

7050 EAST FREEWAY, S (832) 307-0010 FIRM NO. 18084

WE, COMMUNITY DEVELOPMENT GROUP, LLC, ACTING BY AND THROUGH LAURA ELENA CHIESARA. ITS CO-DIRECTOR, BEING OFFICERS OF COMMUNITY DEVELOPMENT GROUP, LLC, OWNERS HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 2.1777-ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HIGHLAND ENCLAVE, 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 11Tle 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 FASEMENTS 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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREYER 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 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 OR ALLEY, OR ANY DRAINAGE DITCH, EITHER

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, CULLY, 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 DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

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

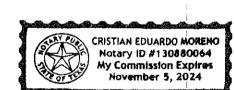
IN TESTIMONY WHEREOF, THE COMMUNITY DEVELOPMENT GROUP, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY LAURA ELENA CHIESARA, ITS CO-DIRECTOR, THEREUNTO AUTHORIZED, THIS __13th_ DAY OF

COMMUNITY DEVELOPMENT GROUP, LLC

STATE OF TEXAS COUNTY OF HARRIS

REFORE ME. THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAURA ELENA CHIESARA. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13th DAY OF JUNE, 2022.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS PRINT NAME: Cristian Moreno MY COMMISSION EXPIRES: 11/05/24

GILBERT PRIDA

PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5662

GILBERT PRIDA, 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.

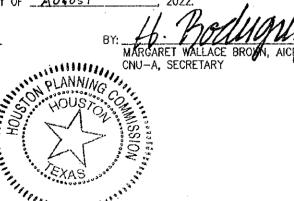
THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED

THIS PLAT AND SUBDIVISION OF HIGHLAND ENCLAVE 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 30 DAY OF AUGUST - 24/ an MARTHA L. STEIN, CHAIR

M. SONNY GARZA, VICE CHAIRMAN



TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN <u>ŃS</u>TRUMENT WITH ITS CERTIFICATE <u>O</u>F AUTHENTICATION WAS FILED FOR REGIST<u>RA</u>TION IN MY OFFICE <u>ON</u> 3:11 O'CLOCK PM., AND AT FILM CODE NUMBER 20838 OF THE MAP RECORDS OF HARRIS

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

This certificate is valid only as to the instrument or which the original signature is affixed and only then to the extent that such instrument is not altered or

A CCATIFICO COPY

Drest write Vorest

in salitanish ciliagol

JZ3714

changed after recording ANY PROVISIONS HEREIT COUNTY CLERK 0230 3HT TO 32(ANY) PROVISION HEREIN WHICH RESTRICT THE 21.3044 40 MEAL PROPERTY BECAUSE OF THE DESCRIBED MEAL PROPERTY BECAUSE OF COLOR OR RACE

TENESHIA HUDSPETH OF HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH

BY: Incencio MexicAno Lucera Merica

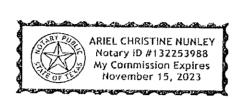
WE, PRIVATE LENDER NETWORK, LLC, OWNER AND HOLDER OF LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS HIGHLAND ENCLAVE, SAID LIENS BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. RP-2021-58035. AND RP-2021-58036 OF THE O.P.R.O.R.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TITLE VICE President

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AUTHORITY, ON THIS DAY PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14 DAY OF . ILINE



PRINT NAME: Ariel Christine Nunley MY COMMISSION EXPIRES: NOVEMBER 15, 2013

WE, NOBLE CAPITAL FUNDING LINE, LLC, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS HIGHLAND ENCLAYE, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. RP-2021-248656 OF THE O.P.R.O.R.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY

TITLE: Servicing Agent

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALANA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14 DAY OF JUNE, 2022.

ARIEL CHRISTINE NUNLEY Notary ID #132253988 My Commission Expires
November 15 garana and a same and

PRINT NAME: Arrel Christine Nunla MY COMMISSION EXPIRES: NOVCMber 15,2023

DWELLING UNIT DENSITY TABLE			
TOTAL NO. OF DWELLING UNITS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY	
28	2.1777	12.85	

PARKING FOR SINGLE-FAMILY USE			
NO. OF PROPOSED LOTS ALONG P.A.E.	NO. OF ADDITIONAL PARKING REQUIRED	NO. OF ON—STREET PARKING	NO. OF ON-SITE PARKING
28	4	0	4



PRIVATE WATER SYSTEM NOTES

- THE SUBDIVISION HAS A PRIVATE WATER SYSTEM. IT IS NOT A PUBLIC WATER SYSTEM, NOR HAS IT BEEN CONSTRUCTED WITH ANY PUBLIC FUNDS. THE WATER LINE AND FIRE HYDRANTS TO SERVE THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER AND/OR OWNERS MANAGEMENT ASSOCIATION.
- 4.86 GALLONS PER MINUTE WILL BE PROVIDED BY CONNECTING TO THE EXISTING 20-INCH WATER MAIN IN WEST MONTGOMERY COUNTY ROAD.

INE	BEARINGS	DISTANCE
L1	N 6715'56" W	19.00
L2	S 22°44′04″ W	9.00
L3	N 67'15'56" W	19.80
L4	S 22*44'04" W	9.00
L5	N 67"15'56" W	19.00
L6	N 02*10'37" W	5.58
L7	S 0210'08" E	2.72
L8	N 0210'37" W	9.00
L9	N 87'49'23" E	19.00
.10	N 02*10'37" W	9.00
_11	S 87*49′23″ W	19.00
.12	N 02'10'37" W	9.00
13	S 87*49'23" W	19.00
.14	N 0210'37" W	9.00
15	N 0270'37" W	0.51
.16	S 87*49'23" W	3.93
.17	S 87°49'23" W	3.85
.18	N 87 '4 9'23" E	6.25
.19	N 87 ' 49'23" E	6.25
.20	N 68'40'23" W	10.35
_21	S 46*53'00" E	14.43
.22	N 33*57'23" W	8.39
.23	N 42°21'25" W	43.37
.24	N 13*32'19" W	0.08
.25	N 42*21'25" W	91.37
.26	N 50 '45' 27" W	8.33
.27	S 42°21′15″ E	105.23
28	S 42°21′15″ E	57.29

RESERVE CHART

DESCRIPTION

DETENTION

PARKING

PARKING

PARKING

OPEN SPACE/LANDSCAPE

OPEN SPACE/LANDSCAPE

OPEN SPACE/LANDSCAPE

OPEN SPACE/LANDSCAPE

TOTAL

RADIUS

51.00

51.00

51.00

51.00

20.00

20.00

79.00

79.00

79.00

79.00

79,00

65.00

5.00

10.01

10.00

5.00

DELTA

14'44'50"

10'09'51"

10'09'51'

14'44'50"

90'00'00"

90'00'00"

03'40'25"

14**'**43**'**35"

15'24'18"

14**'**35**'**29"

01°25'34"

49'49'22"

08°24'02"

29**'**15**'**24"

28'49'06"

08'24'02"

SQUARE FEET

175

175

171

171

1,224

108

175

946

11.412

CHORD

N 40'16'21"

N 27'49'00"

N 17**'**39'09" E

N 0511'48" E

N 4710'37" W

S 42'49'23" W

S 08'51'36" W

S 23'55'33" W

38°55'27" W

S 46′55′58″W |

N 22'44'04" E

S 38'09'24" E

S 56**'**59'22" E

S 27**′**56'52" E

S 46'33'26" E

S 00**°**20'24" E

BEARING

ACRES

0.1898

0.0040

0.0040

0.0039

0.0039

0.0281

0.0025

0.0040

0.0217

0.2619

CHORD

LENGTH

9.04

9.04

28.28

28.28

5.06

20.25

21.18

20.06

1.97

54.76

0.73

5.05

4.98

0.73

RESERVE

E

CURVE TABLE

LENGTH

13.13

9.05

9.05

13.13

31.42

31.42

5.07

20.31

21.24

20.12

1.97

56.52

0.73

5.11

5.03

0.73

CURVE NO.

C1

C3

C4

C5

C6

C7

C8

C9

C10

C11

C12

C13

C14

C15

C16

OFFICE OF TENESHIA HUDSPETH COUNTY CLERK, HARRIS COUNTY, TEX
MAP RECORDS OF COUNTY CLERK
FILM CODE
HIGHLAND ENCLAVE
THIS IS PAGE 2 OF 3 PAGES
SCANNER Context IQ4400 KEY MAP

PLAT NOTES LOTS 1-28, BLOCKS 1, ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE. 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

WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING. 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

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

THE RESIDENTIAL UNITS OR LOTS ENCOMPASSED BY THIS 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.

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.

7. THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 1.

THIS PERCENTAGE IS (100%) SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF

9. THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER (28 Units) of dwelling units.

10. 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 FACTOR: 0.99990802448.

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.

12. 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.

13. THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC 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 PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

14. AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 4,050 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 ALL LAND WITHIN THE BOUNDARIES OF THIS SUBDIVISION PLAT.

16. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.

LOT SIZE AND COVERAGE TABLE

PARKS AND OPEN SPACE TABLE		
NUMBER OF EXISTING DWELLING UNITS ☑ I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE	0	
NUMBER OF PROPOSED DWELLING UNITS	28	
NUMBER OF INCREMENTAL DWELLING UNITS	28	

LOT NO.	LOT SIZE (SQUARE FEET)	% COVERAGE NOT TO EXCEED	BUILDING COVERAGE NOT TO EXCEED
1	2,569	60%	1,541
2	2,569	60%	1,541
3	2,433	60%	1,459
4	2,442	60%	1,465
5	2,450	60%	1,470
6	2,459	60%	1,475
7	2,468	60%	1,481
8	2,600	60%	1,560
9	2,070	60%	1,242
10	1,882	60%	1,129
11	1,882	60%	1,129
12	1,882	60%	1,129
13	1,883	60%	1,129
14	2,008	60%	1,204
15	2,720	60%	1,632
16	2,411	60%	1,446
17	2,411	60%	1,446
18	2,411	60%	1,446
19	2,411	60%	1,446
20	2,411	60%	1,446
21	2,411	60%	1,446
22	2,411	60%	1,446
23	2,411	60%	1,446
24	2,392	60%	1,435
25	2,452	60%	1,471
26	2,660	60%	1,596
27	3,176	60%	1,905

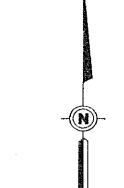
RECORDER'S MEMORANDUM: At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

<u>ن</u> AS

OWNER/DEVELOPER: COMMUNITY DEVELOPMENT GROUP, LLC 4919 LOCHMAN LANE PEARLAND, TEXAS 77584

PHONE: 713-826-7057

MOMENTUM ENGINEERING SURVEYING 12651 BRIAR FOREST SUITE 350 HOUSTON, TEXAS 77077 PHONE: 281-741-1998 FIRM NO. 10109600



GRAPHIC SCALE: 1"