

Lucinda Hudspeth



STATE OF TEXAS  
COUNTY OF HARRIS

We, MSM BUILDERS LLC, acting by and through **YANISCH**, the undersigned being officers of MSM BUILDERS LLC referred to as owners (whether one or more) of the 0.1148 tract described in the above and foregoing map of SIMMONS STREET TOWNHOMES do hereby make and establish said subdivision and development plan of said property according to all laws, dedications, restrictions, and covenants 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, assigns, 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 aerial easements. The aerial easements shall extend horizontally on 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 herein, 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 purpose forever unobstructed easements. The aerial easements shall extend horizontally on 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 six feet (6' 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 aerial easements (U.E. and A.E.) as indicated and depicted herein, 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 dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all boulevards, creeks, gullies, ravines, ditches or other natural drainage courses located in said plat, as easements for drainage purposes, along 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 is hereby restricted to prevent the drainage of any specific lot into any public or private street, permanent access easement, road or alley, or any drainage ditch, other directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any other easement, ditch, gully, ravine, or natural drainage course, shall be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such planting 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 report 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.

WE TESTIFY WHEREOF, MSM BUILDERS LLC has caused these presents to be signed by **YANISCH**, its authorized officer thereunto authorized, this 15<sup>th</sup> day of **May**, 2022.

MSM BUILDERS LLC  
BY: **Yanis M. Patis**  
Name: **YANISCH M. PATIS, MANAGING MEMBER**  
STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **Yanis M. Patis**, 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 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 15<sup>th</sup> day of **May**, 2022.

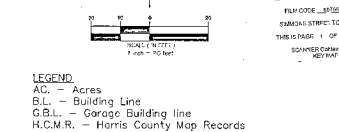
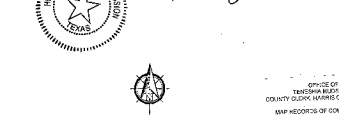
**Stephanie Mendosa**  
Notary Public in and for the State of Texas  
Print Name: **STEPHANIE ELAINE MENDOZA**  
My Commission expires: **5-14-22**

I, DAVID R. STRICKLAND, an registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is a true and correct copy as presented from an actual survey of the property made under my supervision on the ground; that, except as shown on boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) placed upon the ground and that the length of not less than five eighths (5/8) inch and a length of not less than three (3) feet, and that the point boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

**David R. Strickland**  
DAVID R. STRICKLAND, RPLS  
Texas Registration No. 5124

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of SIMMONS STREET TOWNHOMES in accordance with the laws of the State of Texas and the ordinances of the City of Houston, as shown herein, and authorized the recording of this plat this 15<sup>th</sup> day of **May**, 2022.

By: **Martha L. Stein** City Clerk  
Or: **M. Sonny Chapa** Mayor  
By: **H. Rodriguez** Secretary

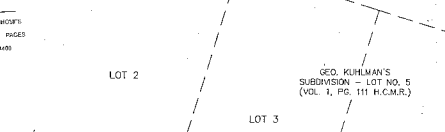


LEGEND  
A.C. - Acres  
B.L. - Building Line  
G.B.L. - Garage Building Line  
H.C.M.R. - Harris County Map Records  
H.C.D.R. - Harris County Deed Records  
S.Q. FT. - Square Feet  
R.O.W. - Right of Way  
VOL. - Volume  
PG. - Page

I, LUCINDA 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 **May 23, 2022** at **10:12** o'clock **A.M.** and duly recorded on **CGA 2022** of **100** pages of **100** sheets **A.M.** and of Film Code Number **632398** 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.

By: **Lucinda Hudspeth**  
TUESHA HUDSPETH  
County Clerk  
Of Harris County, Texas  
By: **Stephanie Mendosa** Deputy



FILED  
2/3/2022 10:12 AM  
Lucinda Hudspeth  
COUNTY CLERK

RP-2022-62470  
2/3/2022 HCCRP1 63.00

ELGIN STREET (50' R.O.W.) (PLATED AS BEVLAN AVE) (VOL. 537, PG. 318 & VOL. 635, PG. 493 H.C.D.R.) (VOL. 1, PG. 111 H.C.M.R.)

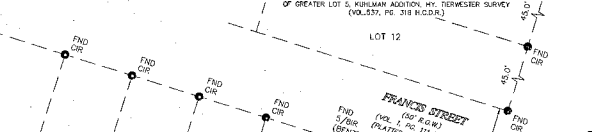
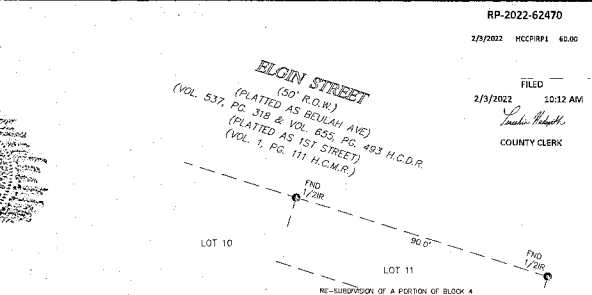
FRANCIS STREET (50' R.O.W.) (PLATED AS 5TH STREET) (VOL. 1, PG. 111 H.C.M.R.)

SIMMONS STREET (50' R.O.W.) ASPHALT (VOL. 1, PG. 111 H.C.M.R.) (PLATED AS 5TH STREET)

SMITHWAY STREET (50' R.O.W.) ASPHALT (VOL. 1, PG. 111 H.C.M.R.) (PLATED AS 5TH STREET)

ALABAMA STREET (50' R.O.W.) ASPHALT (VOL. 1, PG. 111 H.C.M.R.) (PLATED AS 5TH STREET)

HOLMAN STREET (50' R.O.W.) ASPHALT (VOL. 1, PG. 111 H.C.M.R.) (PLATED AS 5TH STREET)



DWELLING UNIT DENSITY TABLE

| COLM. A                            | COLM. B                            | COLM. C                            |
|------------------------------------|------------------------------------|------------------------------------|
| TOTAL # OF DWELLING UNITS PER ACRE | TOTAL # OF DWELLING UNITS PER ACRE | TOTAL # OF DWELLING UNITS PER ACRE |
| 2 UNITS                            | 0.114 ACRES                        | 17.54 UNITS/ACRE                   |

- NOTES:  
1) Lots 1 - 3 Block 1 are restricted to single family residential use.  
2) A 10' building line is established for the principal structure only.  
3) A 17' Building line is for any carport or garage located on 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.

- 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.  
- 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 percentage is located in Park Sector number 15.  
- 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 (2 units) of dwelling units.

LOT # LOT SIZE LOT SIZE AND COVERAGE TABLE BUILDING COVERAGE COVERAGE %

| LOT # | LOT SIZE      | LOT SIZE AND COVERAGE TABLE BUILDING COVERAGE | COVERAGE % |
|-------|---------------|---|------------|
| 1     | 2,500 SQ. FT. | 1,500 SQ.FT.                                  | 60%        |
| 2     | 2,500 SQ. FT. | 1,500 SQ.FT.                                  | 60%        |

PARKS AND OPEN SPACE TABLE

| Number of Units on Dwelling Units | Number of Proposed Dwelling Units | Number of Incremental Dwelling Units |
|-----------------------------------|-----------------------------------|--------------------------------------|
| 0                                 | 2                                 | 2                                    |

**SIMMONS STREET TOWNHOMES**  
A SUBDIVISION OF 0.1148 ACRES OF LAND BEING A REPLAT OF LOT 11, BLOCK 5 OF GEORGE KUHLMANN ADDITION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 01, PG. 111 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS  
REASON FOR REPLAT - TO CREATE 2 LOTS  
OWNER: MSM BUILDERS LLC  
DATE: DECEMBER, 2021 SCALE: 1" = 20'  
LOTS: 2 BLOCKS: 1  
LAND PLANNER: STEPHANIE MENDOZA  
W/ SEM SERVICES  
STEPHANIE@SEM-SERVICES.ORG  
832.968.8208