

STATE OF TEXAS

COUNTY OF HARRIS

We, Moderno Properties LLC, acting by and through Jason Nunez, President, being officers of Moderno Properties LLC, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 0.1147 acre tract described in the above and foregoing map of Moderno Englewood Place, do hereby make and establish said subdivision an 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 aenl easements. The aenl 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 aenl easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aenl 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 aenl easements. The aenl 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 ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aenl easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aenl 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 dwellings thereon for the placement of mobile home subdivisions 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 feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gulches, 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.

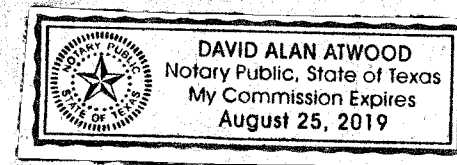
FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other 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 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, We, Moderno Properties LLC, has caused these presents to be signed by Jason Nunez, its president, this 20 day of December, 2018.

Moderno Properties LLC, - Owners

By: Jason Nunez



STATE OF TEXAS

COUNTY OF HARRIS

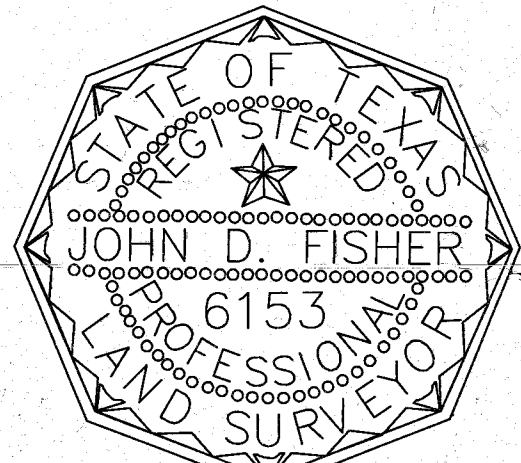
BEFORE ME, the undersigned authority, on this day personally appeared Jason Nunez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of December, 2018.

Notary Public in and for the State of Texas

Print Name: David Alan Atwood

My Commission expires: 8-25-19



John D. Fisher 12-20-2018

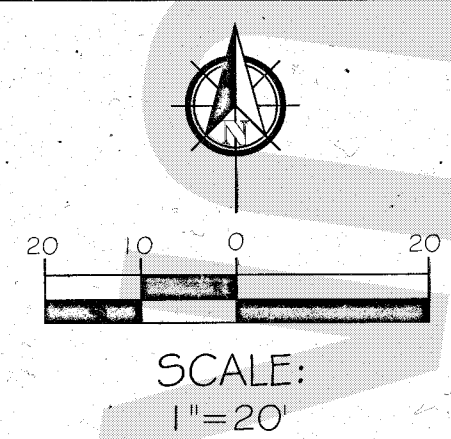
John D. Fisher Texas Registration No. 6153

COLM. A	COLM. B	COLM. C
TOTAL # OF DWELLINGS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
2 UNITS	0.114 AC.	17.54 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 plat.

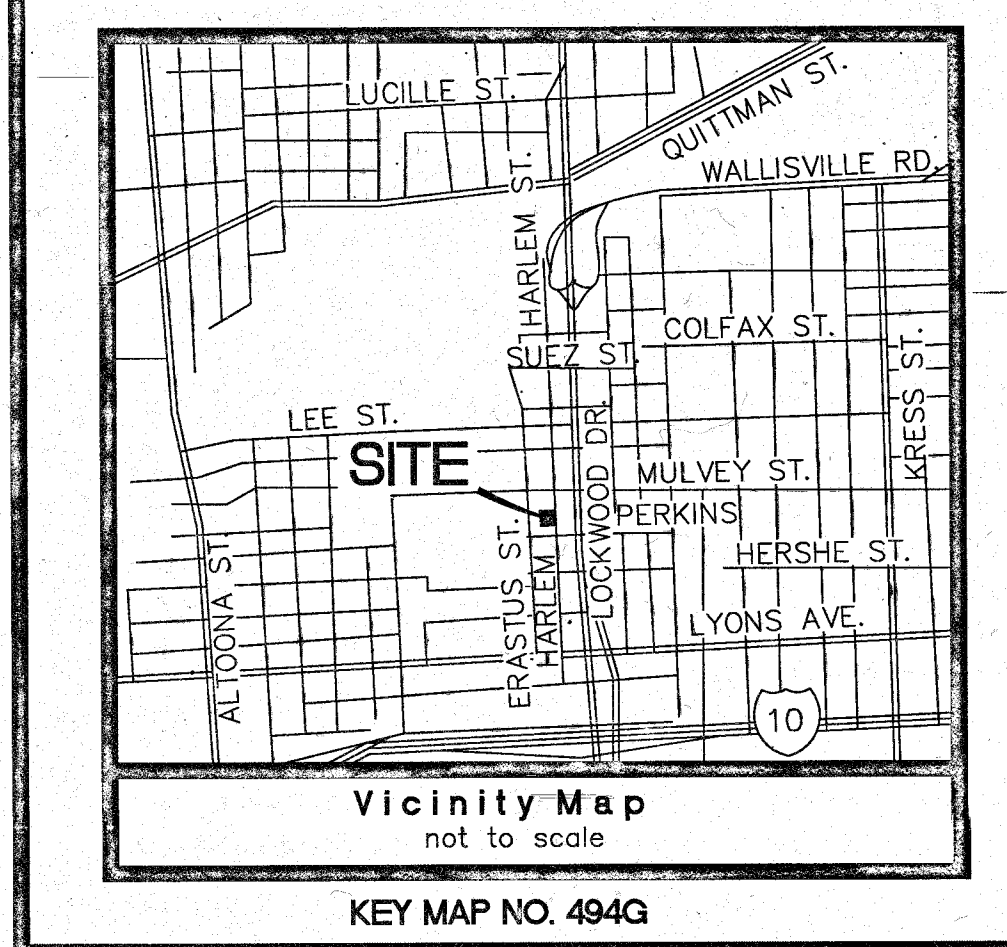
I, John Fisher, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary 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 less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

RP-2019-14746
1/11/2019 HCCP/RP2 60.00 FILED
1/11/2019 3:12 PM
Diane Trautman
COUNTY CLERK

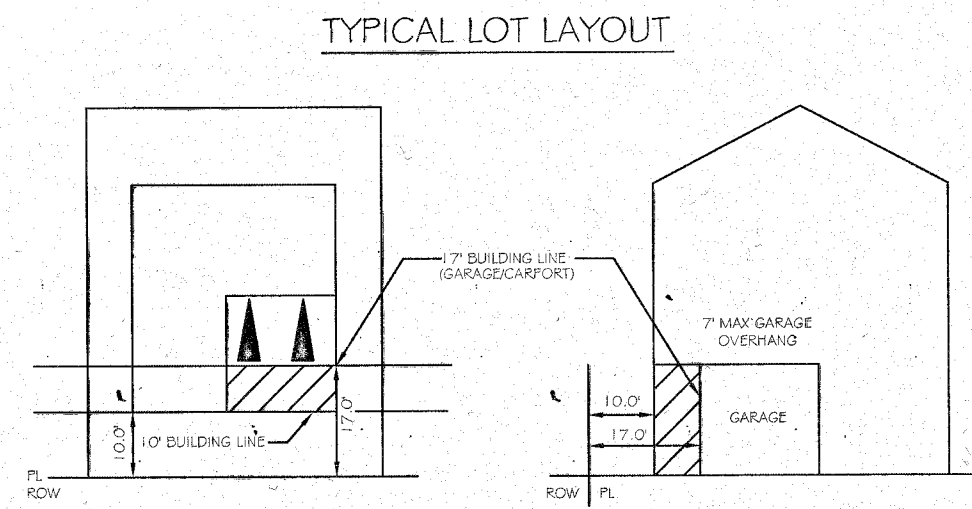


PARKS AND OPEN SPACE TABLE	
Number of Existing Dwelling Units	0
Number of Proposed Dwelling Units	2
Number of Incremental Dwelling Units	2

- 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 42-253 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 17.
- The 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 (2 units) of dwelling units.



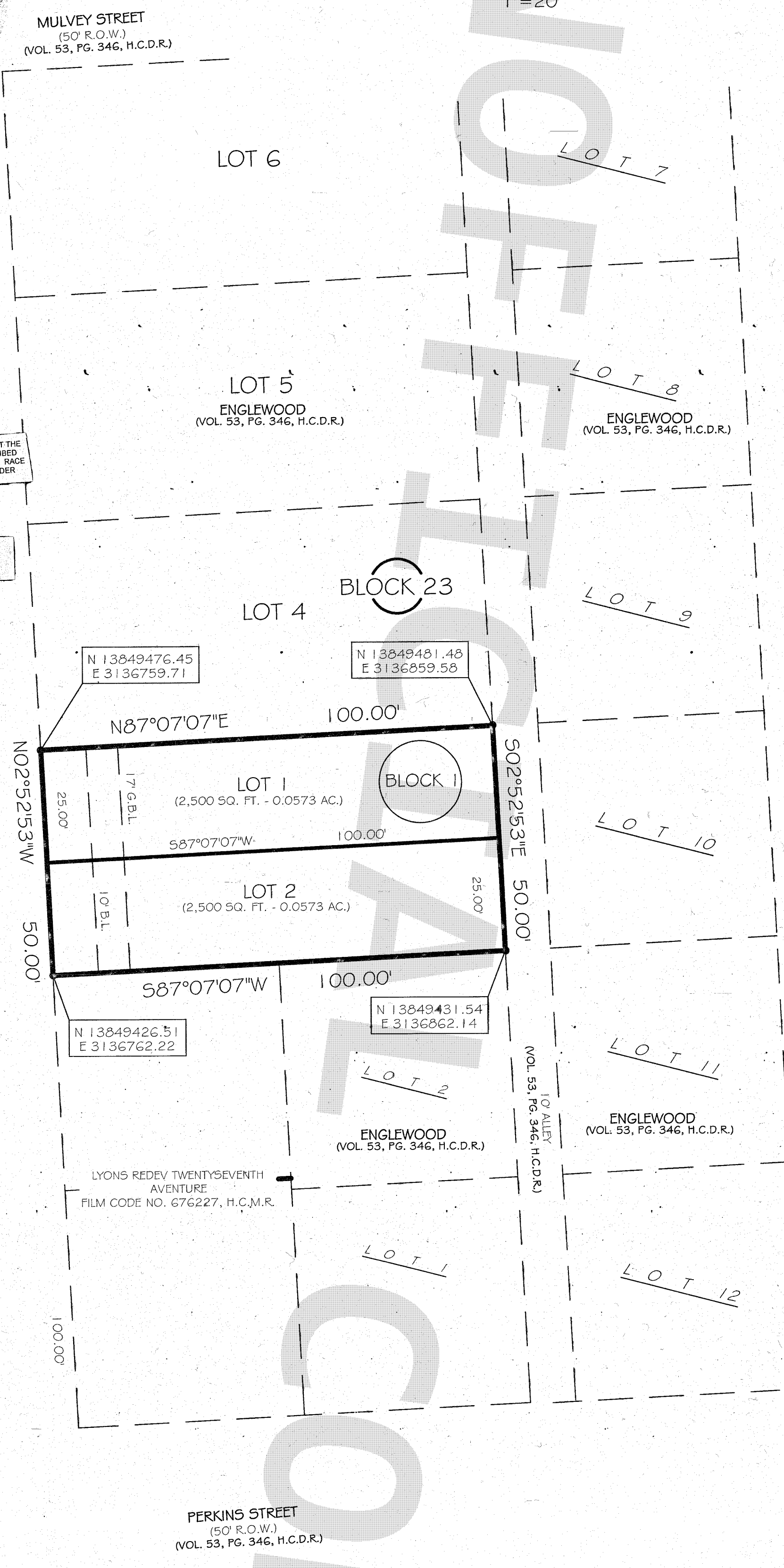
LEGEND
H.C.D.R. - Harris County Deed Record
SQ. FT. - Square Feet
R.O.W. - Right of Way
B.L. - Building Line
G.B.L. - Garage Building Line



- NOTES: Reference above is a typical lot layout.
- 1) Lots 1 & 2 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.

- NOTES:
1. Lots 1-2 block 1 are restricted to single family residential uses as defined by Chapter 42 of the City of Houston Code of Ordinance.
 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 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 unit is provided only one additional space shall be provided.
 4. Unless otherwise indicated, the building lines, whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, code of ordinance, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
 5. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane gnd coordinates (NAD83) and may be brought to surface by applying the following combined scale (0.99999559).
 6. Absent written authorization by the affected utilities, all utility and aenl 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 a 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.
 7. Each lot shall be restricted to single family residential use.
 8. All lots shall have an adequate waste water system.

OFFICE OF STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 687235
MODERNO ENGLEWOOD PLACE
THIS IS PAGE 1 OF 2 PAGES
SCANNER Context IQ4400
KEY MAP



MODERNO ENGLEWOOD PLACE

A SUBDIVISION OF 0.1147 ACRES OF LAND ALSO BEING A REPLAT OF LOT 3, BLOCK 23 OF ENGLEWOOD ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOL. 53, PG. 346 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE TWO LOTS & ONE BLOCK

OWNER: MODERNO PROPERTIES LLC

DATE: DECEMBER, 2018 SCALE: 1" = 20'



PRIME TEXAS SURVEYS
2417 NORTH FWY
HOUSTON, TEXAS 77009

RECORDER'S MEMORANDUM
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All corrections, 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:
STEPHENS MARY LOUISE
2010 HARLEM ST
HOUSTON, TX 77020-4406

Legal Description
LT 3 BLK 23
ENGLEWOOD

Parcel Address: 2010 HARLEM ST
Legal Acres: .1148

Account Number: 013-129-000-0003

Print Date: 12/28/2018 01:01:20 PM
Paid Date:
Issue Date: 12/28/2018
Operator ID: EAVILA

Certificate No: 12128693
Certificate Fee: \$10.00

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(f) 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 2018. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

STEPHENS MARY LOUISE
2010 HARLEM ST
HOUSTON, TX 77020-4406

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

2018 Value:	24,250
2018 Levy:	\$613.64
2018 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



OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 687236

MODERNO ENGLEWOOD PLACE

THIS IS PAGE 2 OF 2 PAGES

SCANNER Context IQ4400

Reference (GF) No: N/A
Issued By: *Espie Avila*
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

UNOFFICIAL COPY