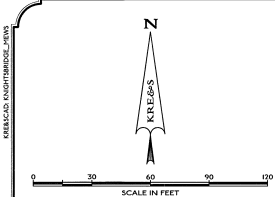
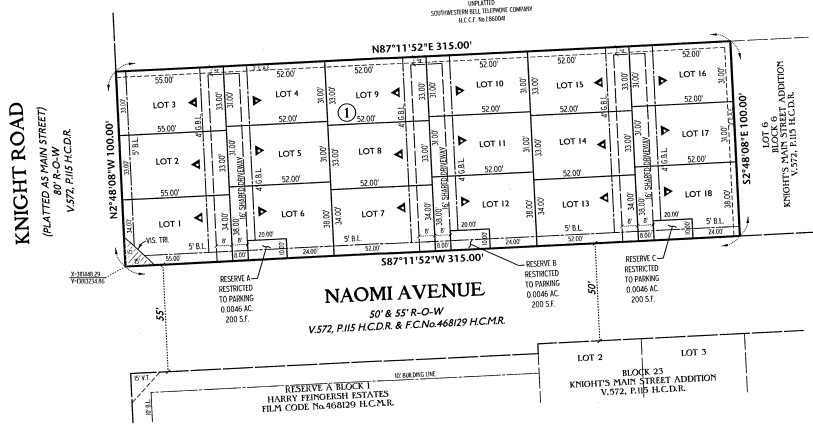


KRE&S (AUGUST) 2017



RP-2017-372567
8/17/2017 Recd: 11:17 AM
FILED
8/17/2017 11:17 AM
Str. Stuart
COUNTY CLERK

P.W. ROSE SURVEY ABSTRACT No. 645



OFFICE OF
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 082603
KNIGHTSBRIDGE MEWS
THIS IS PAGE 1 OF 2 PAGES
SCANNER Content 104040
KEY MAP

STATE OF TEXAS
COUNTY OF HARRIS

We, JHF Holdings, LLC, acting by and through Jonathan Farb, President, being an officer of JHF Holdings, LLC, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 0.7231 acre tract described in the above and foregoing map of KNIGHTSBRIDGE MEWS, 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 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 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 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 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 prevent the drainage of any septic tanks into any public or private street, permanent access easement, road, or alley, 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 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; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for no more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the JHF Holdings, LLC has caused these presents to be signed by Jonathan Farb, President, thereunto authorized, this 2ND day of August, 2017.

Jonathan Farb
President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jonathan Farb, 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 2ND day of August, 2017.



Karen Rose, PE, RPLS
Notary Public in and for the State of Texas
My Commission Expires: 8/29/20

I, Karen Rose, 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 the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



Karen Rose, PE, RPLS
Texas Registration No. 3974

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of KNIGHTSBRIDGE MEWS 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 15th day of August, 2017.

By: Martha Stein
Martha L. Stein, Chair
Or M. Sonny Garza, Vice Chair



By: Patrick Walsh, P.E.
Secretary

I, Stan Stantart, 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 17, 2017, at 1:17 o'clock P.M., and duly recorded on August 16, 2017, at 5:00 o'clock P.M., and its Film Code Number 082603 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.



Stan Stantart
County Clerk
of Harris County, Texas
By: Edward Under
Deputy County Clerk

REASON FOR REPLAT:
TO CREATE 18 SINGLE FAMILY RESIDENTIAL LOTS AND 3 PARKING RESERVES.

KNIGHTSBRIDGE MEWS

A SUBDIVISION OF
0.7231 ACRES OF LAND IN THE
P.W. ROSE SURVEY, A-645
CITY OF HOUSTON
HARRIS COUNTY, TEXAS
ALSO BEING A REPLAT OF
LOTS 1 THRU 6, BLOCK 5
KNIGHTS MAIN STREET ADDITION
VOLUME 572, PAGE 115 H.C.D.R.

1 BLOCK 3 RESERVES 18 LOTS

OWNER: JHF HOLDINGS, LLC
JONATHAN FARB, PRESIDENT

KRE&S
KAREN ROSE ENGINEERING & SURVEYING
310 DRISCOLL STREET HOUSTON, TEXAS 77001
PHONE: 713-572-4974 FAX: 713-20
TRPLS FORM No. 00553-2

PARKING SPACE TABLE
42-866 PARKING FOR SINGLE FAMILY RESIDENTIAL USE

NO. OF PROPOSED LOTS	NO. OF ADDITIONAL PARKING SPACES REQUIRED	NO. OF ON-STREET PARKING	NO. OF ON-SITE PARKING
18	3	0	3

LOT SIZE AND COVERAGE TABLE

LOT No.	LOT AREA	MAXIMUM FIRST FLOOR BUILDING FOOTPRINT	MAXIMUM COVERAGE %
1	1,870 SF	1,123 SF	60%
2	1,815 SF	1,089 SF	60%
3	1,815 SF	1,089 SF	60%
4	1,612 SF	967 SF	60%
5	1,612 SF	967 SF	60%
6	1,776 SF	1,065 SF	60%
7	1,768 SF	1,060 SF	60%
8	1,776 SF	1,065 SF	60%
9	1,776 SF	1,065 SF	60%
10	1,612 SF	967 SF	60%
11	1,776 SF	1,065 SF	60%
12	1,776 SF	1,065 SF	60%
13	1,776 SF	1,065 SF	60%
14	1,776 SF	1,065 SF	60%
15	1,776 SF	1,065 SF	60%
16	1,776 SF	1,065 SF	60%
17	1,776 SF	1,065 SF	60%
18	1,776 SF	1,065 SF	60%

VISIBILITY TRIANGLE NOTE:
THE BUILDING LINE FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENCRUMB 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 MEASURED VERTICALLY FROM THE GROUND.

DWELLING UNIT DENSITY TABLE
No. OF DWELLINGS GROSS AREA DENSITY
18 UNITS 0.7231 AC. 24,89 UNITS/AC.

THE NUMBER OF SINGLE FAMILY RESIDENTIAL 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 PLAT.

WASTEWATER COLLECTION NOTE:
ALL LOTS IN THIS SUBDIVISION SHALL HAVE ADEQUATE WASTEWATER COLLECTION SYSTEM.

PARKS ORDINANCE NOTES:
1. NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
2. 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 UNITS, 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.
3. THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 18. THE PERCENTAGE (0000) SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATION.
4. THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER (18 UNITS) OF DWELLING UNITS.

UTILITY EASEMENT NOTE:
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 OWNERS EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNERS 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.

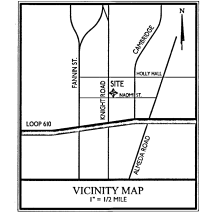
a	NUMBER OF EXISTING DWELLING UNITS	0	DU
I hereby certify that the information provided herein is true and correct.			
b	NUMBER OF PROPOSED DWELLING UNITS	18	DU
c	NUMBER OF INCREMENTAL DWELLING UNITS (b-a)	18	DU

GENERAL BUILDING LINE NOTE:
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, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

SINGLE FAMILY RESIDENTIAL NOTES:
1. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH TWO SEPARATE BUILDING DESIGNS 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 UNIT OF NOT MORE THAN 900 SQUARE FEET SHALL ALSO 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.

COORDINATE NOTE:
THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NAD 83 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO THE SURFACE BY APPLYING THE FOLLOWING COMBINED GRID FACTOR OF 9999884.



- ABBREVIATIONS:
1. H.C.D.R. DENOTES HARRIS COUNTY MAP RECORDS.
2. H.C.D.R. DENOTES HARRIS COUNTY DEED RECORDS.
3. H.C.C.F. NO. DENOTES HARRIS COUNTY CLERK'S FILE NUMBER.
4. U.LT. ESH. OR U.E. DENOTES UTILITY EASEMENT.
5. B.L.G. LINE OR B.L. DENOTES BUILDING LINE.
6. GAR. B.L.G. LINE OR G.B.L. DENOTES GARAGE BUILDING LINE.
7. W.L.E. DENOTES WATER, LINE EASEMENT.
8. S.S.E. DENOTES SANITARY, LINE EASEMENT.
9. V.S. TRI. DENOTES VISIBILITY TRIANGLE.
10. E.A.E. DENOTES EMERGENCY ACCESS EASEMENT.

REGISTRAR'S NOTIFICATION
All the information contained herein was prepared by a duly licensed and bonded professional surveyor or engineer in accordance with the applicable provisions of the Texas Professional Code of Ethics and the Texas Surveying and Mapping Act. The information herein is true and correct to the best of the registrars knowledge and belief.

KRE&S (AUGUST) 2017

PER SECTION 26.15 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 2016. ALL TAXES ARE PAID IN FULL

Exemptions:

2016 Value: 106,000
2016 Levy: \$2,680.28
2016 Levy Balance: \$0.00
Prior Year Levy Balance: \$0.00
Total Levy Due: \$0.00
P&I + Attorney Fee: \$0.00
Total Amount Due: \$0.00

Certified Owner:

P & R INVESTMENTS
8505 CAMBRIDGE ST
HOUSTON, TX 77054-4000

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

OFFICE OF
STAN STANARY
COUNTY CLERK, HARRIS COUNTY, TEXAS.

MAP RECORDS OF COUNTY CLERK

FILM CODE 682604

KNIGHTSBRIDGE MEWS

THIS IS PAGE 2 OF 2 PAGES

SCANNER Context IQ4400

Reference (CF) No: N/A

Issued By: *[Signature]*
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 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 2016. ALL TAXES ARE PAID IN FULL

Exemptions:

2016 Value: 53,000
2016 Levy: \$1,340.14
2016 Levy Balance: \$0.00
Prior Year Levy Balance: \$0.00
Total Levy Due: \$0.00
P&I + Attorney Fee: \$0.00
Total Amount Due: \$0.00

Certified Owner:

P & R INVESTMENTS
8505 CAMBRIDGE ST
HOUSTON, TX 77054-4000

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

Reference (CF) No: N/A

Issued By: *[Signature]*
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE



ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:
P & R INVESTMENTS
8505 CAMBRIDGE ST
HOUSTON, TX 77054-4000

Legal Description
LT 3 BLK 5
KNIGHTS MAIN STREET

Parcel Address: 0 NAOMI
Legal Acres: .1148

Account Number: 055-248-005-0003

Certificate No: 12088242
Certificate Fee: \$10.00

Print Date: 07/26/2017
Paid Date:
Issue Date: 07/26/2017
Operator ID: NCRUZ

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 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 2016. ALL TAXES ARE PAID IN FULL

Exemptions:

2016 Value: 50,000
2016 Levy: \$1,264.29
2016 Levy Balance: \$0.00
Prior Year Levy Balance: \$0.00
Total Levy Due: \$0.00
P&I + Attorney Fee: \$0.00
Total Amount Due: \$0.00

Certified Owner:

P & R INVESTMENTS
8505 CAMBRIDGE ST
HOUSTON, TX 77054-4000

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

Reference (CF) No: N/A

Issued By: *[Signature]*
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE



ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:
P & R INVESTMENTS
% ROBERT REICHEK
8505 CAMBRIDGE ST
HOUSTON, TX 77054-4000

Legal Description
LTS 5 & 6 BLK 5
KNIGHTS MAIN STREET

Parcel Address: 0 NAOMI
Legal Acres: .2433

Account Number: 055-248-005-0005

Certificate No: 12088244
Certificate Fee: \$10.00

Print Date: 07/26/2017
Paid Date:
Issue Date: 07/26/2017
Operator ID: NCRUZ

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 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 2016. ALL TAXES ARE PAID IN FULL

Exemptions:

2016 Value: 106,000
2016 Levy: \$2,680.28
2016 Levy Balance: \$0.00
Prior Year Levy Balance: \$0.00
Total Levy Due: \$0.00
P&I + Attorney Fee: \$0.00
Total Amount Due: \$0.00

Certified Owner:

P & R INVESTMENTS
% ROBERT REICHEK
8505 CAMBRIDGE ST
HOUSTON, TX 77054-4000

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

Reference (CF) No: N/A

Issued By: *[Signature]*
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR