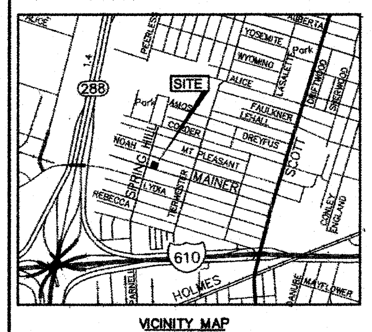


VICINITY MAP
K.M. 533P

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

MAGNETIC

NOTES:

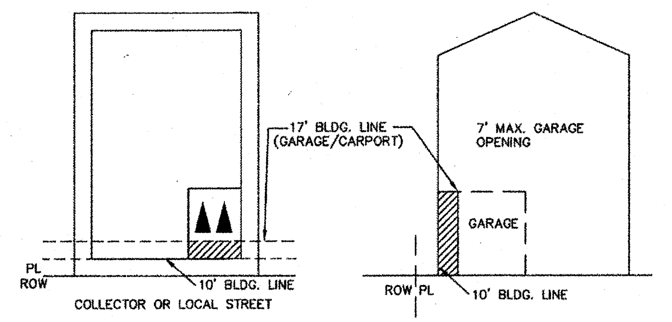
1. B.L. INDICATES BUILDING LINE
2. H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS
3. H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS
4. R.O.W. INDICATES RIGHT-OF-WAY
5. VOL. IN INDICATES VOLUME, PG. INDICATES PAGE
6. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) (US SURVEY FEET) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999999675.
7. 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.
8. 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.
9. 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 .
10. AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 300 S.F. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION. REFERENCE 41-2 PERMEABLE AREA.
11. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICES
12. 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 POST 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
13. 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 PLAT.
14. BEARINGS SHOWN HEREON ARE REFERENCED TO THE COORDINATE SYSTEM OF 1983 (NAD83) SOUTH CENTRAL ZONE (FIPS 4204) PER GPS OBSERVATIONS.

RP-2022-578479 12/7/2022 HCCPIRP1 60.00
FILED 12/7/2022 2:40 PM
COUNTY CLERK

PARKS AND OPEN SPACE ORDINANCE

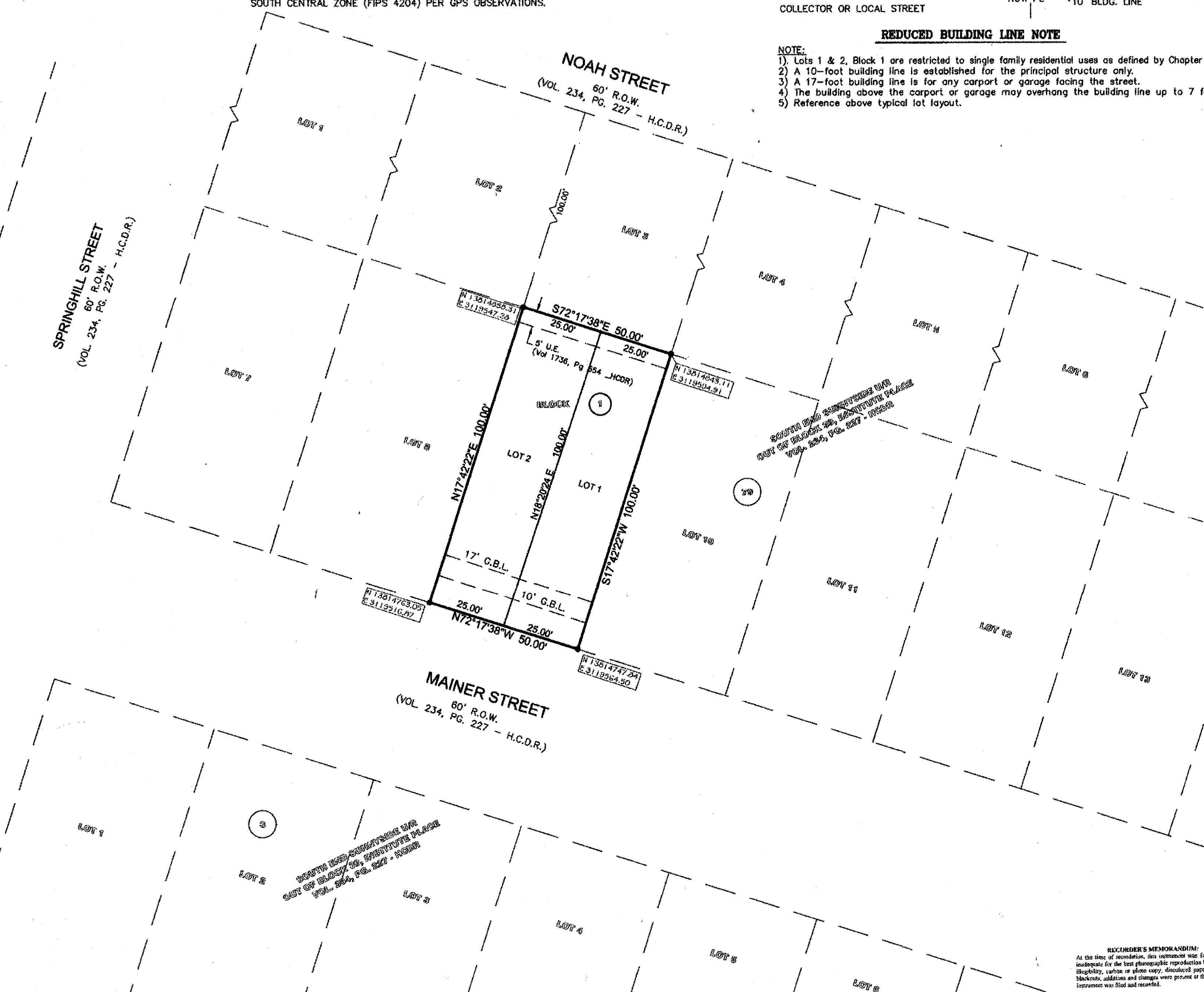
(a) Number of existing dwelling units:	0
(b) Number of proposed dwelling units:	2
(c) Number of incremental dwelling units:	2

1. I hereby certify that the information provided is true.
2. No land is being established as Private park or dedicated to the public for Park purposes.
3. No building permit or other permit, except permits for construction or public improvements, be ssued 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.
4. This property is located in Park Sector number 15.
5. This percentage is (100%) shall be applied to the then-current fee in lieu of dedciation.
6. The then current fee in lieu of dedication shall be applied to 2 dwelling units.



REDUCED BUILDING LINE NOTE

NOTE:
1). Lots 1 & 2, Block 1 are restricted to single family residential uses as defined by Chapter 42.
2) A 10-foot building line is established for the principal structure only.
3) A 17-foot building line is for any carport or garage facing the street.
4) The building above the carport or garage may overhang the building line up to 7 feet.
5) Reference above typical lot layout.



STATE OF TEXAS
COUNTY OF HARRIS

WE, Blue Mountain Property Ventures, LLC, acting through, Khurram Adam, Executor, hereinafter referred to as Owner, of the 0.1148 acre tract described the above and foregoing map of Mainer Street Manors, 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, sucessors and assigns to warrant and forever defend the title 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") 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 (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.

IN TESTIMONY WHEREOF, Blue Mountain Property Ventures, LLC, has caused these presents to be signed by Khurram Adam, Member, this 8th day of November, 2022.

Blue Mountain Property Ventures, LLC

By: Khurram Adam
Khurram Adam, Member

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day appeared Khurram Adam, known to me to be person whose names is subscribed to the foregoing instrument and acknowledge to me that he 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 8th day of November 2022.

MARGARITA C PALACIOS
Notary ID #11203841
My Commission Expires September 22, 2024

Notary Public in and for the State of Texas
Printed name Margarita C Palacios
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 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 eights (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. 6751

STATE OF TEXAS
REGISTERED
DANIEL VILLA, JR.
6751
PROFESSIONAL
LAND SURVEYOR

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 701870
MAINER STREET MANORS
THIS IS PAGE 1 OF 2 PAGES
SCANNER Context iQ4400
KEY MAP

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Mainer Street Manors, 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 7 day of December, 2022.

By: Martha L. Stein, Chair or M. Sonny Garza, Vice-Chairman

By: H. Rodriguez for
Margaret Wallace Brown, AICP, CNU-A
Secretary

HOUSTON PLANNING COMMISSION
HOUSTON
TEXAS

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 December 7, 2022, at 2:40 o'clock P.M., and duly recorded on December 8, 2022, at 9:00 o'clock A.M., and at Film Code Number 701870 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.

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.

TENESHIA HUDSPETH
Teneshia Hudspeth
County Clerk
of Harris County, Texas

COUNTY COURT OF HARRIS COUNTY, TEXAS

By:
Deputy CHRISTIAN ORONA

LOT COVERAGE TABLE			
Colm A	Colm B	Colm C	Colm D
Lot No.	Lot Size (sf)	Maximum Bldg Coverage	% Coverage Allowed
1	2,500.00	1,500.00	60.00%
2	2,250.00	1,350.00	60.00%

DWELLING UNIT DENSITY TABLE		
Colm A	Colm B	Colm C
Total no. of Dwellings	Total Gross Acreage (ac)	Total Project Density (Colm A/Colm B)
2	0.1148	17.4240

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction 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.

MAINER STREET MANORS

A SUBDIVISION OF 0.1148 ACRES BEING THE REPLAT OF LOT NINE (9), BLOCK SEVENTY-NINE (79) OF SOUTH END SUNNYSIDE, AN UNRECORDED SUBDIVISION AND BEING OUT OF BLOCK TWENTY-NINE (29) OF INSTITUTE PLACE, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 234, PAGE 227 - H.C.D.R., HARRIS COUNTY, TEXAS

2 LOTS 1 BLOCK NOVEMBER, 2022

REASON FOR REPLAT: TO CREATE 2 SINGLE-FAMILY LOTS

OWNER:
BLUE MOUNTAIN PROPERTY VENTURES LLC
3509 Mainer St.
Hosuton, Texas 77021
PH: (281) 250-2309

SURVEYOR:
DVJ
8118 Fry Road, Suite 402
Cypress, Texas 77433
(281) 213-2517
TX Survey Firm No. 10194609
TX Engineering Firm No. F23322

APPLICANT:
RP & ASSOCIATES
2935 S Houston Ave
Humble, Texas 77396
(713)416-6894