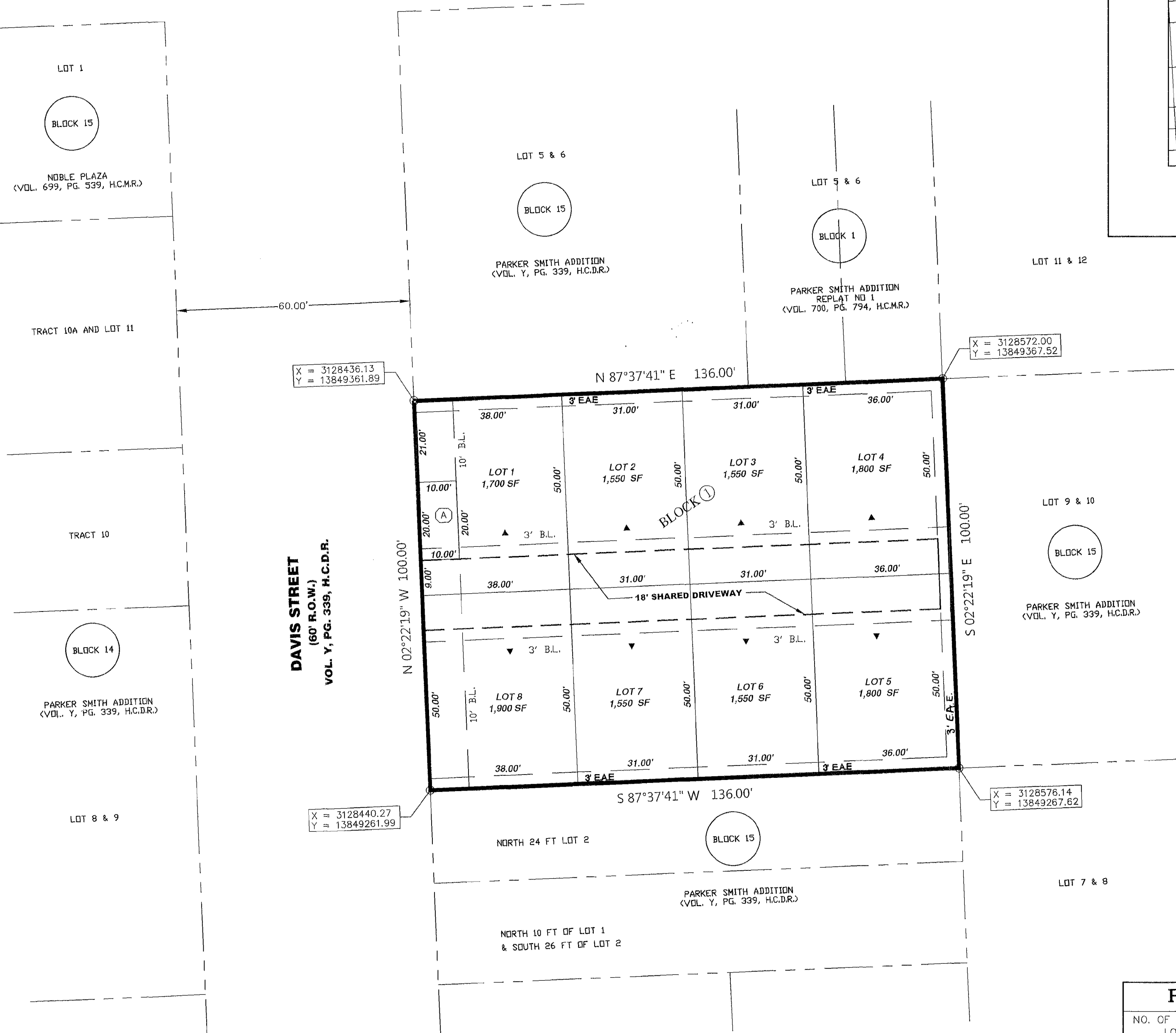
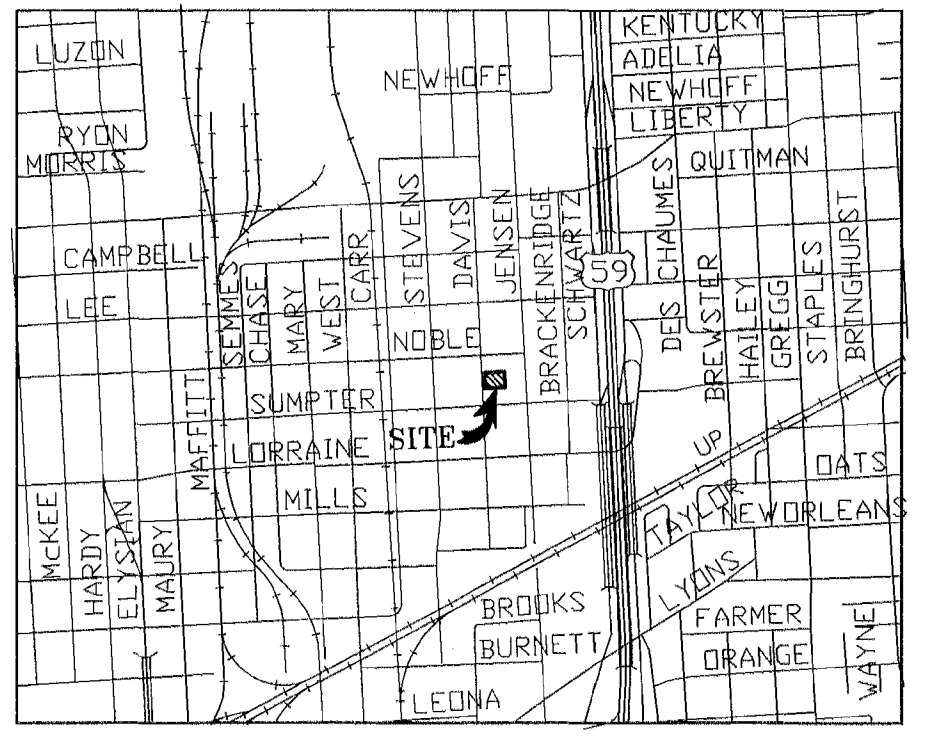
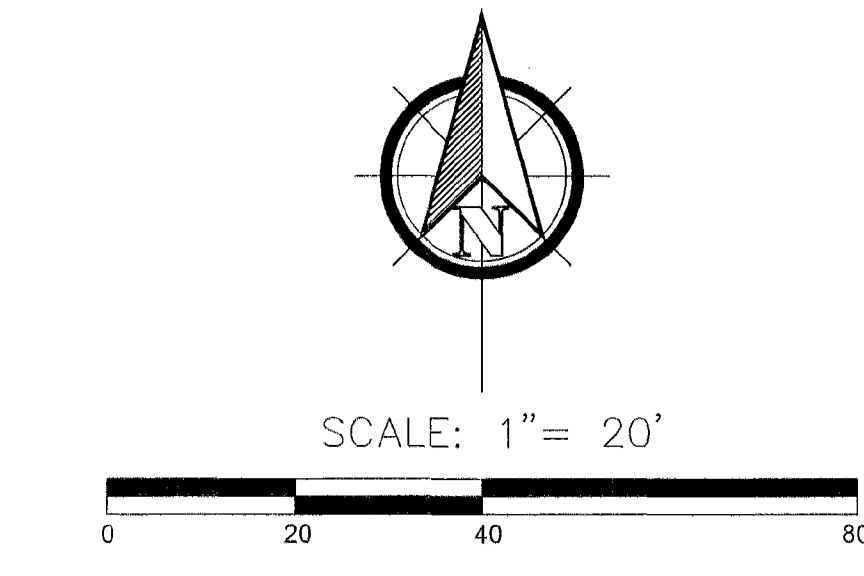


RP-2023-231848 FILED  
 6/22/2023 hccplrp2 60.00 6/22/2023 2:11 PM  
 Teneisha Hudspeth  
 COUNTY CLERK

**NOBLE STREET**  
 (60' R.O.W.)  
 VOL. Y, PG. 339, H.C.D.R.



- LEGEND:**
- "B.L." INDICATES BUILDING LINE
  - "U.E." INDICATES UTILITY EASEMENT
  - "H.C.M.R." INDICATED HARRIS COUNTY MAP RECORDS
  - "H.C.C.F." INDICATES HARRIS COUNTY CLERKS FILE
  - "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS
  - "R.O.W." INDICATES RIGHT OF WAY
  - "ESMT." INDICATES EASEMENT
  - "H.L. & P." INDICATES HOUSTON LIGHTING & POWER COMPANY
  - "o" INDICATES IRON ROD SET
  - "•" INDICATES IRON ROD FOUND
  - "G.B.L." INDICATES GARAGE BUILDING LINE
  - "E.A.E." INDICATES EMERGENCY ACCESS EASEMENT



**LOT SIZE AND COVERAGE TABLE**

LOT NO.	LOT SIZE (SQ. FEET)	% COVERAGE NOT TO EXCEED	MAX BUILDING PAD COVERAGE NOT TO EXCEED (SQ. FOOT)
1	1,700	60% MAX	1,020
2	1,550	60% MAX	930
3	1,550	60% MAX	930
4	1,800	60% MAX	1,080
5	1,800	60% MAX	1,080
6	1,550	60% MAX	930
7	1,550	60% MAX	930
8	1,900	60% MAX	1,140

**PARKING TABLE (LOTS W/SHARED DRIVE)**

NO. OF PROPOSED LOTS	NO. OF ADDITIONAL PARKING REQUIRED	NO. OF ON-STREET PARKING	NO. OF ON-SITE PARKING
8	1	0	1

**PARKS AND OPEN SPACE TABLE**

A	B	C	D
I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE	NUMBER OF EXISTING DWELLING UNITS (DU)	NUMBER OF PROPOSED DU	INCREMENTAL NUMBER OF DU (C-B)
X	0	8	8

**DWELLING UNIT DENSITY TABLE**

DWELLING UNITS	TOTAL GROSS ACREAGE	TOTAL PROJ. DENSITY (UNITS PER AC.)
8	0.3122 ACRES	25.62

**RESERVE TABLE**

RESERVE	RESERVE FOR PARKING
(A) 200 SF	RESERVE FOR PARKING

STATE OF TEXAS  
 COUNTY OF HARRIS

WE, MIKEZZEE INVESTMENTS, LLC, ACTING BY AND THROUGH ZOHAN MOMIN, ITS MANAGER, BEING OFFICERS OF MIKEZZEE INVESTMENTS, LLC, OWNER (OR OWNERS) HERINAFTER REFERRED TO AS "OWNERS" (WHETHER ONE OR MORE) OF THE 0.3122 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF DAVIS PLAZA, 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 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 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 DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR CONSTRUCTION OF SUCH RESIDENTIAL DWELLING UNITS 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 COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR OTHER NATURAL DRAINAGE COURSE 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 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, THE MIKEZZEE INVESTMENTS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ZOHAN MOMIN, ITS MANAGER, THIS 7 DAY OF June 2023.

MIKEZZEE INVESTMENTS, LLC  
 BY: ZOHAN MOMIN, MANAGER

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: 09/25

Notary Seal for Hector Granados, Notary Public, State of Texas, Commission Expires 09-24-2028, Notary ID 13335281-6.

OFFICE OF TENEISHA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
 MAP RECORDS OF COUNTY CLERK  
 FILM CODE: 754159  
 DAVIS PLAZA  
 THIS IS PAGE 1 OF 2 PAGES  
 SCANNER Context 104400  
 KEY MAP

I, PIOTR A. DEBSKI 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 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, (SOUTH CENTRAL) ZONE.

Notary Seal for Piotr A. Debski, Registered Professional Land Surveyor, State of Texas, No. 6902.

X PIOTR A. DEBSKI  
 TEXAS REGISTRATION NO. 6902

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF DAVIS PLAZA 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 14th DAY OF June, 2023.

By: MARTHA L. STEIN, CHAIR  
 By: M. SONNY GARZA, VICE CHAIRMAN  
 By: MARGARET WALLACE BROWN, CLERK, P.L.C.  
 By: SECRETARY

Notary Seal for the City of Houston Planning Commission.

I, TENEISHA 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 June 22, 2023, AT 2:11 O'CLOCK P.M., AND DULY RECORDED ON June 23, 2023, AT 10:31 O'CLOCK A.M., AND AT FILM CODE NUMBER 754159 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

TENEISHA HUDSPETH  
 COUNTY CLERK  
 OF HARRIS COUNTY, TEXAS

By: CHRISTIAN CRONA, DEPUTY

Notary Seal for Teneisha Hudspeth, County Clerk of Harris County, Texas.

**PLAT NOTES:**

- LOTS 1 THRU 8, BLOCK 1, ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USES AS DEFINED BY CHAPTER 42 OF CITY OF HOUSTON CODE OF ORDINANCE.
- 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.
- 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 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.
- AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT, 1,200 S.F. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION. REFERENCE 42-1 PERMEABLE AREA DEFINITION.
- 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 LAND WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- 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 ONLY ONE ADDITIONAL OFF-STREET PARKING SPACE SHALL BE PROVIDED.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICES.
- 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.
- THIS PERCENTAGE IS TO 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 (8 UNIT) OF DWELLING UNITS.

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLAN GRID COORDINATE (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99989546.
- 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 LOTS 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.
- THIS SUBDIVISION CONTAINS ONE OR MORE SHARED DRIVEWAYS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY SHARED DRIVEWAYS WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
- VEHICULAR ACCESS TO LOTS 1 THRU 8, BLOCK 1 IS PROVIDED FOR BY A SHARED DRIVEWAY ONLY.
- THE RESIDENTIAL UNITS OR LOTS ENCOMPASSED BY THE PLAT ARE INELIGIBLE FOR SOLID WASTE COLLECTION SERVICES PROVIDED BY THE CITY AT THE TIME OF THE FILING OF THE PLAT. THE OBLIGATION TO PROVIDE SOLID WASTE COLLECTION SERVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THE SUBDIVISION. NOTWITHSTANDING THE FOREGOING, THE CITY RESERVES THE RIGHT TO AMEND THE LEVEL OF SOLID WASTE COLLECTION SERVICES IT PROVIDES.

**DAVIS PLAZA**  
 A SUBDIVISION OF 0.3122 ACRES (13,600 SQUARE FEET) OF LAND, BEING A REPLAT OF LOT 3 AND LOT 4, BLOCK 15, OF PARKER SMITH ADDITION, A SUBDIVISION RECORDED IN VOLUME Y, PAGE 339, OF H.C.D.R., HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE EIGHT (8) SINGLE FAMILY RESIDENTIAL LOTS AND ONE RESERVE RESTRICTED TO PARKING

LOTS: 8 BLOCK: 1 RESERVE: 1  
 APRIL, 2023

**OWNERS**  
 MIKEZZEE INVESTMENTS, LLC  
 5803 PARKDALE CT  
 SUGARLAND, TX 77479

**ENGINEERS & DEVELOPMENT CONSULTANTS**  
 T.B.P.E. FIRM # 19146  
 INQUIRY@CEENGINEERS.COM  
 WWW.CEENGINEERS.COM  
 (O): 832-491-1458  
 CE ENGINEERS & DEVELOPMENT CONSULTANTS, INC.  
 (CEEDC PROJ 23-1007)