019, at 2:07 o'clock P.M., and duly recorded on December 3, 2019, at 9:18 o'clock A.M., and at Film Code No. 690155 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.

Diane Trautman
Diane Trautman
County Clerk
Of Harris County, Texas

By: Christian Orona
Deputy
CHRISTIAN ORONA

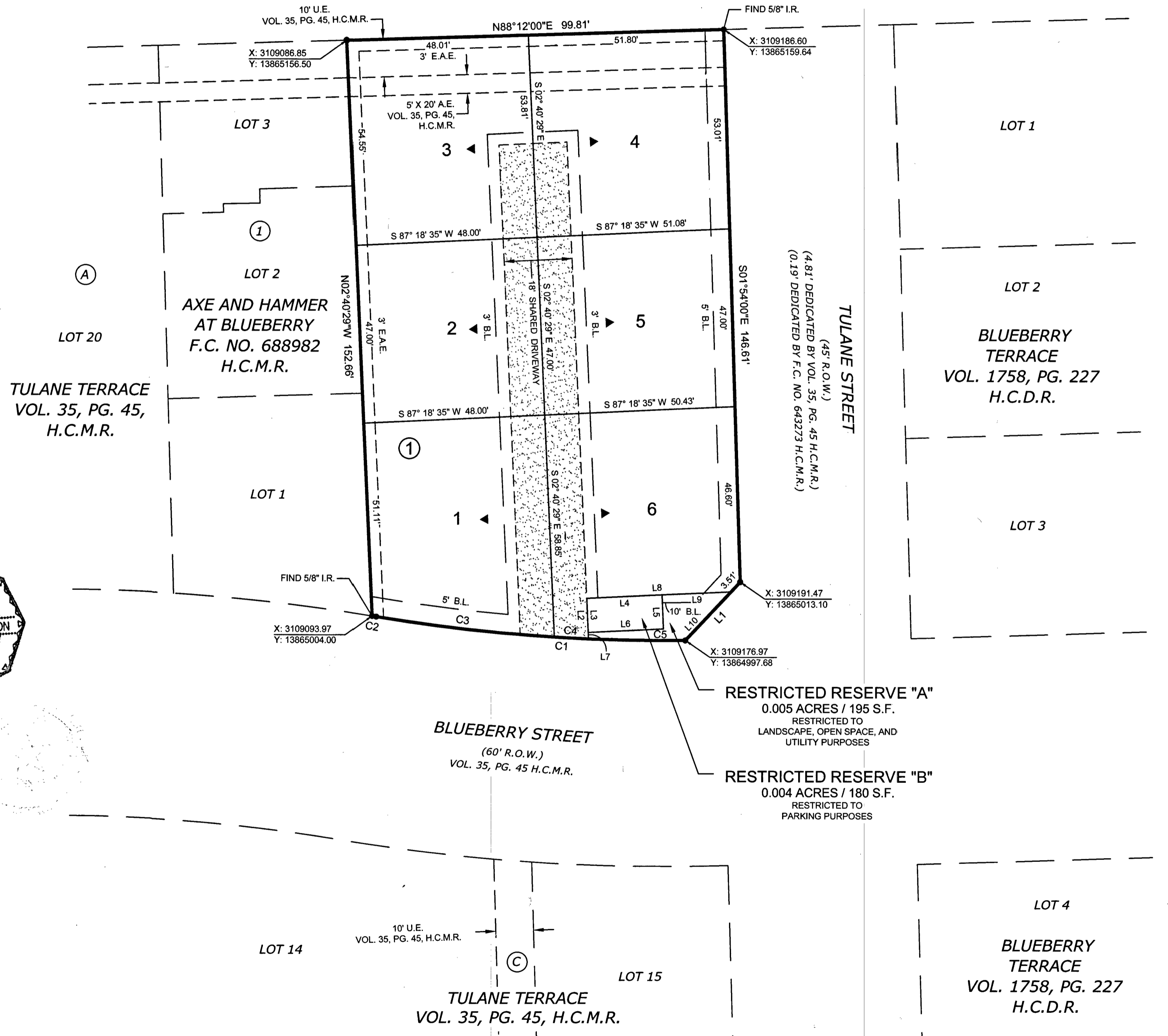
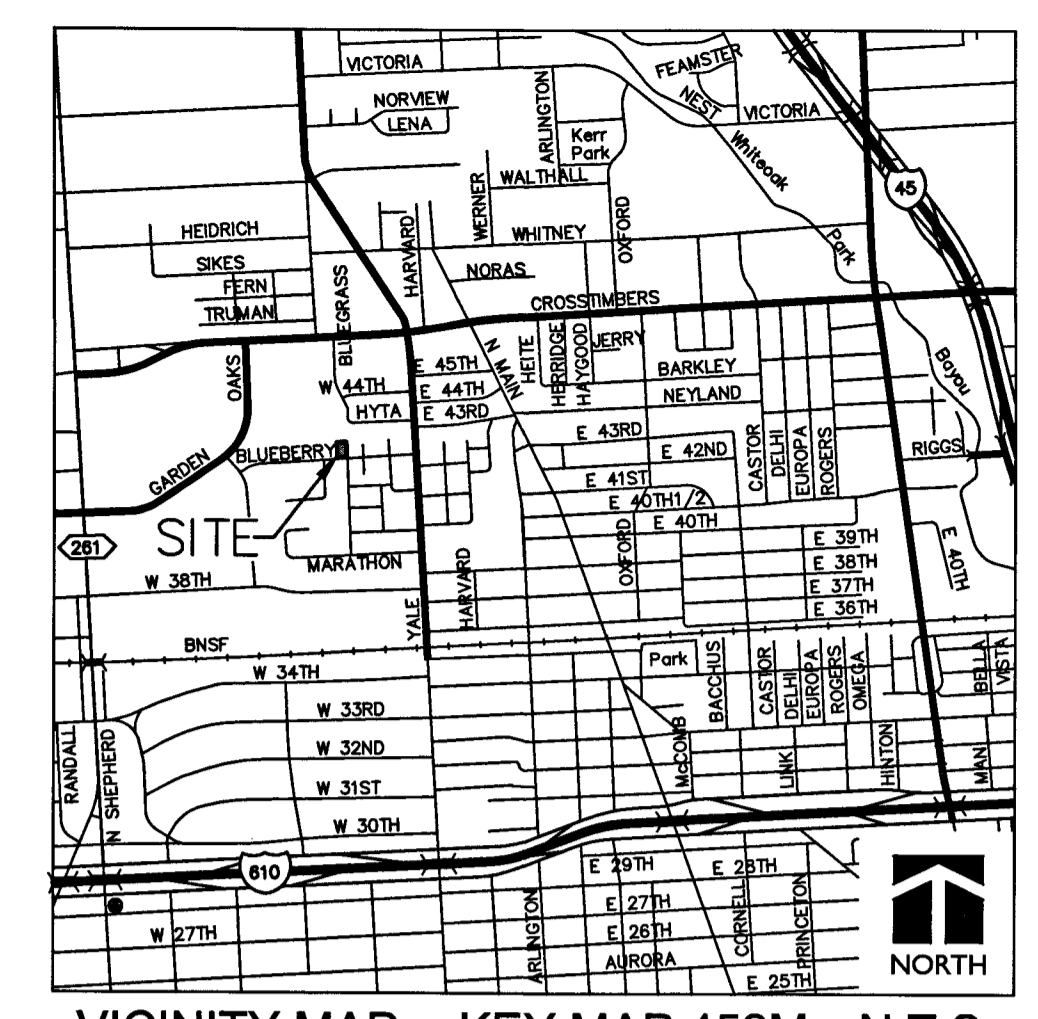


CURVE DATA table with columns: CURVE, RADIUS, LENGTH (FT.), DELTA, CHORD BEARING, CHORD LENGTH (FT.)

LINE DATA table with columns: LINE, BEARING, DISTANCE

PARKING FOR SF RESIDENTIAL USE table with columns: No. OF PROPOSED LOTS, No. OF ADDITIONAL PARKING REQUIRED, No. OF ON-STREET PARKING, No. OF ON-SITE PARKING

RP-2019-528216
11/27/2019 hccprip1 60.00
FILED
11/27/2019 2:07 PM
Diane Trautman
COUNTY CLERK



LOT SIZE AND COVERAGE TABLE - URBAN AREA table with columns: LOT #, LOT SIZE (sf), MAX. BLDG. COVERAGE (sf), % COVERAGE

DWELLING UNIT DENSITY TABLE - URBAN AREA table with columns: TOTAL # OF DWELLINGS, TOTAL GROSS ACREAGE, TOTAL PROJECT DENSITY (U/ac)

PARK LAND DEDICATION table with columns: A, B, C, NUMBER OF EXISTING DWELLING UNITS, NUMBER OF PROPOSED DWELLING UNITS, NUMBER OF INCREMENTAL DWELLING UNITS

- GENERAL NOTES
1. "B.L." indicates "Building Line".
2. The coordinates shown hereon are the Texas South Central Zone no. 4204 State Plan Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale: 1.00.
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 thereon.
4. Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot.
5. 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, in effect at the time this plat was approved, which may be amended from time to time.
6. 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.
7. No land is being established as Private Park or dedicated to the public for Park purposes.
8. This property is located in Park Sector # 1.
9. 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.
10. This percentage (100%) shall be applied to the then-current fee in lieu of dedication.
11. The then-current fee in lieu of dedication shall be applied to 6 dwelling units.
12. 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.
13. No heavy or oversized trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.
14. A three foot wide emergency access easement shall be provided along each boundary of the subdivision plat that does not abut a public street.
15. At least 150 square feet of permeable area is required per lot.
16. Vehicular access is provided for by a shared driveway only.
17. 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.
18. 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.
19. All lots shall have adequate wastewater collection service.
20. Each lot shall be restricted to single family use.
21. 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.

OWNER: MANCO ASSOCIATES, L.C.
SURVEYOR: MICHAEL D. MORTON
LAND PLANNER: RMI

TULANE COURT REPLAT NO 1
A SUBDIVISION OF 0.3608 ACRES OF LAND, BEING A REPLAT OF LOTS ONE (1) THROUGH FIVE (5), AND RESTRICTED RESERVE A AND RESTRICTED RESERVE B IN BLOCK ONE (1) OF TULANE COURT, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE 643273 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
REASON FOR REPLAT: TO CREATE 6 SINGLE FAMILY LOTS AND TWO RESTRICTED RESERVES AND TO REDUCE BUILDING LINES.
DATE: OCTOBER 2019