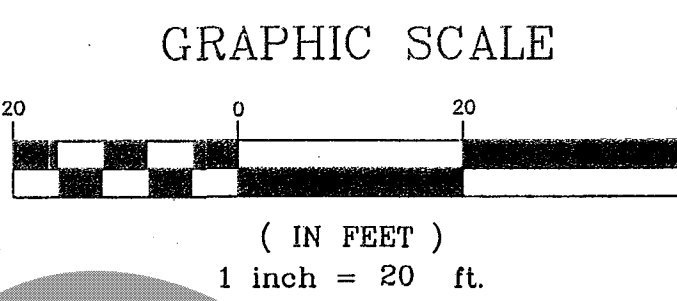


**NOTES:**

- B.L. INDICATES BUILDING LINE
- H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS
- H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- U.E. INDICATES UTILITY EASEMENT
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) (US SURVEY FEET) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999999875.
- 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 CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
- 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.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE (FIPS 4204) PER GPS OBSERVATIONS.
- "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".
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICES.
- "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 POTS 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 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".
- EACH LOT SHALL BE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

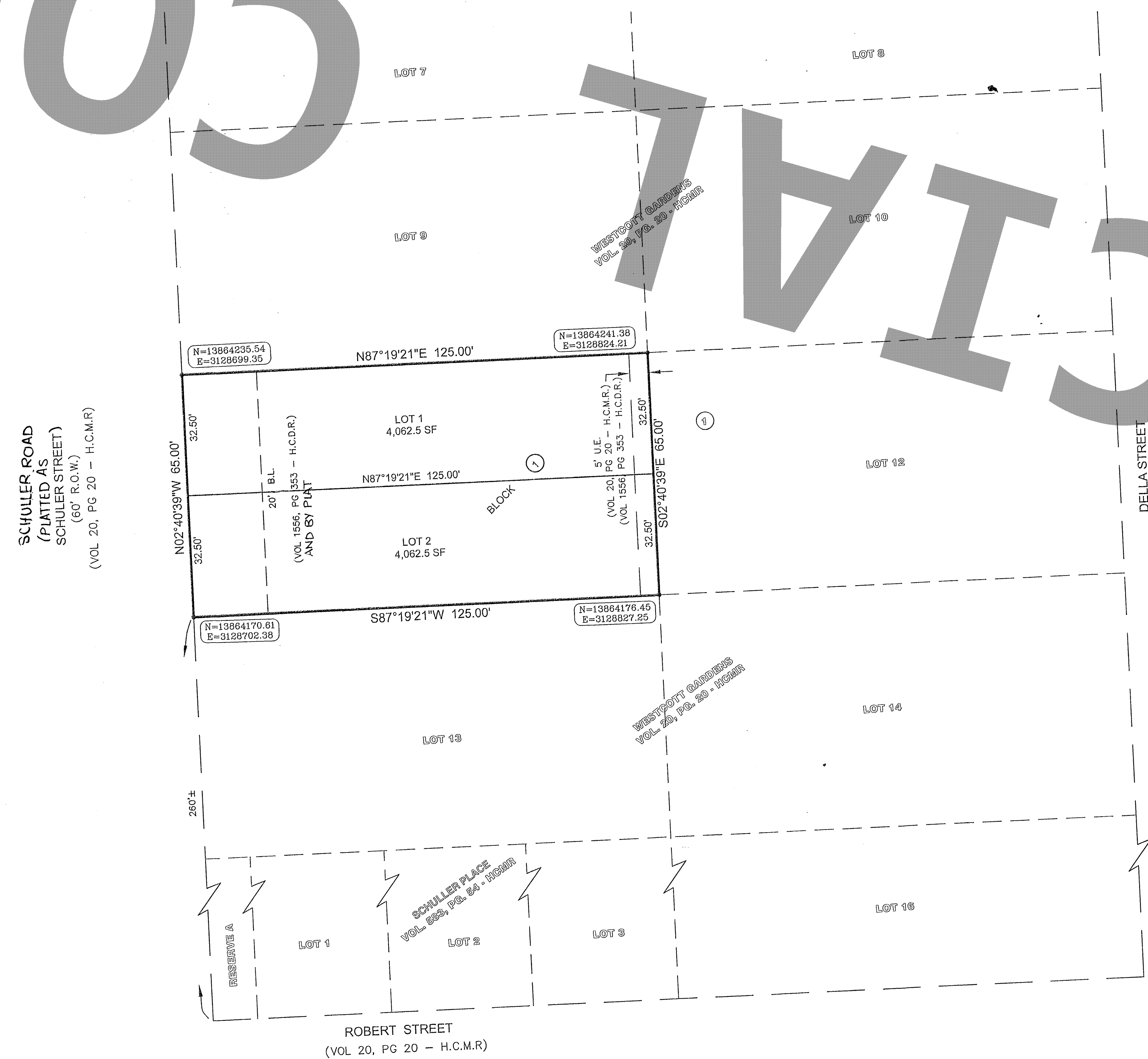
**PARKS AND OPEN SPACE ORDINANCE**

- |   |   |
|---|---|
| (a) Number of existing dwelling units:    | 0 |
| (b) Number of proposed dwelling units:    | 2 |
| (c) Number of incremental dwelling units: | 2 |
- I hereby Certify that the information provided herein is true.
  - 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 or 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.
  - This property is located in Park Sector number 2.
  - 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 2 dwelling units.



JJP LTD  
THE 7 TA & TD  
RP-2017-23323, H.C.D.R.

FRANCO FRANGISCO  
TR 7C  
RP-2012-049-5100, H.C.D.R.

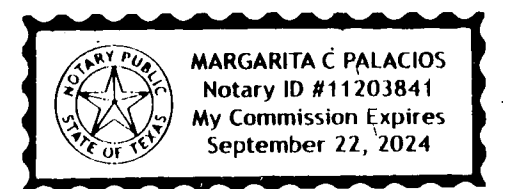


RP-2022-33353  
6/28/2022 HCCPIRP2 60.00  
FILED  
6/28/2022 11:41 AM  
Luisa H. Hays  
COUNTY CLERK

STATE OF TEXAS  
COUNTY OF HARRIS  
We, Dodeals LLC, acting by and through Tim Mai, Member, hereinafter referred to as Owners, of the 0.1865 acre tract described the above and foregoing map of Schuller Estates do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions, and notations, on said map or plat and hereby dedicate the use of the public forever, all streets (except those streets designated as private 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 or assigns to warrant and forever defend the to 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter 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 (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, 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 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 facilities 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 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 not more than two (2) residential units per lot.  
WITNESS our hand in the city of Houston, Texas this 10 day of June, 2022.

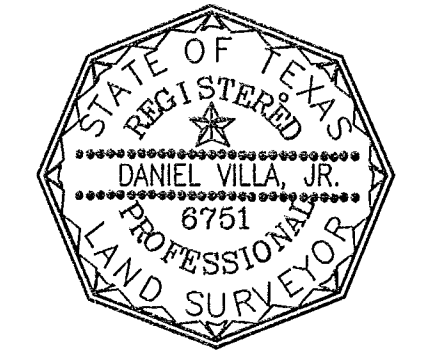
Dodeals LLC  
By: Tim Mai, Member

STATE OF TEXAS  
COUNTY OF HARRIS  
BEFORE ME, the undersigned authority, on this day appeared Tim Mai, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10 day of June, 2022.



Notary Public in and for State of Texas  
Harris County, Texas  
My commission expires Sept 22, 2024

I, Daniel Villa, Jr., 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 correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable ferrous metal) pipes or rod 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, central zone.



Daniel Villa, Jr., P.E., R.P.L.S.  
Texas Registration No. 8751

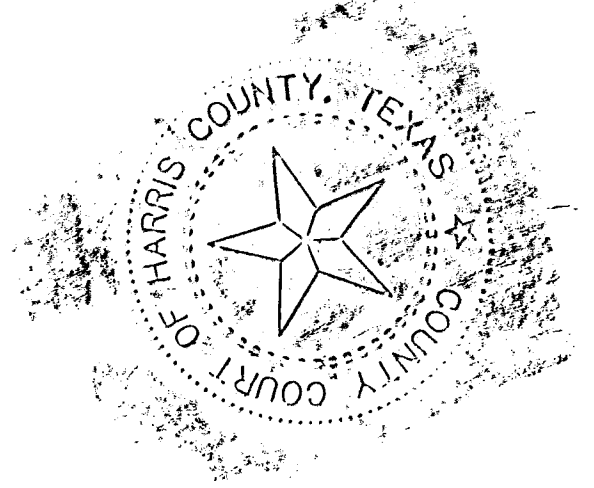
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Schuller Estates, in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this 22 day of June, 2022.  
By: Margtha L. Stein, Chair or M. Sonny Garza, Vice-Chairman



By: Margaret Wallace Brown, Secretary  
AICP, CNU-A

I, Teneshia 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 June 28, 2022, at 11:41 o'clock A.M., and duly recorded on June 29, 2022, at 9:01 o'clock A.M., and at Film Code Number 699861 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.

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



TENESHIA HUDSPETH  
Teneshia Hudspeth  
County Clerk  
of Harris County, Texas  
By: Deputy CHRISTIAN ORONA

OFFICE OF  
TENESHIA HUDSPETH  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
FILM CODE 699861  
SCHULLER ESTATES  
THIS IS PAGE 1 OF 2 PAGES  
SCANNER Context IQ4400  
KEY MAP

**SCHULLER ESTATES**  
A SUBDIVISION OF 0.1865 ACRES BEING THE REPLAT OF LOT 11, BLOCK 1, OF WESTCOTT GARDENS, A SUBDIVISION IN HARRIS COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 20, PAGE 20, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

2 LOTS 1 BLOCK JUNE, 2022  
REASON FOR REPLAT: TO CREATE 2 SINGLE-FAMILY LOTS AND REVISE BUILDING LINE

OWNER: Dodeals LLC  
APPLICANT: RP & ASSOCIATES  
SURVEYOR: DJV  
RECORDER'S MEMORANDUM: At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, unless or photo copy, discarded paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.



TAX CERTIFICATE



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

Issued To:

CARTHAN JERRY C  
5053 CEYLON CT  
AUSTELL, GA 30106-2632  
USA

Legal Description

LT 11 BLK 1  
WESTCOTT GARDENS

Parcel Address: 6804 SCHULLER RD

Legal Acres: .1836

Account Number: 071-075-001-0023

Print Date: 03/22/2022 11:56:14 AM

Certificate No: 12202605

Paid Date:

Certificate Fee: \$10.00

Issue Date: 03/22/2022

Operator ID: DPURSLEY

Cause No: 202169886

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) 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 2021. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

CARTHAN JERRY C  
5053 CEYLON CT  
AUSTELL, GA 30106-2632  
USA

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

2021 Value:	34,189
2021 Levy:	\$796.83
2021 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



Reference (GP) No: N/A

Issued By:

ANN HARRIS BENNETT  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

OFFICE OF  
TENESHIA HUDSPETH  
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 699862

SCHULLER ESTATES

THIS IS PAGE 2 OF 2 PAGES

SCANNER Context IQ4400