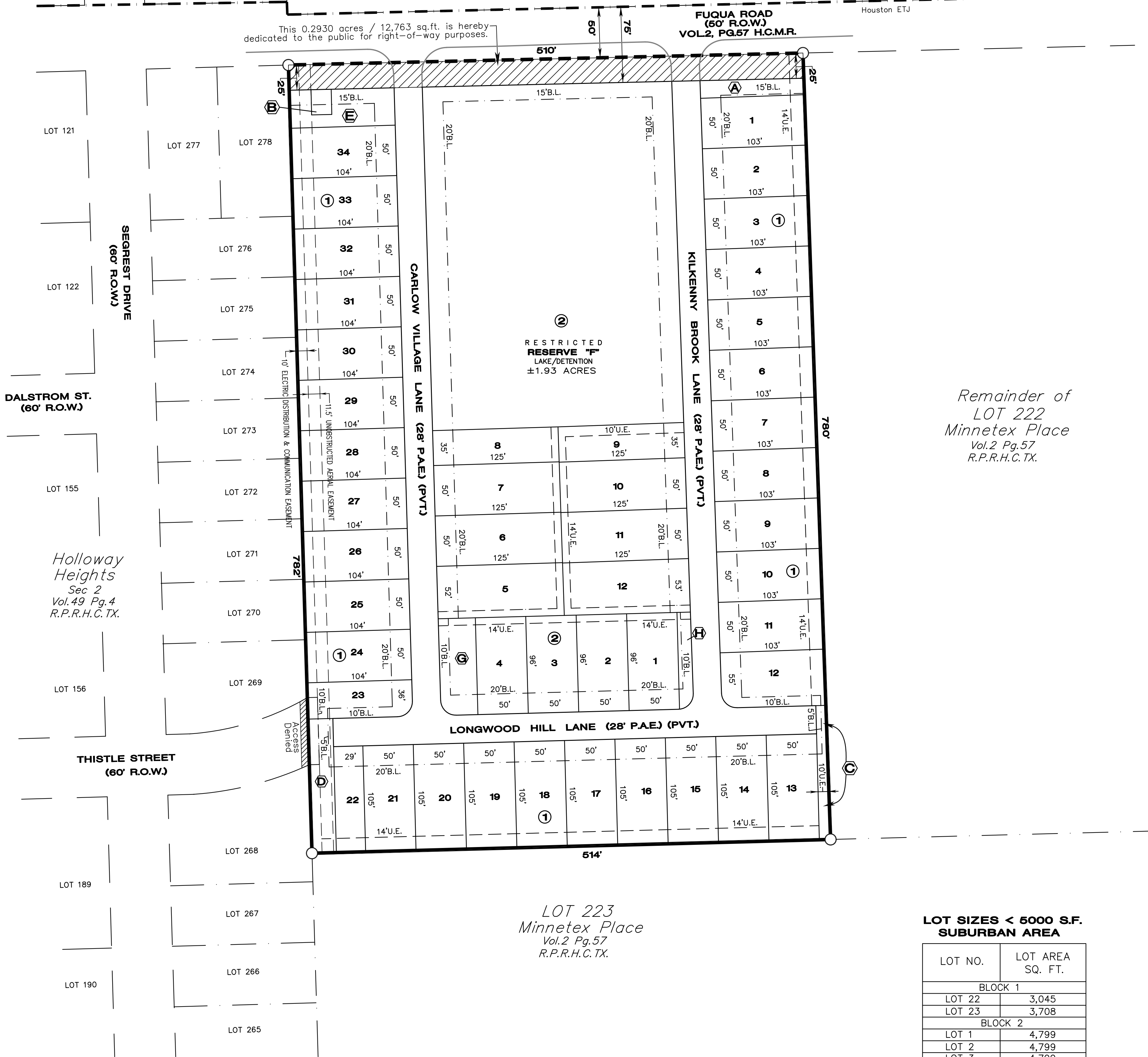


Vicinity Map

LOT 162  
Minnetex Place  
Vol. 2 Pg. 57  
R.P.R.H.C. TX.

Houston City Limits  
Houston ETJ

This 0.2930 acres / 12,763 sq.ft. is hereby dedicated to the public for right-of-way purposes.



Remainder of  
LOT 222  
Minnetex Place  
Vol. 2 Pg. 57  
R.P.R.H.C. TX.

LOT 223  
Minnetex Place  
Vol. 2 Pg. 57  
R.P.R.H.C. TX.

**LOT SIZES < 6000 S.F.  
SUBURBAN AREA**

LOT NO.	LOT AREA SQ. FT.
BLOCK 1	
LOT 22	3,045
LOT 23	3,708
BLOCK 2	
LOT 1	4,799
LOT 2	4,799
LOT 3	4,799
LOT 4	4,799
LOT 8	4,312
LOT 9	4,366
TOTAL NUMBER OF LOTS < 5000 SF.=8	
TOTAL AREA OF LOTS < 5000 SF.=34,627 S.F.	

**COMPENSATING OPEN SPACE TABLE - SUBURBAN AREA**

A. TOTAL NO. OF LOTS < 5000 S.F. =	8 LOTS
B. TOTAL AREA OF LOTS < 5000 S.F. =	34,627 S.F.
C. AVERAGE LOT SIZE < 5000 S.F. (B/A) =	4,328 S.F.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C) =	200 S.F.
E. COMPENSATING OPEN SPACE REQUIRED (A x D) =	1600 S.F.
F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED =	3,388 S.F.

**NOTE:**

- A** RESTRICTED RESERVE "A"  
LANDSCAPE/OPEN SPACE  
±0.04 ACRE
- B** RESTRICTED RESERVE "B"  
METER SITE  
±0.01 ACRE
- C** RESTRICTED RESERVE "C"  
LANDSCAPE/OPEN SPACE  
±0.03 ACRE
- D** RESTRICTED RESERVE "D"  
LANDSCAPE/OPEN SPACE  
±0.07 ACRE
- E** RESTRICTED RESERVE "E"  
COMPENSATING OPEN SPACE  
±0.07 ACRE
- F** RESTRICTED RESERVE "F"  
LAKE/DETENTION  
±1.93 ACRES
- G** RESTRICTED RESERVE "G"  
LANDSCAPE/OPEN SPACE/  
GUEST PARKING  
±0.07 ACRE
- H** RESTRICTED RESERVE "H"  
LANDSCAPE/OPEN SPACE  
±0.02 ACRE

- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
  - "U.E." INDICATES UTILITY EASEMENT.
  - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
  - LOTS BACKING OR SIDING FUQUA ROAD ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET. ACCESS TO THISTLE STREET IS DENIED.
  - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
  - 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.
  - 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.
  - 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.
  - 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 SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
  - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO.4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE
  - UNLESS OTHERWISE NOTED, ALL PERMANENT ACCESS EASEMENTS ARE A MINIMUM 28' IN WIDTH.
  - THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAYS. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, OR IMPROVE, ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
  - "P.A.E." INDICATES PERMANENT ACCESS EASEMENT.
  - "PVT." INDICATES PRIVATE.
  - AREAS IDENTIFIED AS COMPENSATING OPEN SPACE SHALL BE RESTRICTED FOR THE USE OF OWNERS OF PROPERTY IN AND RESIDENTS OF THE SUBDIVISION. AREAS IDENTIFIED AS COMPENSATING OPEN SPACE SHALL BE OWNED, MANAGED AND MAINTAINED UNDER A BINDING AGREEMENT AMONG THE OWNERS OF PROPERTY IN THE SUBDIVISION.

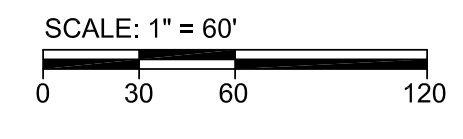
**A PRELIMINARY PLAT OF  
FUQUA TRACT  
BEING 9.2± ACRES OF LAND  
CONTAINING 46 LOTS (29'/50' X 100' TYP) AND  
EIGHT RESERVES IN TWO BLOCKS.**

OUT OF THE  
**JOHN HOLLOWAY SURVEY, A-339**  
HARRIS COUNTY, TEXAS  
ALSO BEING A PARTIAL REPLAT OF MINNETEX PLACE, BEING PART OF LOT 222,  
AS RECORDED IN VOL 2 PG 67, HARRIS COUNTY MAP RECORDS.  
REASON FOR REPLAT: TO CREATE 46 LOTS AND 8 RESERVES

OWNER:  
**PORTFOLIO PROPERTIES, LLC**



24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
Tel: 281-810-1422



JUNE 03, 2022  
MTA# I-680A

**DISCLAIMER AND LIMITED WARRANTY**  
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON, ORDINANCE NO. 1999-262 IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF HOUSTON PLANNING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACTS IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.