STATE OF TEXAS

COUNTY OF HARRIS

We, H-Town Cash Buyers, LLC, acting by and through Adrial Hsu, being officers of H-Town Cash Buyers, LLC referred to as owners (whether one or more) of the 0.1147 ac. tract described in the above and foregoing map of Noble Plaza Estates, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map 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 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 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 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 restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, H-Town Cash Buyers, LLC has caused these presents to be signed by Adrial Hsu, it's President thereunto authorized, this 20 day of OCTOBER 2023.

BY: _____
Adrial Hsu

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Adrial Hsu, 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 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 20th day of October 2023.

Notary Public in and for the
State of Texas

Print Name: Nahom Tesfaselase

My Commission expires: July 15 2024

NAHOM TESFASELASE
My Notary ID # 132969479
Expires July 15, 2024

I, Daniel Villa, Jr., 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.

Daniel Villa, Jr.
Texas Registration No. 6281
Firm NO. 10194609

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Noble Plaza Estates 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 19 day of November 2023.

By: _____
Martha L. Stein
Chair

Or

By: _____
M. Sonny Garza
Vice-Chairman

By: _____
Margaret Wallace Brown, AICP, CNU-A
Secretary

I, TENESHIA 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 Nov. 15 2023, at 2:13 o'clock P. M., and duly recorded on Nov. 16 2023, at 9:10 o'clock A. M., and at Film Code Number 705883 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.

TENESHIA HUDSPETH
County Clerk
Of Harris County, Texas

By: _____
Deputy CHRISTIAN ORONA

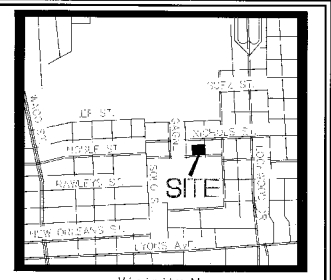
PARKS AND OPEN SPACE TABLE	
Number of Existing Dwelling Units	0
Number of Proposed Dwelling Units	3
Number of Incremental Dwelling Units	3

RP-2023-435923

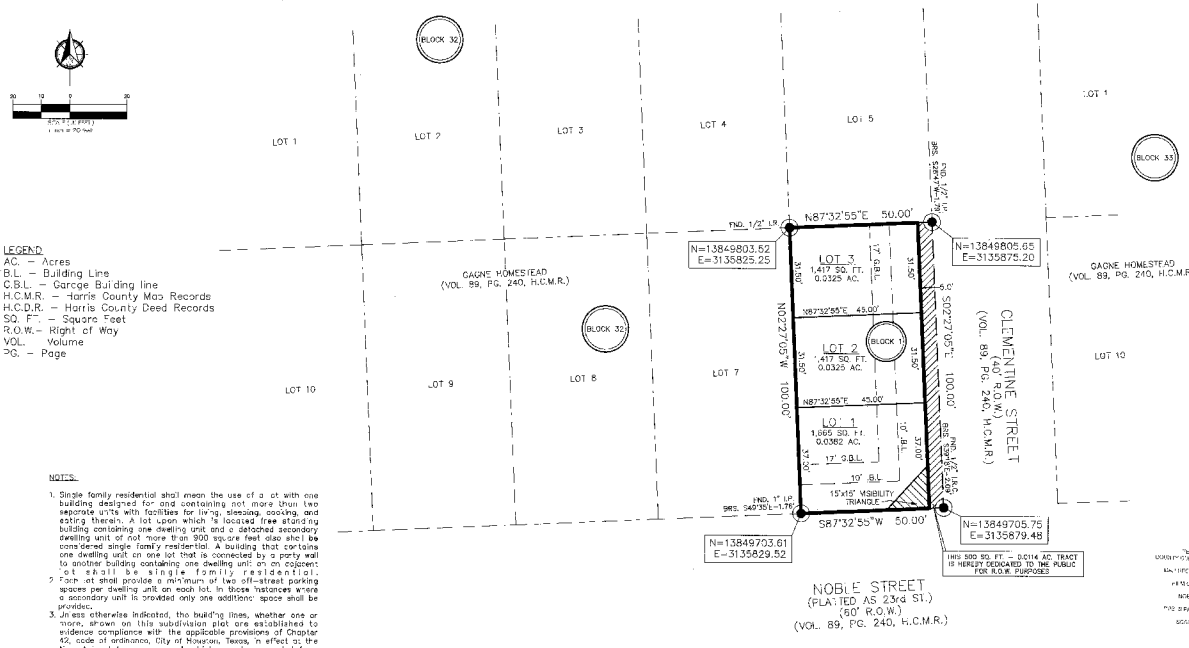
11/15/2023 hcelprl 60.00

FILED
11/15/2023 2:13 PM

COUNTY CLERK



Vicinity Map
not to scale
KEY MAP 494C



LEGEND
AC. – Acres
B.L. – Building Line
C.B.L. – Garage Building line
H.C.M.R. – Harris County Map Records
H.C.D.R. – Harris County Deed Records
SQ. FT. – Square Feet
R.O.W. – Right of Way
VOL. – Volume
PG. – Page

NOTES:

1. 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 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.
2. 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.
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 ordinance, 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 factor of 0.99989504046.
5. 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.
6. Each lot shall be restricted to single family residential use.
7. A lots shall have an adequate waste water collection service.
8. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from ground.

LOT SIZE AND COVERAGE TABLE			
LOT #	LOT SIZE	BUILDING COVERAGE	COVERAGE %
1	1,865 SQ. FT.	999 SQ.FT.	60%
2	1,417 SQ. FT.	850 SQ.FT.	60%
3	1,417 SQ. FT.	850 SQ.FT.	60%

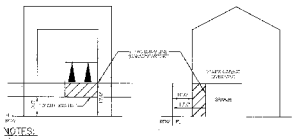
DWELLING UNIT DENSITY TABLE

COLV. A	COLV. B	COLV. C
TOTAL # OF DWELLINGS	TOTAL GROSS ACREAGE	TOTAL DWELLING DENSITY
3 UNITS	0.1147 AC.	26.155 UNITS/AC.

– 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 17.
– 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 (3 units) of dwelling units.

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.

TYPICAL LOT LAYOUT



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

NOBLE PLAZA ESTATES

A SUBDIVISION OF 0.1147 ACRES OF LAND
BEING A REPLAT OF LOT 6, BLOCK 32 OF
GAGNE HOMESTEAD ADDITION
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOL. 89, PG. 240
OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS

REASON FOR REPLAT – TO CREATE 3 LOTS & ONE BLOCK

OWNER: H-TOWN CASH BUYERS, LLC

DATE: SEPTEMBER 20, 2023 SCALE: 1" – 20'

LOTS: 3 BLOCKS: 1

PREPARED BY:

NEW ERA DEVELOPMENT & LAND SERVICES
Project Feasibility | Land Planning | Legal
www.newaredevelopment.co/
713.470.9200