

STATE OF TEXAS
COUNTY OF HARRIS

We, Urban Life Ventures, LLC, acting by and through Jaime Fallon Managing Member, Nebojsa Bandovic, Managing Member, Nedzad Hadzagic, Managing Member, and Hector Ahumada, Managing Member, owners hereinafter referred to as Owners (whether one or more) of the 0.1632 acre tract described in the above and foregoing map of FOSTER PLACE PARTIAL REPLAT NO. 9, 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 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 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 (15) feet wide on each side of the center line of any and all boxways, 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 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 hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, the Urban Life Ventures, LLC, has caused these presents to be signed by Jaime Fallon, Managing Member, Nebojsa Bandovic, Managing Member, Nedzad Hadzagic, Managing Member, and Hector Ahumada, Managing Member, thereunto authorized this _____ day of January, 2022.

Urban Life Ventures, LLC,
By: *Jaime Fallon*
Jaime Fallon, Managing Member
By: *Nebojsa Bandovic*
Nebojsa Bandovic, Managing Member
By: *Nedzad Hadzagic*
Nedzad Hadzagic, Managing Member
By: *Hector Ahumada*
Hector Ahumada, Managing Member

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4 day of January, 2022.

Notary Public
in and for Harris County, Texas.
My Commission Expires 5/30/22



STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4 day of January, 2022.

Notary Public
in and for Harris County, Texas.
My Commission Expires 5/30/22



I, Martin T. Roe, am authorized (or 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 more than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Martin T. Roe, RPLS No. 2106
REKHA ENGINEERING, INC.

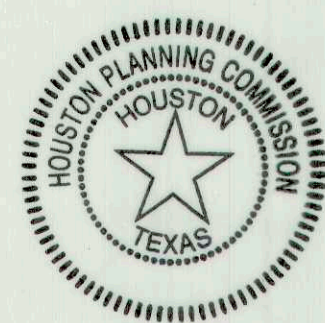


NOTES:

- 1. Lots 1 - 3 are restricted to single family residential uses as defined by Chapter 42 (Ordinance 1999 - 262)
- 2. 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.
- 3. Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary dwelling unit of not more than 900 gross square feet is provided, only one additional off-street parking space shall be required for the secondary dwelling unit.
- 4. At least 150 square feet of permeable area is required per lot. 450 square feet of permeable area shall be provided within the boundary of this subdivision. Reference 42-1 permeable area definition
- 5. 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 plot.
- 6. All lots shall have adequate wastewater collection service.
- 7. Building coverage limited to 60% of area of each lot.
- 8. Unless otherwise indicated, the building line (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.
- 9. Bearings on this survey are based on the Texas State Plane Coordinate System, (NAD83) South Central Zone No. 4204. Using the Leica Smartnet. All coordinates are grid and may be brought to surface by applying the scale factor of: 0.999881960.
- 10. 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.
- 11. Vehicular access to each lot is provided for by a shared driveway only.
- 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. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.
- 13. No heavy or oversized trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 38-65 of the Code of Ordinances.
- 14. 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 fences along the perimeter and back to back easements and alongside rear 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of FOSTER PLACE PARTIAL REPLAT NO. 9 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 16 day of February, 2022.

By: *Martha L. Stein*
Martha L. Stein or M. Sonny Garza
Chair, Vice Chair
By: *Margaret Wallace Brugh*
Margaret Wallace Brugh, ALP
Secretary



I, Teneisha 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 Feb 18, 2022, at 11:28 a.m., and duly recorded on Feb 22, 2022, at 9:35 a.m., and at Firm Code No. 698176 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.

TENEISHA HUDSPETH
Teneisha Hudspeth
County Clerk of
Harris County, Texas
By: *Christian Orton*
Deputy
CHRISTIAN ORTON

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording.

RP-2022-90218

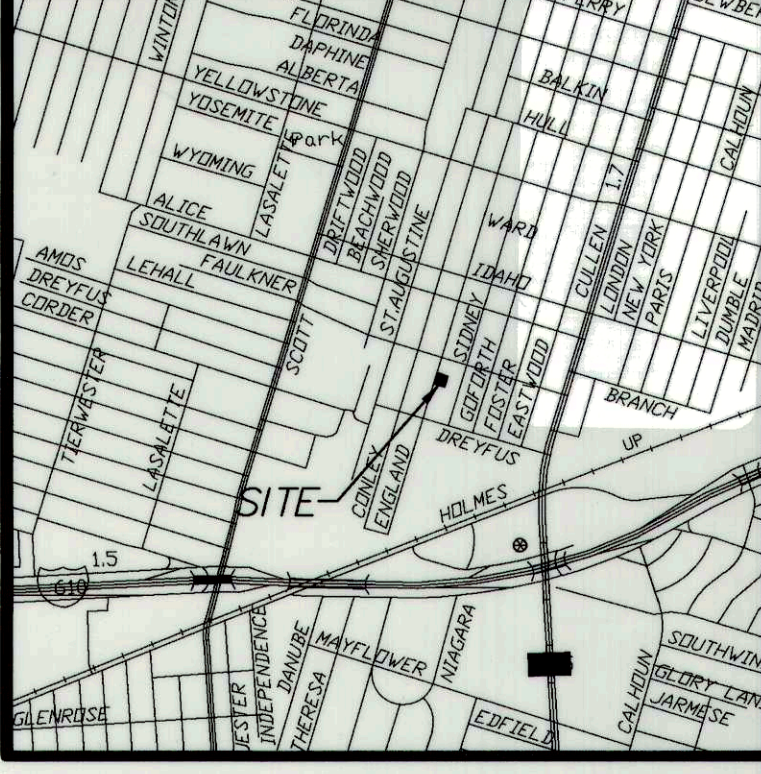
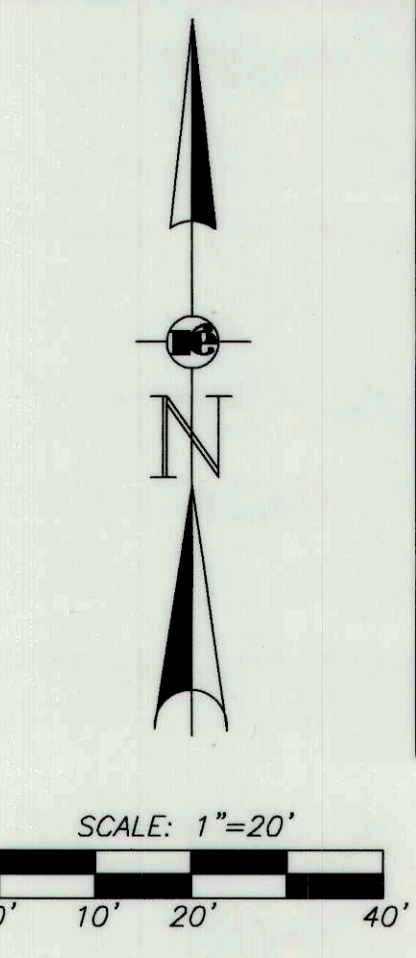
2/18/2022 HCCPRP1 60.00

FILED
2/18/2022 11:28 AM

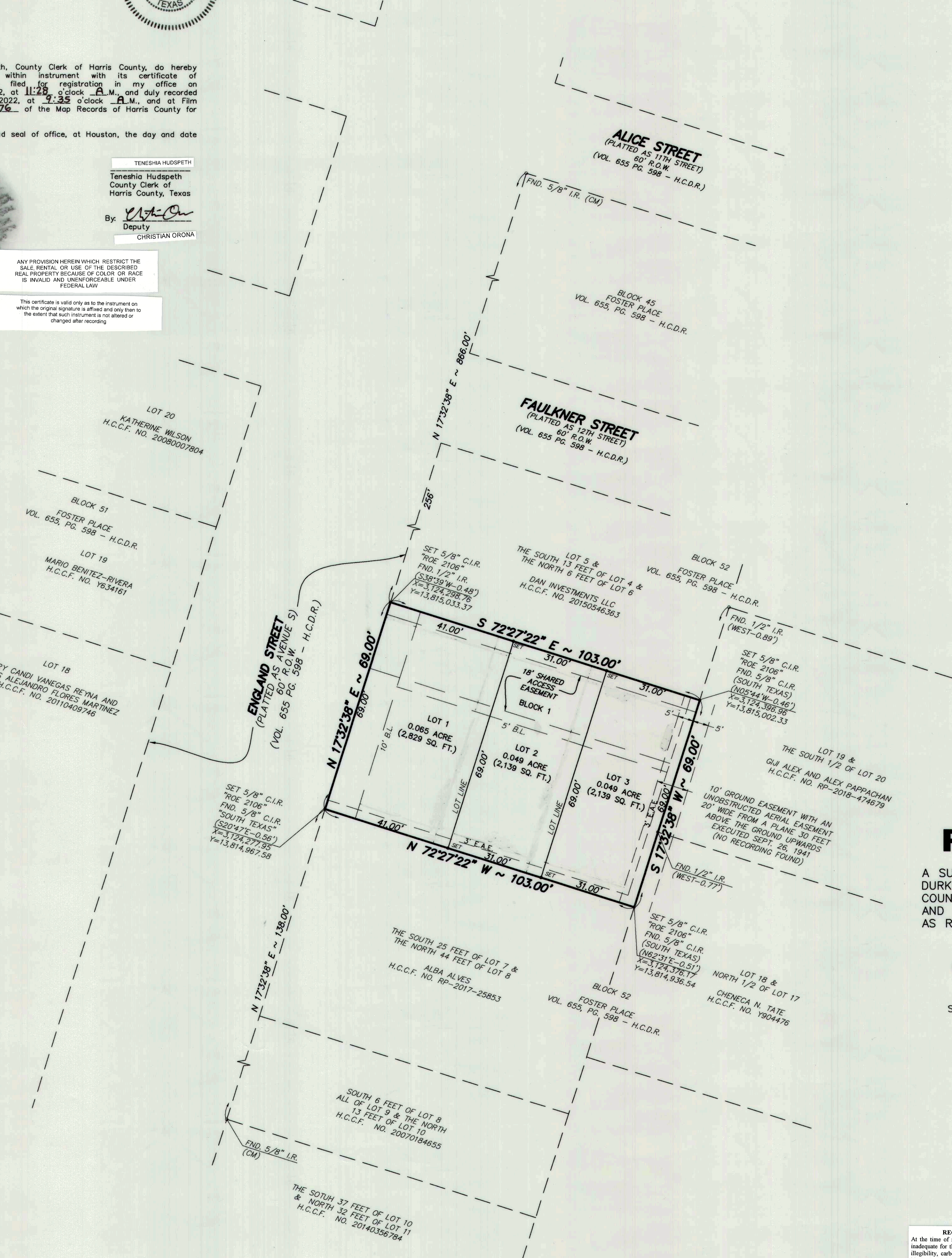
Teneisha Hudspeth
COUNTY CLERK

LEGEND

AC.	ACRES
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
E.A.E.	EMERGENCY ACCESS EASEMENT
ESMT.	EASEMENT
FND. C.I.R.	FOUND CAPPED IRON ROD (SIZE AS NOTED)
FND. I.R.	FOUND IRON ROD (SIZE AS NOTED)
H.C.C.F. NO.	HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.	HARRIS COUNTY DEED RECORDS
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT
VOL., PG.	VOLUME, PAGE



VICINITY MAP
N.T.S.
KEYMAP-5330



LOT AREA CALCULATIONS AND BUILDING COVERAGE

LOT #	LOT AREA	BUILDING FOOTPRINT	MAXIMUM FIRST FLOOR COVERAGE
1	2,829 SF	1,677 SF	60 %
2	2,139 SF	1,283 SF	60 %
3	2,139 SF	1,283 SF	60 %

DWELLING UNIT DENSITY TABLE

TOTAL NO. OF DWELLINGS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
3 UNITS	0.1632 AC	18.38 DU/AC

PARKS AND OPEN SPACE

A. Number of Existing Dwelling Units (DUs):	0
B. Number of Proposed DUs:	3
C. Number of Incremental DUs (B-A):	3

- 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 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.
- 3. This property is located in Park Sector number 15.
- 4. This percentage is (100%) shall be applied to the then-current fee in lieu of dedication.
- 5. The then-current fee in lieu of dedication shall be applied to this number (3 units) of dwelling units.

PARKING FOR RESIDENTIAL USE

NO. OF PROPOSED LOTS	NO. OF ADDITIONAL PARKING REQUIRED	NO. OF ON-STREET PARKING	NO. OF ON-SITE PARKING
3	0	0	6

FOSTER PLACE PARTIAL REPLAT NO. 9

A SUBDIVISION OF 0.1632 ACRES OF LAND LOCATED IN THE JOHN E. DURKEE SURVEY, ABSTRACT NO. 1013, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, BEING A REPLAT OF THE SOUTH 44 FEET OF LOT 6 AND THE NORTH 25 FEET OF LOT 7, IN BLOCK 52 OF FOSTER PLACE AS RECORDED IN VOLUME 655, PAGE 598 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE THREE SINGLE FAMILY LOTS

SCALE: 1" = 20' 3 LOTS, 1 BLOCK 0 RESERVES DATE: JANUARY, 2022

OWNER:
URBAN LIFE VENTURES , LLC,
15573 MEMORIAL DRIVE
HOUSTON, TEXAS 77079

PREPARED BY:
CIVIL ENGINEERING AND LAND SURVEYING FIRM:
REKHA ENGINEERING, INC.

7676 Hillmont Street, Suite 350
Houston, Texas 77040
713-895-8080
713-895-8081
Job No.: 4285

TBPLS No. F-3712
TBPE No. F-3712
Contact: John H. English, Sr. Vice President
joke1@pdq.net

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