

STATE OF TEXAS §  
COUNTY OF HARRIS §

We, COMMANDER ENTERPRISES, INC., A TEXAS CORPORATION, acting by and through ABDOLHAMEED ALANI, DIRECTOR hereinafter referred to as Owners of the 0.2968-acre tract described in the above and foregoing map of ALANI HOMES AT CROSSTIMBERS, do hereby make and establish said subdivision and development plan of said property according to all laws, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets, 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 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 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 the 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 total 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 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 any drainage easement, ditch, gully, creek or natural drainage way is hereby 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.

IN TESTIMONY WHEREOF, THE COMMANDER ENTERPRISES, INC., A TEXAS CORPORATION, has caused these presents to be signed by ABDOLHAMEED ALANI, this 20th day of APRIL 2021

By: Abdolhameed Alani  
ABDOLHAMEED ALANI, DIRECTOR  
OF COMMANDER ENTERPRISES, INC.

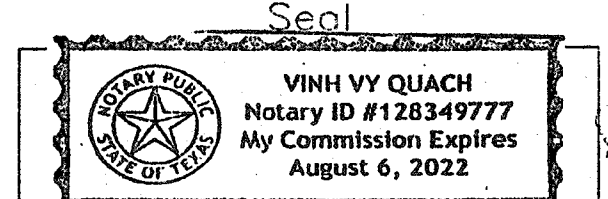
STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared ABDOLHAMEED ALANI, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL, this 20th day of APRIL 2021

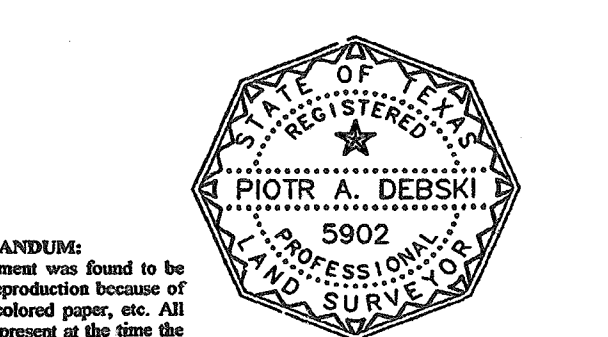
Notary Public in and for the State of Texas

Vinh Vy Quach  
Print Name: (Affix Notary Seal)  
My Commission expires on:  
August 6, 2022



I, PIOTR A. DEBSKI, 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 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 1983, south central zone.

Piotr A. Debski  
PIOTR A. DEBSKI, P.E./L.S.  
Texas Registration No. 5902



RECORDERS MEMORANDUM  
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blankness, additions and changes were present at the time the instrument was filed and recorded.

RP-2021-382407 FILED  
7/7/2021 HCCPIRF2 60.00 3:05 PM  
Lushia Hudspeth  
COUNTY CLERK

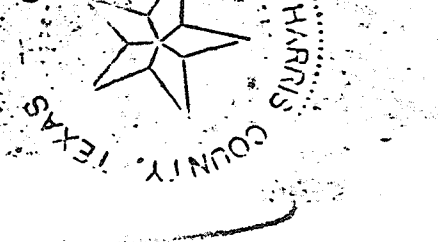
This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat and subdivision of ALANI HOMES AT CROSSTIMBERS, in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat, this 7th day of July 2021.

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

I, Tenshia Hudspeth, 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 July 7, 2021, at 3:05 o'clock P.M., and duly recorded on July 8, 2021, at 9:51 o'clock A.M., and at Film Code Number 695647 of the Map Records of Harris County for said county.

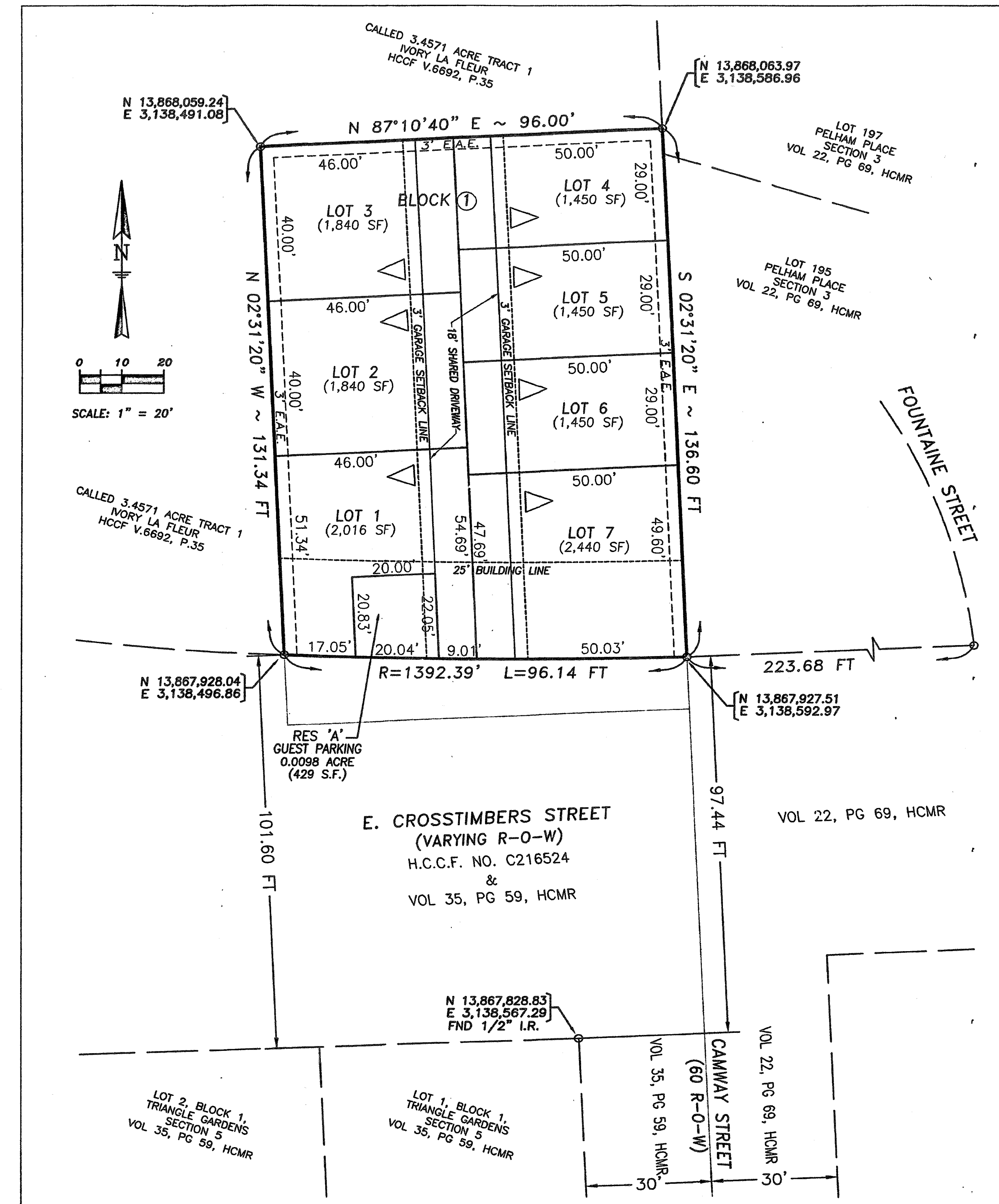
Witness my hand and seal of office, at Houston, the day and date last above written.

TENSZIA HUDSPETH  
Tenshia Hudspeth  
County Clerk  
of Harris County, Texas  
By: Christian Orona  
CHRISTIAN ORONA  
Deputy



NOTES:

- 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 900 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.
- 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. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY SHARED DRIVEWAYS WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
- 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.
- 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.
- EACH LOT SHALL BE RESTRICTED TO SINGLE FAMILY USE.
- VEHICULAR ACCESS TO EACH LOT IS PROVIDED FOR BY A SHARED DRIVEWAY ONLY.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
- 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.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.9990265.
- AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 300 SQUARE FEET OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTSTRUCTED 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 FENCES 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.

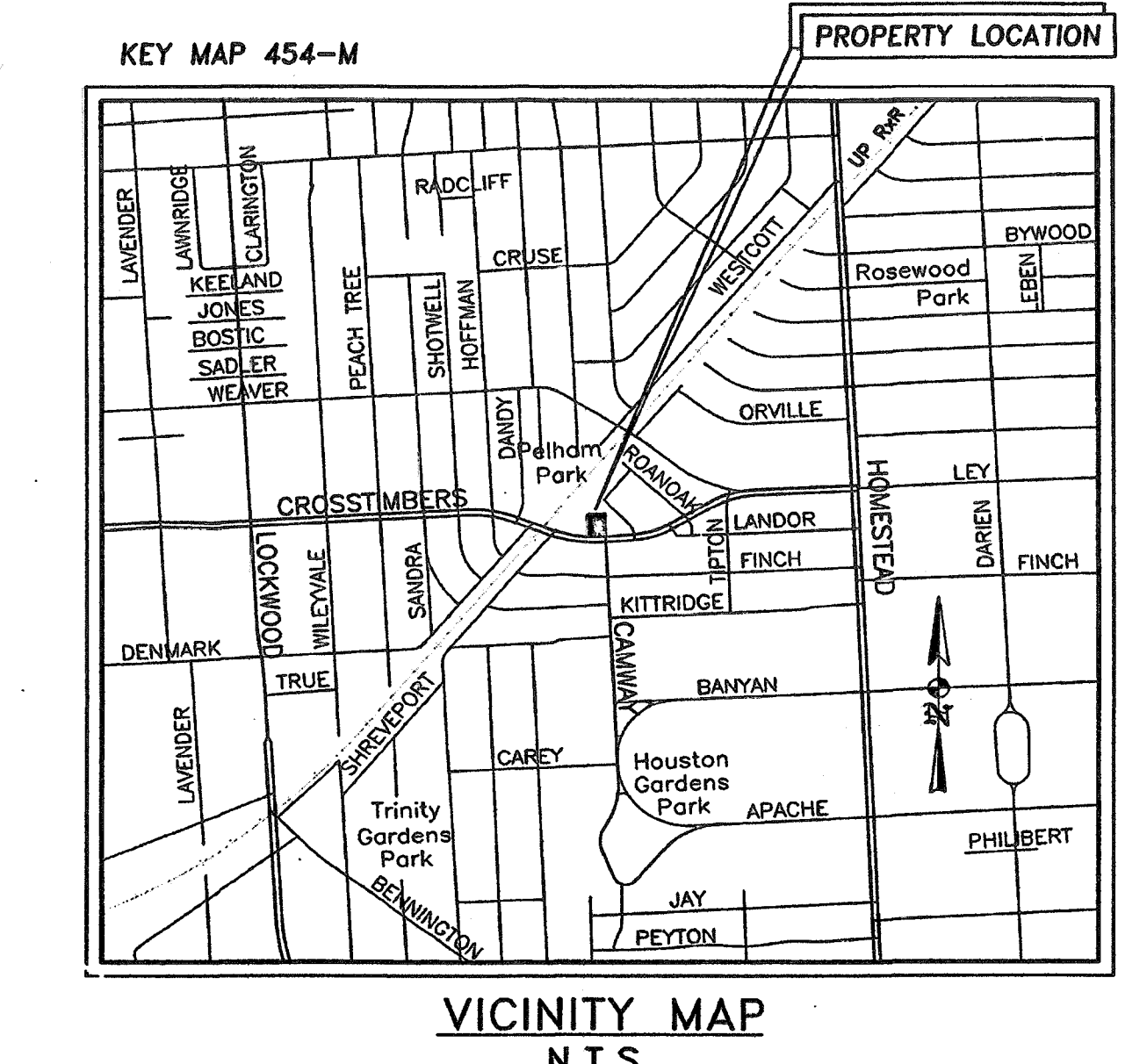


NUMBER OF DWELLINGS	GROSS ACREAGE	DENSITY UNITS / ACRE
7	0.2968	23.58

LOT NUMBER	LOT SIZE SQUARE FEET	BLDG. COVERAGE SQUARE FEET	% COVERAGE 60% MAX.
1	2,016	1,209	60%
2	1,840	1,104	60%
3	1,840	1,104	60%
4	1,450	870	60%
5	1,450	870	60%
6	1,450	870	60%
7	2,440	996	60%

- LEGEND:
- HCMR - HARRIS COUNTY MAP RECORDS
  - HCDR - HARRIS COUNTY DEED RECORDS
  - H.C.C.F. - HARRIS COUNTY CLERK'S FILE
  - R-O-W - RIGHT-OF-WAY
  - E.A.E. - EMERGENCY ACCESS EASEMENT
  - VOL. - VOLUME
  - PG. - PAGE
  - B.L. - BUILDING LINE
  - S.F. - SQUARE FEET
  - I.R. - IRON ROD
  - FND - FOUND

NUMBER OF UNITS/LOTS:	7
NUMBER OF SPACES REQUIRED:	1
NUMBER OF ON-SITE SPACES PROVIDED:	2
NUMBER OF ON-STREET SPACES PROVIDED:	0
TOTAL GUEST PARKING SPACES PROVIDED:	2



A	NUMBER OF EXISTING DWELLING UNITS:	0
B	NUMBER OF PROPOSED DWELLING UNITS:	7
C	NUMBER OF INCREMENTAL DWELLING UNITS (A-B):	7

- NOTES:
- 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 OF SECTION 42-253 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS, HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
  - NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
  - THIS PERCENTAGE IS 100% SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATION.
  - THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER: 7 OF DWELLING UNIT.
  - THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 4.

ALANI HOMES AT CROSSTIMBERS  
A SUBDIVISION OF 0.2968 ACRE  
SITUATED IN THE HARRIS & WILSON  
SURVEY, ABSTRACT NUMBER 32, SAVE  
AND EXCEPT 1,474 SQ FT (0.0338 ACRE)  
AS RECORDED UNDER HARRIS  
COUNTY CLERK'S FILE NO. C216524  
HARRIS COUNTY, TEXAS

CITY OF HOUSTON  
HARRIS COUNTY, TEXAS  
1 BLOCK 1 RESERVE 7 LOTS  
OWNER:  
COMMANDER ENTERPRISES, INC.  
A TEXAS CORPORATION,  
13242 Castle Cliff Lane  
Richmond, Texas 77407

DATE: April 1, 2021 Scale: 1" = 20'

**HRS and Associates, LLC**  
Civil, Traffic Engineering, and Consulting  
8318 Ivan Reid Drive  
Houston, Texas 77040-1509  
Tel: (713) 466-9776  
Fax: (832) 328-7121  
E-mail: hrsassociates@paol.com