

STATE OF TEXAS
COUNTY OF HARRIS

We, Moderno Homes LLC, acting by and through Jason Nunez, President being officers of Moderno Homes LLC, hereinafter referred to as Owners (whether one or more) of the 0.1147 Acre tract described in the above and foregoing map of Moderno Houston 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 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 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 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 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 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 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 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 the easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, Moderno Homes LLC, has caused these presents to be signed by Jason Nunez, President thereunto authorized, this 15th day of October, 2017.

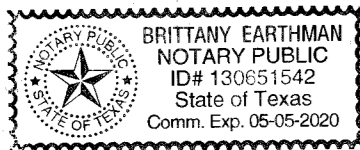
Moderno Homes LLC Owners
By: *Jason Nunez*
Jason Nunez, President

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.

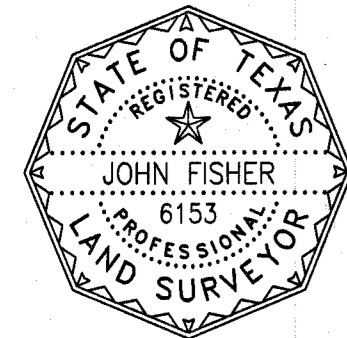
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of October, 2017.

Brittany Earthman
Notary Public in and for the State of Texas
Print Name: *Brittany Earthman*
My Commission expires: *5-5-20*



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.

John D. Fisher
John Fisher
Texas Registration No. 6153

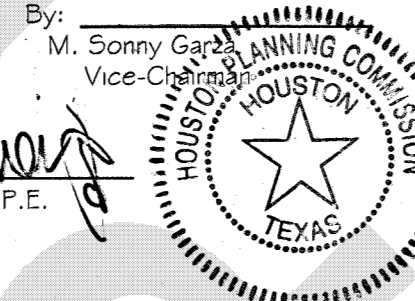


This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of MODERNO HOUSTON PLAZA in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 20th day of February, 2018.

By: *Martha L. Stein*
Martha L. Stein
Chair

By: *M. Sonny Garcia*
M. Sonny Garcia
Vice-Chair

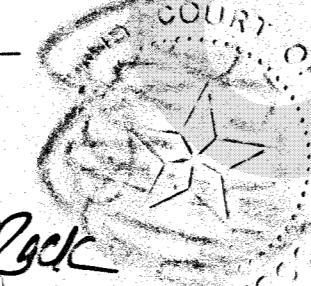
By: *Patrick Walsh, P.E.*
Patrick Walsh, P.E.
Secretary



I, Stan Stanart, County Clerk of Harris County, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on *MARCH 5, 2018* at *11:13 o'clock A.M.*, and duly recorded on *MARCH 5, 2018* at *1:45 o'clock P.M.*, and at Film Code Number *684179* 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: *Stan Stanart*
Stan Stanart
County Clerk
Of Harris County, Texas



By: *Edwina V. Mack*
Edwina V. Mack
Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

DWELLING UNIT DENSITY TABLE

COLM. A	COLM. B	COLM. C
TOTAL # OF DWELLINGS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
3 UNITS	0.114 AC.	26.3 UNITS/AC.

- 1) At least 150 sq. ft. of permeable area is required per lot 450 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.

LOT AREA CALCULATIONS

LOT #	LOT SIZE	BUILDING COVERAGE	COVERAGE %
1	1,759 SQ. FT.	1,055 SQ. FT.	60%
2	1,593 SQ. FT.	949 SQ. FT.	60%
3	1,658 SQ. FT.	994 SQ. FT.	60%

- NOTES:
- Lots 1, 2 & 3, block 1 are restricted to single family residential uses as defined by Chapter 42 of the City of Houston Code of Ordinance.
 - 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.
 - 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.
 - 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.
 - All Lots shall have an adequate wastewater collection service.
 - 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 (0.9998941)
 - 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.
 - Vehicular access to each lot is provided for by shared driveway only.
 - 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.
 - The garage portion of each single-family residential unit is setback from the edge of the shared driveway at least 4 feet. Each garage entry is parallel to the shared driveway.
 - The residential units or lots located in this subdivision are ineligible for the solid waste collection services by the city at the time of filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

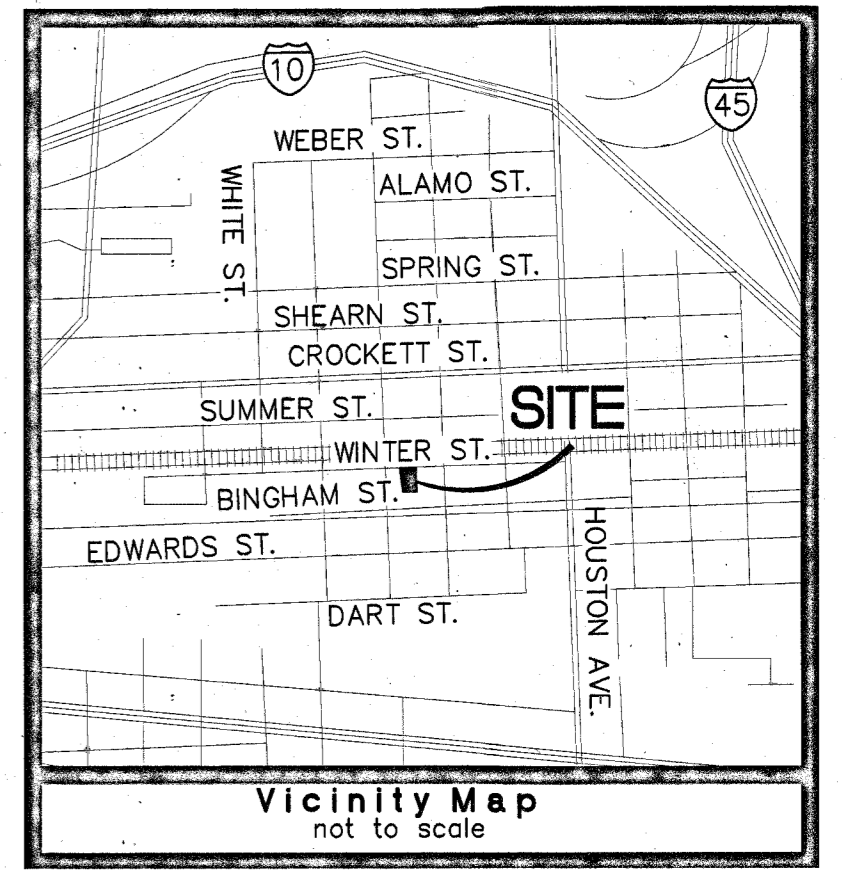
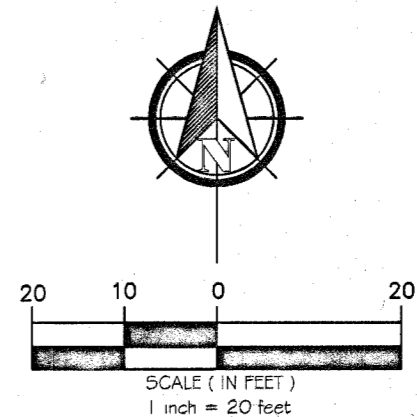
PARKS AND OPEN SPACE TABLE

Number of Existing Dwelling Units	0
Owner hereby certifies that information provided is true	
Number of Proposed Dwelling Units	3
Number of incremental Dwelling Units	3

- 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 14.
- This percentage (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 (3 units) of dwelling units.

RP-2018-91834

3/5/2018 hccprp1 60.00

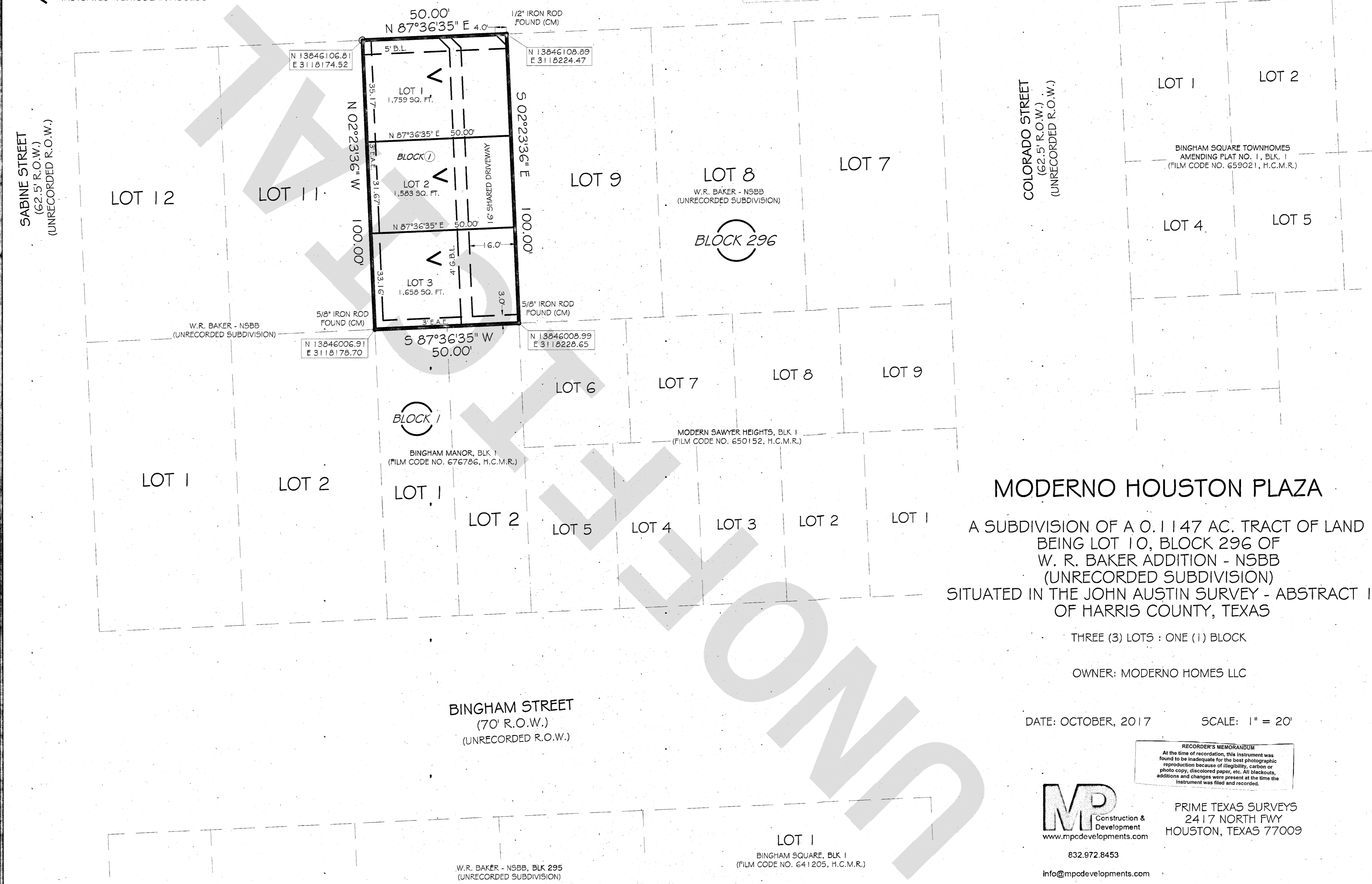


FILED
3/5/2018 11:13 AM
Stan Stanart
COUNTY CLERK

OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
684179
FILM CODE
MODERNO HOUSTON PLAZA
THIS IS PAGE 1 OF 2 PAGES
SCANNER Context IQ4400
KEY MAP

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

- LEGEND
- AC. - ACREAGE
 - B.L. - BUILDING LINE
 - G.B.L. - GARAGE BUILDING LINE
 - H.C.M.R. - HARRIS COUNTY MAP RECORD
 - SQ. FT. - SQUARE FEET
 - R.O.W. - RIGHT OF WAY
 - E.A.E. - EMERGENCY ACCESS EASEMENT
 - - IRON ROD FOUND
 - - IRON ROD SET
 - ◀ - INDICATED VEHICULAR ACCESS



MODERNO HOUSTON PLAZA
A SUBDIVISION OF A 0.1147 AC. TRACT OF LAND
BEING LOT 10, BLOCK 296 OF
W. R. BAKER ADDITION - NSBB
(UNRECORDED SUBDIVISION)
SITUATED IN THE JOHN AUSTIN SURVEY - ABSTRACT 1
OF HARRIS COUNTY, TEXAS

THREE (3) LOTS : ONE (1) BLOCK
OWNER: MODERNO HOMES LLC
DATE: OCTOBER, 2017 SCALE: 1" = 20'

RECORDER'S MEMORANDUM
At the time of recording, this instrument was found to be inadequate for its use as a photographic reproduction because of illegibility, confusion or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.
MP Construction & Development
www.mpdevelopments.com
832.972.8453
info@mpdevelopments.com
PRIME TEXAS SURVEYS
2417 NORTH FWY
HOUSTON, TEXAS 77009

TAX CERTIFICATE



ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:
MODERNO HOMES LLC
2121 MID LN STE 336
HOUSTON, TX 77027-3813

Legal Description
LT 10 BLK 296
BAKER NSBB

Parcel Address: 1711 WINTER
Legal Acres: .1148

Account Number: 005-119-000-0010

Print Date: 02/13/2018
Paid Date:
Issue Date: 02/13/2018
Operator ID: NCRUZ

Certificate No: 12101751
Certificate Fee: \$10.00

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 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 2017. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

MODERNO HOMES LLC
2121 MID LN STE 336
HOUSTON, TX 77027-3813

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

2017 Value:	198,000
2017 Levy:	\$5,002.18
2017 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

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

OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 684180

MODERNO HOUSTON PLAZA

THIS IS PAGE 2 OF 2 PAGES

SCANNER Context IQ4400

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