

We, Urban Domain Properties, LLC, acting by and through, **Seth Page**, Managing Member, being an officer of Urban Domain Properties, LLC, owner hereinafter referred to as Owners (whether one or more) of the 0.1377 acre tract described in the above and foregoing map of Tuskegee Place, do hereby make and establish said subdivision and 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 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 to the land so dedicated.

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 eleven feet, six inches (11' 0") for ten feet (10' 0") perimeter ground easements, or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements, or the feet, six inches (6' 0") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21' 0") 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 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 and adjoining said public utility easements that are designated with aerial easements (U.E. & 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 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, 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 facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

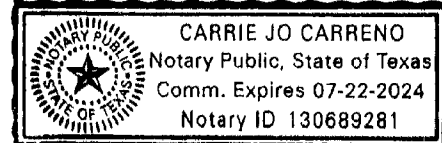
FURTHER, owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restrictions to residential use for more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, Urban Domain Properties, LLC, has caused these presents to be signed by **Seth Page**, Managing Member, thereto authorized this **28th** day of **JUNE**, 2022.

By: **Seth Page**
Managing Member

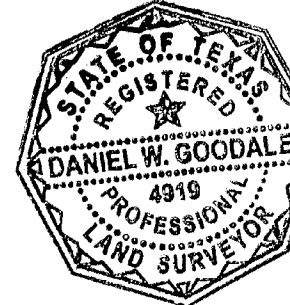
Before me, the undersigned authority, on this day personally appeared **Seth Page**, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this **28th** day of **JUNE**, 2022.



By: **Carrie Jo Carreno**
Notary Public, State of Texas
Comm. Expires 07-22-2024
Notary ID 130689281

I, Daniel W. Goodale, R.P.L.S., 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 (5/16) 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.



By: **Daniel W. Goodale**
Daniel W. Goodale, R.P.L.S.
Texas Registration No. 4919
4/13/2022

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of Tuskegee Place 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 (or instrument when appropriate) this **6** day of **JULY**, 2022.

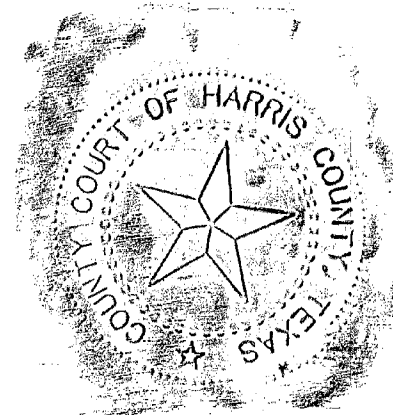
By: **Martina L. Stein**, Title Chair
By: **Margaret Wallace Brown**, AUCP, CNU-A, Secretary
or
M. Sonny Garza, Vice Chairman



I, TENESHA HUDSPETH, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authorization was filed for registration in my office on **August 29**, 2022, at **1:23** o'clock **P.M.** and duly recorded on **August 31**, 2022, at **3:39** o'clock **P.M.** and at Film Code No. **700726** of the Map Records of Harris County for said county.

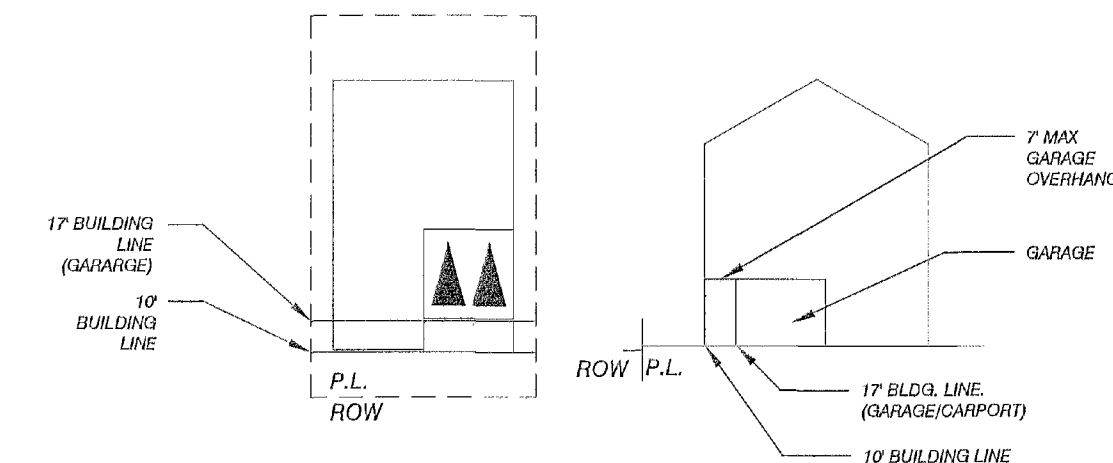
Witness my hand and seal of office, at Houston, the day and date last above written.

By: **Tenesha Hudspeth**
County Clerk of Harris County, Texas



By: **Christina Orcaz**
Deputy

- LEGEND:**
- 1. "B.L." INDICATES BUILDING LINE
 - 2. "U.E." INDICATES UTILITY EASEMENT
 - 3. "H.C.M.R." INDICATES HARRIS COUNTY MAP RECORDS
 - 4. "H.C.C.F." INDICATES HARRIS COUNTY CLERKS FILE
 - 5. "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS
 - 6. "R.O.W." INDICATES RIGHT OF WAY
 - 7. "ESMT." INDICATES EASEMENT
 - 8. "FND." INDICATES FOUND
 - 9. "BIS." INDICATES BEARS
 - 10. "F.I.P." INDICATES FOUND IRON PIPE
 - 11. "F.I.R." INDICATES FOUND IRON ROD
 - 12. "S.I.R." INDICATES SET IRON ROD
 - 13. "W.P." INDICATES WOODEN POST
 - 14. "M.P." INDICATES METAL POST
 - 15. "xxx xxx" INDICATES RECORDED VOLUME / PAGE
 - 16. "E.A.E." INDICATES EGRESS ACCESS EASEMENT
 - 17. "P" INDICATES IRON ROD SET
 - 18. "C" INDICATES IRON ROD FOUND
 - 19. "M" INDICATES CONTROL MONUMENT
 - 20. "V" INDICATES VEHICULAR ACCESS



- 1. A 10-foot building line is established for the principal structure only.
- 2. A 17-foot building line is for any carport or garage facing the street.
- 3. The building above the carport or garage may overhang the building line up to 7 feet.
- 4. Reference above typical lot layout.

PLAT NOTES:

- 1. Lots 1 thru 2, Block 1, are restricted to single family residential uses as defined by Chapter 42 of the City of Houston Code of Ordinances.
- 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 a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 300 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. 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 Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- 4. 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 (0.999900803).
- 5. Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary dwelling unit is provided an additional off-street parking shall be provided.
- 6. 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 42-1 permeable area.
- 7. 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.
- 8. All lots shall have adequate wastewater collection service.
- 9. 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.

DENSITY TABLE

TOTAL NO. OF DWELLING UNITS	TOTAL GROSS ACRES	TOTAL PROJ. DENSITY (UNITS PER ACRE)
2	0.1377	14.52

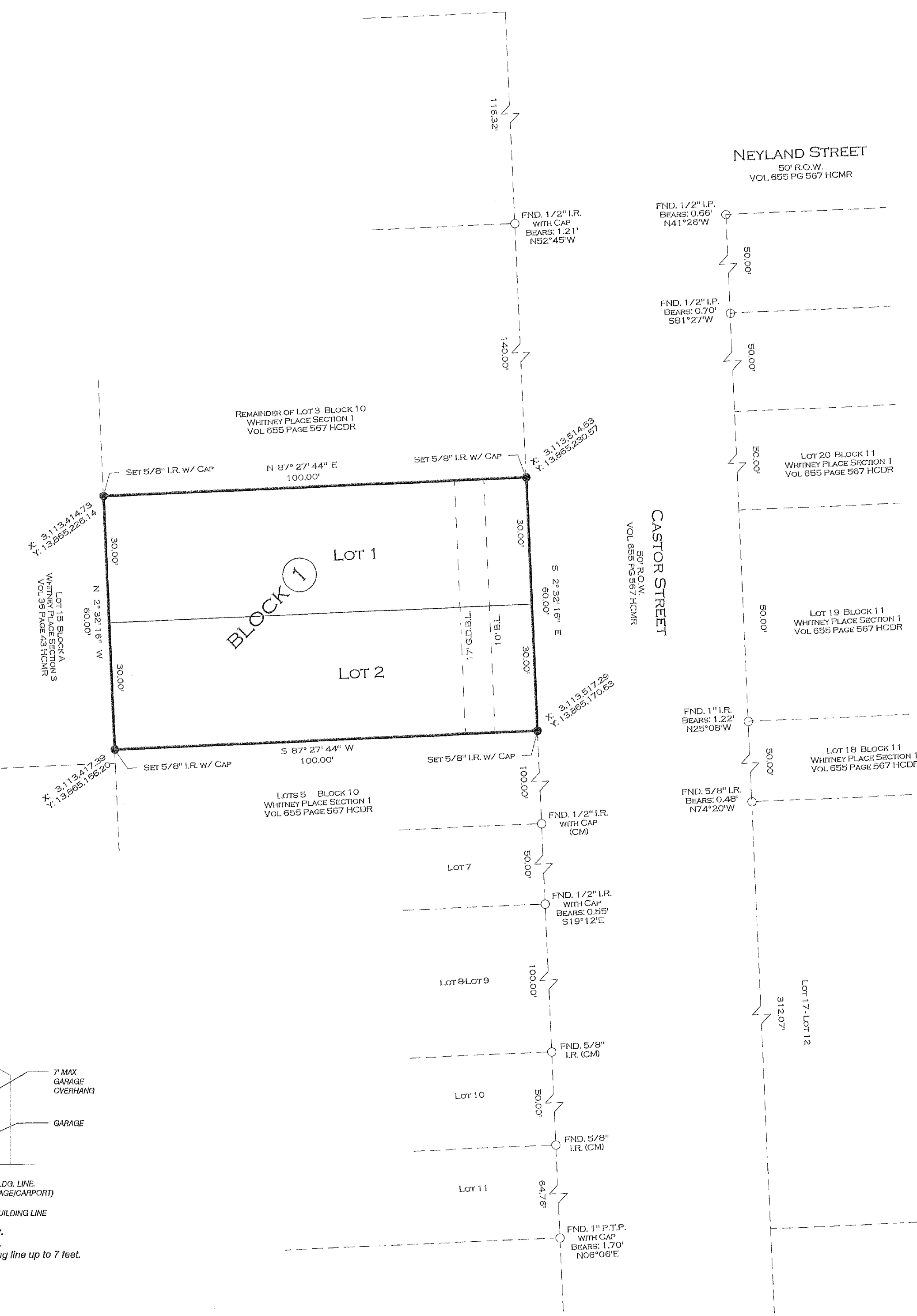
LOT COVERAGE TABLE

LOT NOS.	LOT SIZE (SQUARE FEET)	% NOT TO EXCEED	S.F. NOT TO EXCEED
1	3,000.00	60%	1,800.00
2	3,000.00	60%	1,800.00

NEYLAND STREET
50' R.O.W.
VOL. 655 PG. 567 HCNR

NEYLAND STREET
50' R.O.W.
VOL. 655 PG. 567 HCNR

CASTOR STREET
VOL. 658 PG. 567 HCNR



RP-2022-438202

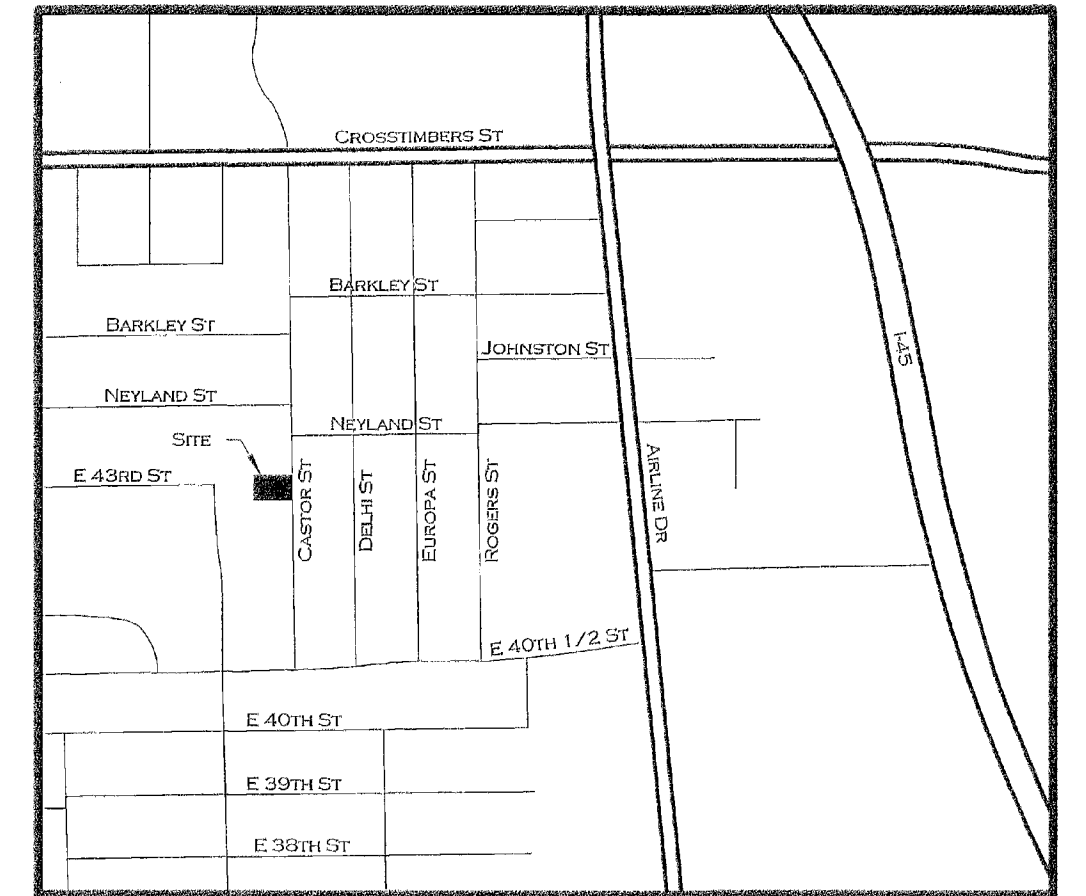
8/29/2022 HCCPRP1 60.00

FILED

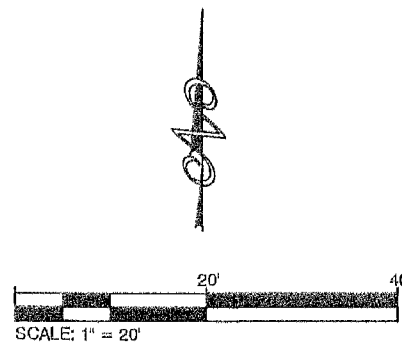
8/29/2022 1:33 PM

Tenesha Hudspeth

COUNTY CLERK



VICINITY MAP (N.T.S.)
KEY MAP 449Y



OFFICE OF
TENESHA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE: 700726
TUSKEGEE PLACE
THIS IS PAGE 1 OF 2 PAGES
SCANNER Control IQ4400
KEY MAP

Tuskegee Place

A SUBDIVISION OF 0.1377 ACRES OF LAND BEING A REPLAT OF LOT 4 AND THE SOUTH TEN FEET (10') OF LOT 3, BLOCK 10 OF WHITNEY PLACE, AS RECORDED IN VOLUME 655, PAGE 567 OF THE H.C.M.R., CITY OF HOUSTON, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE TWO LOTS
LOTS: 2 BLOCKS: 1
JUNE 2022

PARKS & OPEN SPACE ORDINANCE

A	NUMBER OF EXISTING DWELLING UNITS	1
B <td>NUMBER OF PROPOSED DWELLING UNITS</td> <td>2</td>	NUMBER OF PROPOSED DWELLING UNITS	2
C <td>NUMBER OF INCREMENTAL DWELLING UNITS (A-B)</td> <td>1</td>	NUMBER OF INCREMENTAL DWELLING UNITS (A-B)	1

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE.

- 1. NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
- 2. 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.
- 3. THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 12.
- 4. THIS PERCENTAGE IS (100%) SHALL BE APPLIED TO THE THEN CURRENT FEE IN LIEU OF DEDICATION.
- 5. THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER (1 UNIT) OF DWELLING UNITS.

OWNER:
Urban Domain Properties, LLC
2322 Canyon Meadows Drive
Missouri City, Texas 77489
713.882.8870

SUBMITTED BY:
Richard Grothues Designs, Inc.
9225 Katy Freeway, Suite 103
Houston, Texas 77024
713.449.9191

SURVEYOR:
Greenleaf Land Surveys, LLC
T.B.P.L.S. Firm #10193977
10900 Northwest Fwy Suite #129
Houston, Texas 77092
832.668.5003

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inaccurate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blacklines, additions and changes were present at the time the instrument was filed and recorded.