

STATE OF TEXAS  
COUNTY OF HARRIS

RP-2022-29930

FILED  
1/18/2022 1:14 PM

We, Full of Life Learning Center and Childcare, LLC, acting by and through, Carlton Joshua, Britney Greer & Antoinette Copeland, being officers of GB Innovative Design and Development, Inc., hereinafter referred to as Owners (whether one or more) of the 0.1927 ac. tract described in the above and foregoing map of Plaza Estates at Bonaire, hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets or easements) including sidewalks, parks, water courses, drains, easements and public places shown thereon for the purposes and operations therein expressed and do hereby bind ourselves, our heirs, successors, our assigns to warrant and forever defend the title on the land so dedicated.

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plot and subdivision of **PLAZA ESTATES AT BONAIRE** in conformance with the laws of the State of Texas and the ordinances of the City of Houston, Texas, and has authorized the recording of this plan on this 18 day of January, 2022.

By: *Carlton Joshua*  
Carlton Joshua  
Chair

By: *Britney Greer*  
Britney Greer  
Vice-Chairman

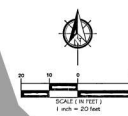
By: *Antoinette Copeland*  
Antoinette Copeland  
Secretary



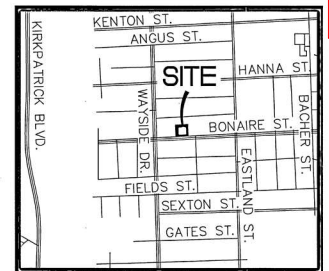
LEGEND:  
AC - Acres  
B.L. - Building Line  
G.B.L. - Garage Building Line  
H.C.M.R. - Harris County Map Records  
H.C.D.R. - Harris County Deed Records  
SQ. FT. - Square Feet  
R.O.W. - Right of Way  
VOL. - Volume  
PG. - Page

DWELLING UNIT DENSITY TABLE

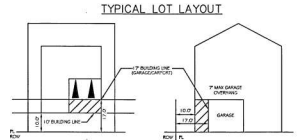
COLM. A	COLM. B	COLM. C
TOTAL # OF DWELLINGS	TOTAL GROSS ACRES	TOTAL PROJECT DENSITY
3 UNITS	0.192 AC.	15.625 UNITS/AC.



1) At least 150 sq. ft. of permeable area is required per lot 300 sq. ft. of permeable area shall be provided with the boundary of this subdivision, reference 42-1 permeable area definition.  
2) 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.



Vicinity Map  
not to scale  
KEY MAP 45ST



- NOTES:
- 1) Lots 1 - 3 Block 1 are restricted to single family residential use.
  - 2) A 10' building line is established for the principle structure only.
  - 3) A 17' Building line is for any carport or garage facing the street.
  - 4) The Building shown above the carport or garage may overhang the building line up to 7 feet.
  - 5) Reference above is a typical lot layout.

PARKS AND OPEN SPACE TABLE

Number of Existing Dwelling Units	0
Number of Proposed Dwelling Units	3
Number of Incremental Dwelling Units	3

- 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 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 42-263 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 4.
- 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 this number (3 units) of dwelling units.

I, TENSHEA 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 18 day of January, 2022, at 1:14 o'clock P.M., and duly recorded on 18 day of January, 2022, at 1:14 o'clock P.M., and at Film Code Number 697818 of the Map Records of Harris County said county.

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

TENSHEA HUDSPETH  
County Clerk  
Of Harris County, Texas

By: *Tenshea Hudspeth*  
Deputy County Clerk

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plot are originally intended for the construction of single family residential dwelling units (or the placement of mobile home subdivision) and shall be restricted for some 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 plot is hereby restricted to prevent the drainage of any surface water into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plot and adjacent to any drainage easement, ditch, gully, creek or natural drainage, we further certify that the portion of the preceding plot was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, Full of Life Learning Center and Childcare, LLC, has caused these presents to be signed by Carlton Joshua, Britney Greer & Antoinette Copeland, officers, thereto authorized this 18 day of January, 2022.

Full of Life Learning Center and Childcare, LLC.  
By: *Carlton Joshua*  
Carlton Joshua

By: *Britney Greer*  
Britney Greer

By: *Antoinette Copeland*  
Antoinette Copeland

- NOTES:
1. 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 thereon. A lot upon which is located one 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.
  2. Each lot shall provide a maximum of two (2) off-street parking spaces per dwelling unit on each lot. In those instances where an accessory unit is provided only one additional space shall be provided.
  3. Unless otherwise indicated, the building lines, whether one or more, shown on this subdivision plot 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 plot was approved, which may be amended from time to time.
  4. The coordinates shown hereon are Texas South Central Zone NAD83 State Plane grid coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 999,999.002.
  5. Each lot shall be restricted to single family residential use. All lots shall have an adequate waste water collection service.
  6. Bearings shown hereon are referenced to the Texas Coordinate system of 1983 (NAD83) South Central Zone (FIPS 4204) per GPS observations and are based on Control Monuments depicted on this survey.

BEFORE ME, the undersigned authority, on this day personally appeared Carlton Joshua, Britney Greer & Antoinette Copeland, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

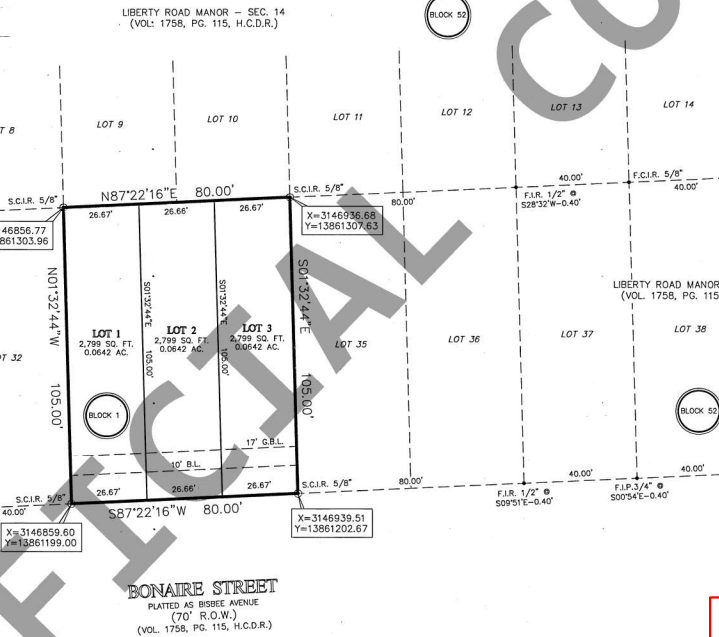
OWN UNDER MY HAND AND SEAL OF OFFICE, this 18 day of January, 2022.

*Walter Testafalasso*  
Walter Testafalasso  
Notary Public in and for the State of Texas

Print Name: *Walter Testafalasso*  
My Commission expires: July 15, 2024

I, Daniel Villa, Jr., 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 correct as prepared from an actual survey of the property made under my supervision on the ground; that, except as shown on the plat, the boundaries, single 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 of 1983, south central zone.

Daniel Villa, Jr.  
Texas Registration No. 6751



BONAIRE STREET  
PLATTED AS BISBEE AVENUE  
(70' R.O.W.)  
(VOL. 1758, PG. 115, H.C.D.R.)

**PLAZA ESTATES AT BONAIRE**  
A SUBDIVISION OF 0.1927 ACRES OF LAND  
BEING LOTS 33 & 34, BLOCK 52  
OF LIBERTY ROAD MANOR - SECTION 14  
ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN VOLUME 1758, PAGE 115  
DEED RECORDS OF HARRIS COUNTY, TEXAS

OWNERS: FULL OF LIFE LEARNING CENTER AND CHILDCARE, LLC.  
DATE: DECEMBER, 2021 SCALE: 1" = 20'  
Reason To Replat: To Create LOTS: 3 BLOCKS: 1

LOT SIZE AND COVERAGE TABLE

LOT #.	LOT SIZE	BUILDING COVERAGE	COVERAGE %
1	2,799 SQ. FT.	1,679 SQ.FT.	60%
2	2,799 SQ. FT.	1,679 SQ.FT.	60%
3	2,799 SQ. FT.	1,679 SQ.FT.	60%

PREPARED BY: **NEW ERA DEVELOPMENT**

RECORDED'S MEMORANDUM:  
At the time of recording, this instrument was found to be in compliance with the requirements of the applicable provisions of Chapter 42, code of ordinances, City of Houston, Texas, in effect at the time this plot was approved, which may be amended from time to time.

**DVJ**  
CIVIL ENGINEERING & LAND SURVEYING

TX ENGINEERING FIRM NO. F-23232  
TX SURVEYING FIRM NO. 10194609  
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CYPRESS, TEXAS 77433  
832.518.9910