

STATE OF TEXAS §  
COUNTY OF HARRIS §

We, 2020 McGowen, LLC, acting by and through Terry Fisher Managing Partner, owner, hereinafter referred to as Owners (whether one or more) of the 0.8597 acre tract described in the above and foregoing map of VIEWPOINT SQUARE REPLAT No 2, 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 plats, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), 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 purpose forever, unobstructed aerial easements. The easements shall extend horizontally on 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 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'-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 on 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 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 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, road, 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 centerline of any and all bays, creeks, gulches, or other natural drainage courses located in and adjacent to the drainage facility, and that such routing 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 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, plantings and other obstructions to the operations and maintenance of the drainage facility, and that such routing property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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 the same under the terms and conditions of such restrictions filed herewith.

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 2020 McGowen, LLC has caused these presents to be signed by Terry Fisher, Managing Partner, thereunto authorized, this, the 4th day of MAY, 2015.

2020 McGowen, LLC

By: Terry Fisher  
Managing Partner

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day, personally appeared Terry Fisher, 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 in considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this, the 4th day of MAY, 2015.



Notary Public in and for the State of TEXAS  
My Commission expires: 11-16-2016

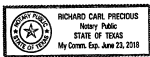
We, Viewpoint Development, LLC, owner and holder of liens against the property described in the plat known as VIEWPOINT SQUARE REPLAT No 2, said liens being evidenced by instruments of record as filed in County Clerk's File No. 20140266017 of the Official Public Records of Real Property of Harris County, Texas, do hereby in all things subordinate our interest in said property to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and in considerations therein expressed, and the dedications and restrictions shown herein to said subdivision, and we hereby confirm that we are the present owner of said liens and have not assigned the same nor any part thereof.

By: Mukundral Patel  
name: Mukundral Patel  
title: Managing Partner

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day, personally appeared Mukundral Patel, 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 in considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this, the 4 day of MAY, 2015.



Notary Public in and for the State of TEXAS  
My Commission expires: June 23, 2018

I, Bernard F. Johnson, 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 grounds 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.

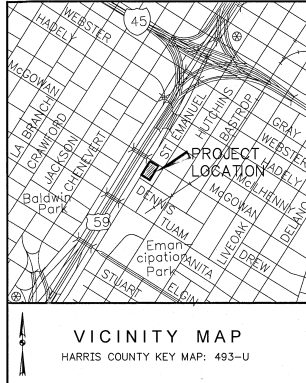


Bernard F. Johnson, R.P.L.S.  
Century Engineering, Inc.  
Texas Registration No. 4314

LOT SIZE AND COVERAGE TABLE

BLOCK ONE	LOT SIZE	BLD'G. COVERAGE	% COVERAGE	NOT TO EXCEED
1	2,187	1,312	60%	
2	1,437	862	60%	
3	1,437	862	60%	
4	1,437	862	60%	
5	1,437	862	60%	
6	1,437	862	60%	
7	1,437	862	60%	
8	1,437	862	60%	
9	1,437	862	60%	
10	1,437	862	60%	
11	1,437	862	60%	
12	2,137	1,282	60%	
13	2,187	1,312	60%	
14	1,437	862	60%	
15	1,437	862	60%	
16	1,437	862	60%	
17	1,437	862	60%	
18	1,437	862	60%	
19	1,437	862	60%	
20	1,437	862	60%	
21	1,437	862	60%	
22	1,437	862	60%	
23	2,187	1,312	60%	

36,001 1565 Avg. Lot Size



FILED  
5/21/2015 12:00 PM  
Stan Stanart  
COUNTY CLERK  
20150217442  
5/21/2015 HCCRP1 6000

This is to certify that the Houston City Planning Commission of the City of Houston, Texas has approved this plat and subdivision of VIEWPOINT SQUARE REPLAT No 2 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, the 14th day of May, 2015.



By: Mark A. Kilkenny or M. Sonny Garza  
Chair Vice Chairman

By: Patrick Walsh, P.E.  
Secretary

I, Stan Stanart, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certification of authentication was filed for registration in my office on May 21, 2015, at 12:00 o'clock P.M. and duly recorded on May 21, 2015, at 1:04 o'clock P.M. and at Film Code Number 674645 of the Map Records of Harris County, for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Houston, Texas, the day and date last above written.

Stan Stanart  
County Clerk of Harris County, Texas

By: Edwin V. Mack  
Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE OF REAL PROPERTY BECAUSE OF COLOR OR RACE IS HEREBY REPEALED.

RESIDENTIAL PLAT NOTES

- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL) 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.
- ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE AS DEFINED BY CHAPTER 42.
- VEHICULAR ACCESS TO EACH LOT IS PROVIDED FOR BY A SHARED DRIVEWAY ONLY.
- ANY FENCE OR WALL UP TO EIGHT FEET HIGH SHALL BE LOCATED AT LEAST TWO FEET FROM THE PROPERTY LINE ALONG THE COLLECTOR STREET OR LOCAL STREET. THIS AREA SHALL BE PLANTED AND MAINTAINED WITH LANDSCAPE.
- ALL LOTS WITHIN THIS SUBDIVISION SHALL HAVE ADEQUATE WASTE-WATER COLLECTION SERVICE.
- 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 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.
- THIS SUBDIVISION CONTAINS ONE OR MORE SHARED DRIVEWAYS 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 PUBLIC ACCESS EASEMENTS WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
- THE RESIDENTIAL UNITS OR LOTS ENCOMPASSED BY THE PLAT ARE ELIGIBLE 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.
- ACCESS TO THE SHARED DRIVEWAY IS HEREBY DENIED TO ALL PROPERTIES OUTSIDE THE PLAT BOUNDARY.
- AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 3,450 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 THE EQUAL DENSITY OF 27 UNITS TO THE GROSS ACRE OF ALL LAND WITHIN THE BOUNDARIES OF THIS SUBDIVISION PLAT.
- SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83); AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING CORRECTED SCALE: 0.9999484.
- THE BUILDING LINES FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENCROUGH INTO ANY VISIBILITY TRIANGLE. THIS AREA SHALL ASSURE ADEQUATE VISIBILITY SIGHT LINES FOR VEHICULAR TRAFFIC APPROACHING THE INTERSECTION.
- NO HEAVY OR OVERHEAD TRAILER COLLECTION SERVICE SHALL BE PROVIDED TO RESIDENTIAL UNITS ELIGIBLE FOR COLLECTION PURSUANT TO ITEM 2 OF SEC. 37-65 OF THE CODE OF ORDINANCES.

PARKS & OPEN SPACE TABLE

A	NO. OF EXISTING DWELLING UNITS	12
B	NO. OF PROPOSED DWELLING UNITS	23
NO. OF PAF PERCENTAGE ON LOTS		11

- 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 SUB-DIVISION 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 No. 15.
- THIS PERCENTAGE (48%) SHALL BE APPLIED TO THEN-CURRENT FEE IN LIEU OF DEDICATION.
- THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER 11 OF DWELLING UNITS.

DENSITY TABLE

TOTAL NO. OF DWELLINGS	TOTAL GROSS ACRES (AC)	TOTAL PROJECT (UNITS PER ACRE)
23	0.8597	26.7

PARKING FOR SF RESIDENTIAL USE

NO. OF PROPOSED LOTS	NO. OF ADDITIONAL PARKING REQUIRED	NO. OF ON-STREET PARKING	NO. OF ON-STREET PARKING
23	3	0	3

RESERVE TABLE

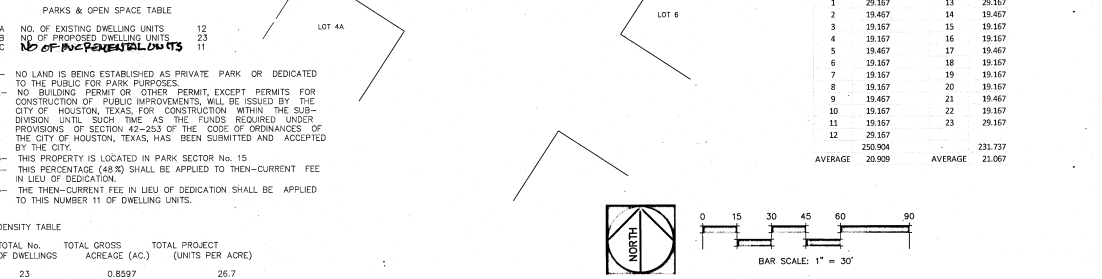
RESERVE	ACREAGE	50 FT. RESERVE USE
A	0.033	1,437.5 PARKING

OWNER:  
2020 MCGOWEN, LLC

P.O. Box 7233  
HOUSTON, TEXAS 77248-7233  
PHONE: (281) 731-6878  
CONTACT: Mr. Andre Julien

ENGINEER:

CENTURY ENGINEERING, INC.  
3030 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063 (713) 780-8871  
TEXAS SURVEY REGISTRATION NO. 100965-0



LOT WIDTH TABLE

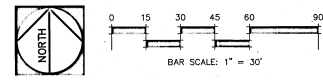
BLOCK ON	LOT No.	WIDTH
1	1	29.167
	2	19.467
	3	19.167
	4	19.167
	5	19.467
	6	19.167
	7	19.167
	8	19.167
	9	19.467
	10	19.167
	11	19.167
	12	29.167
AVERAGE		20.909

BLOCK ON LOT

LOT No.	WIDTH	
13	29.167	
14	19.467	
15	19.167	
16	19.167	
17	19.467	
18	19.167	
19	19.167	
20	19.167	
21	19.467	
22	19.167	
23	29.167	
AVERAGE		21.737

AVERAGE

250.904	231.737
20.909	21.067



VIEWPOINT SQUARE REPLAT No 2

A subdivision of 0.8597 acres; located in the J S Holman Survey, Abstract No. 1, Houston, Harris County, Texas

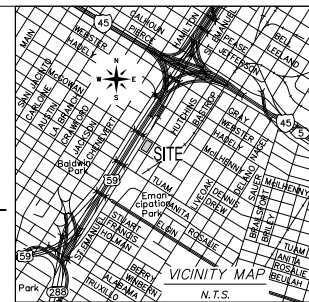
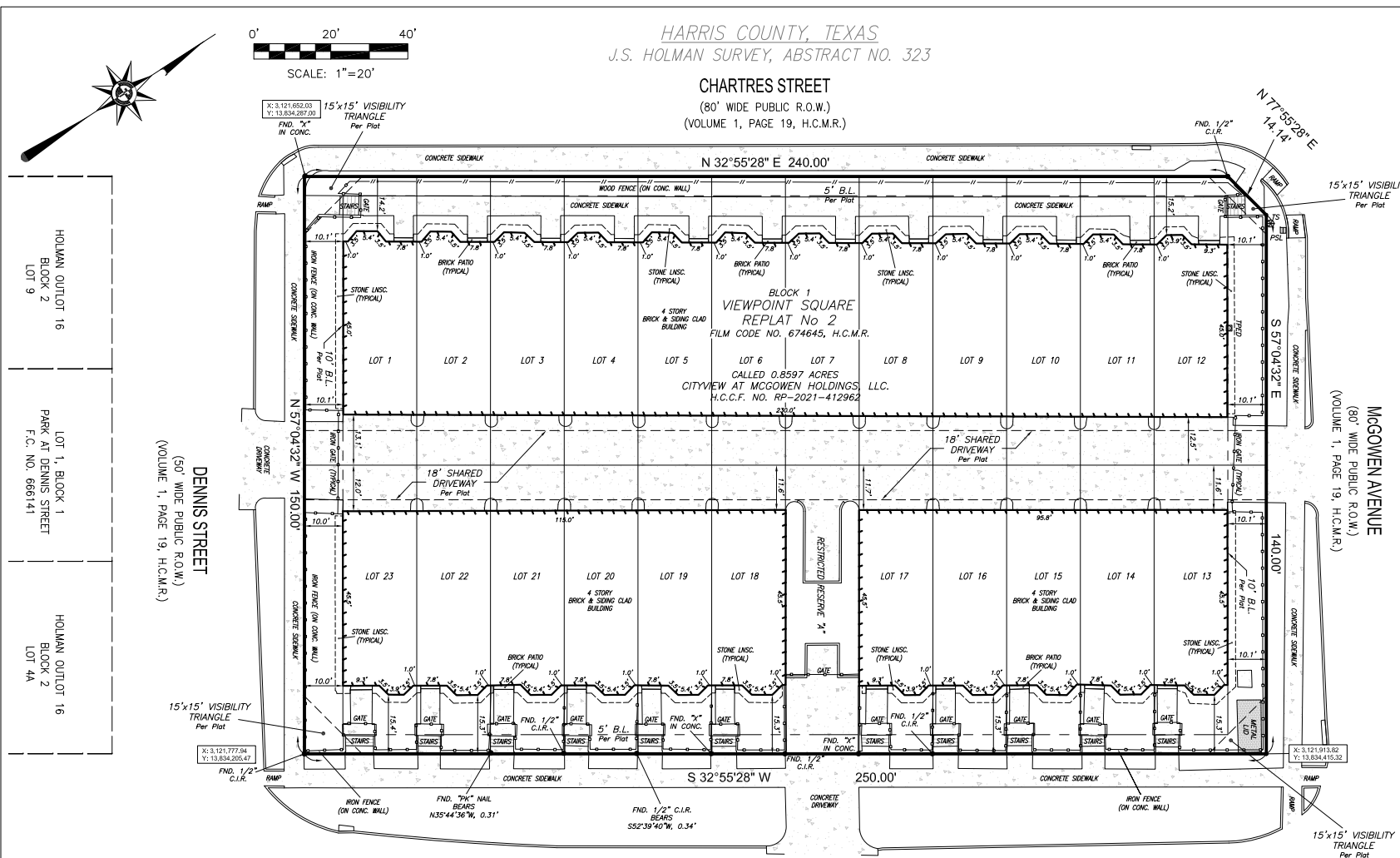
also being a replat of Unrestricted Reserve "A", Viewpoint Square Replat No. 1, a Subdivision, as recorded in Film Code 667002 HCMR, Houston, Harris County, Texas

1 BLOCK 1 RESERVE 23 LOTS

Reason for replat: To create 23 Single Family Lots

RECORDING INFORMATION  
At the time of recording, this instrument was found to be unrecorded because of a clerical error in the recording office. The recording office has corrected the error and this instrument is being recorded as a corrected instrument. All other information and charges were provided and the instrument was recorded in accordance with the requirements of the Public Information Act.

CHARTRES STREET  
(80' WIDE PUBLIC R.O.W.)  
(VOLUME 1, PAGE 19, H.C.M.R.)



LOT 9, HOLMAN OUTLOT 14  
BLOCK "C"  
VOL. 11, PG. 331 H.C.D.R.

**SURVEYOR'S NOTES**

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48201C0880M, REVISED JANUARY 06, 2017, THE SUBJECT TRACT IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
3. BEARINGS AND COORDINATES SHOWN THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH CENTRAL ZONE NO. 4204.
4. THERE ARE NO VISIBLE SIGNS OF A CEMETERY ON THIS TRACT.
5. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. PROPERTY HAS PHYSICAL ACCESS TO CHARTRES STREET, DENNIS STREET, MCGOWEN AVENUE, AND ST. EMANUEL STREET.
9. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

LOT 1, HOLMAN OUTLOT 14  
BLOCK "C"  
VOL. 11, PG. 331 H.C.D.R.

ST. EMANUEL STREET  
(80' WIDE PUBLIC R.O.W.)  
(VOLUME 1, PAGE 19, H.C.M.R.)

LOT 32  
BLOCK 1  
LA VILLE  
SAINT EMANUEL  
F.C. NO. 664109

RESERVE "A", BLOCK 1 OF ADMIRAL LINEN  
F.C. NO. 682415

LEGEND	
A/C	AIR CONDITIONING UNIT
ACC	ACCESS CAP
AE	AERIAL EASEMENT
ASPH	ASPHALT
BCH	BURIED CABLE MARKER
BFP	BACKFLOW PREVENTER
BL	BUILDING LINE
BOL	PROTECTIVE BOLLARD
C	CENTERLINE
CC	CLEAN CUT
CONC.	CONCRETE
COR	CORNER
COP	CORRUGATED PLASTIC PIPE
DRWY	DRIVEWAY
EA	EDGE OF ASPHALT
EBOX	ELECTRIC BOX
EC	EDGE OF CONCRETE
EM	ELECTRIC METER
ESMT	EASEMENT
FC	FILM CODE
FF ELEV	FINISHED FLOOR ELEVATION
FH	FINE HYDRANT
FL	FLOW LINE
FLD	FLOW LINE OF DITCH
FP	FLAG POLE
FND	FOUND
GI	GRATE INLET
GM	GAS METER
GRV	GRASS
GT	GREASE TRAP
GW	GUY WIRE
HH	HAND HOLE
HRAL	HAND RAIL
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
HDWL	HEADWALL
HR	IRON ROD
LNSC	LANDSCAPE
LS	LIGHT STANDARD
MB	MAILBOX
MW	MANHOLE
MW	MONITORING WELL
NG	NATURAL GROUND
NO	NUMBER
OVH	OVERHANG
P	OVERHEAD LINES
PP	POWER POLE
PLM	PIPELINE MARKER
PRV	PRESSURE RELEASE VALVE
PRL	PEDESTRIAN SIGNAL LIGHT
PWMT	PAVEMENT
R	PROPERTY LINE
SAN	SANITARY
SM	SANITARY MANHOLE
SDWK	SIDEWALK
SI	SANITARY INTERCEPTOR
SP	SERVICE POLE
STM	STORM SEWER
STM-MH	STORM SEWER MANHOLE
SW	SAMPLE WELL
TD	TOP OF BANK
TE	TEMPORARY BENCHMARK
TG	TOP OF CURB
TC	TOP OF GRADE
TL	TREE LINE
TMH	TELEPHONE MANHOLE
TS	TRAFFIC SIGNAL
TRD	TELEPHONE PEDESTAL
TR	TOP OF RIM
UE	UTILITY EASEMENT
UP	UTILITY POLE
U/G	UNDERGROUND
WF	WOOD FENCE
WMH	WATER MANHOLE
WM	WATER METER
WV	WATER VALVE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

FIELD WORK COMPLETED ON: 12/02/2022.

*Paul Coyne*  
PAUL A. COYNE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6374



REVISIONS		
REV.	DESCRIPTION	DATE

EXISTING CONDITIONS SURVEY OF

A 0.8597 ACRE TRACT OF LAND, LOCATED IN THE J.S. HOLMAN SURVEY, ABSTRACT NO. 323, HARRIS COUNTY, TEXAS AS DEEDED TO CITYVIEW AT MCGOWEN HOLDINGS LLC, RECORDED IN H.C.C.F. NO. RP-2021-412962, BEING ALL OF LOTS 1 THROUGH 23, ALL INCLUSIVE AND UNRESTRICTED RESERVE "A" OF VIEWPOINT SQUARE REPLAT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN FILM CODE NO. 674645, OF THE HARRIS COUNTY MAP RECORDS

ADDRESS: 2020 McGowen Ave. #A-#W, Houston, Texas 77004  
PROJECT NAME: McGowen Townhouses  
CLIENT: Stallion Funding, LLC.

JOB NO.: 22-0177
SCALE: 1"=20'
DATE: 01/24/2023
DRAWN BY: JP
CHECKED BY: PAC
APPROVED BY: PAC



*Description of Units.*

Each Unit shall consist of the following portions of the Building: (i) the interior surface of each Unit's perimeter walls; (ii) the interior surface of the ceiling of the Unit; (iii) the upper surface of the floor of each Unit; (iv) the interior surface (including all glass or glass substitutes) of the windows, and doors set in each Unit's perimeter walls;

*Description of Terraces.*

Each Terrace shall consist of the following portions of the Building: the interior surfaces of the perimeter walls, floors, of each Terrace (the outward boundary of the floor of each Terrace constituting the unfinished decking of such Terrace; the outward boundary of the perimeter walls of each Terrace constituting a vertical plane, immediately adjacent to the interior, inner surface of the Terrace railing, extending from the floor of the Terrace upward along a vertical plane extending downward from the outermost edge of the ceiling of the Terrace



**CITY VIEW AT McGOWEN  
PERSPECTIVE UNIT BOUNDARIES**

THE PLATS OR PLANS ATTACHED HERETO CONTAIN  
THE INFORMATION REQUIRED BY SECTION 82.059 OF  
THE TEXAS UNIFORM CONDOMINIUM ACT, AS APPLICABLE

**TYPICAL UNIT BOUNDARIES**

- (A) → INTERIOR UNFINISHED SURFACE OF UNIT PERIMETER WALL
- (B) → INTERIOR UNFINISHED SURFACE OF THE CEILING OF THE UNIT
- (C) → UPPER SURFACE OF THE UNFINISHED FLOOR OF EACH UNIT
- (D) → INTERIOR SURFACE OF DOORS, WINDOWS SET IN UNIT PERIMETER WALL
- T LIMITED COMMON ELEMENT UNCOVERED TERRACE

*Description of Units.*

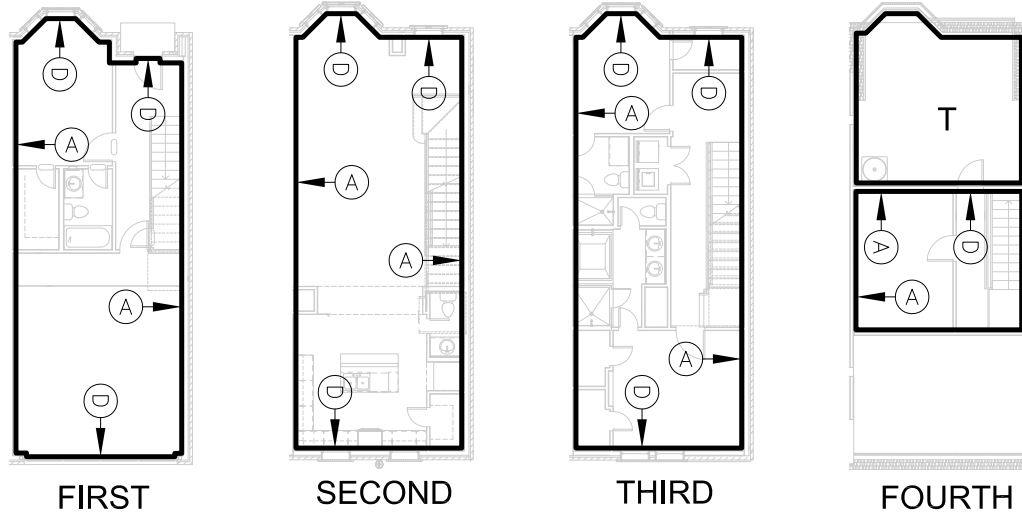
Each Unit shall consist of the following portions of the Building: (i) the interior surface of each Unit's perimeter walls; (ii) the interior surface of the ceiling of the Unit; (iii) the upper surface of the floor of each Unit; (iv) the interior surface (including all glass or glass substitutes) of the windows, and doors set in each Unit's perimeter walls;

*Description of Terraces.*

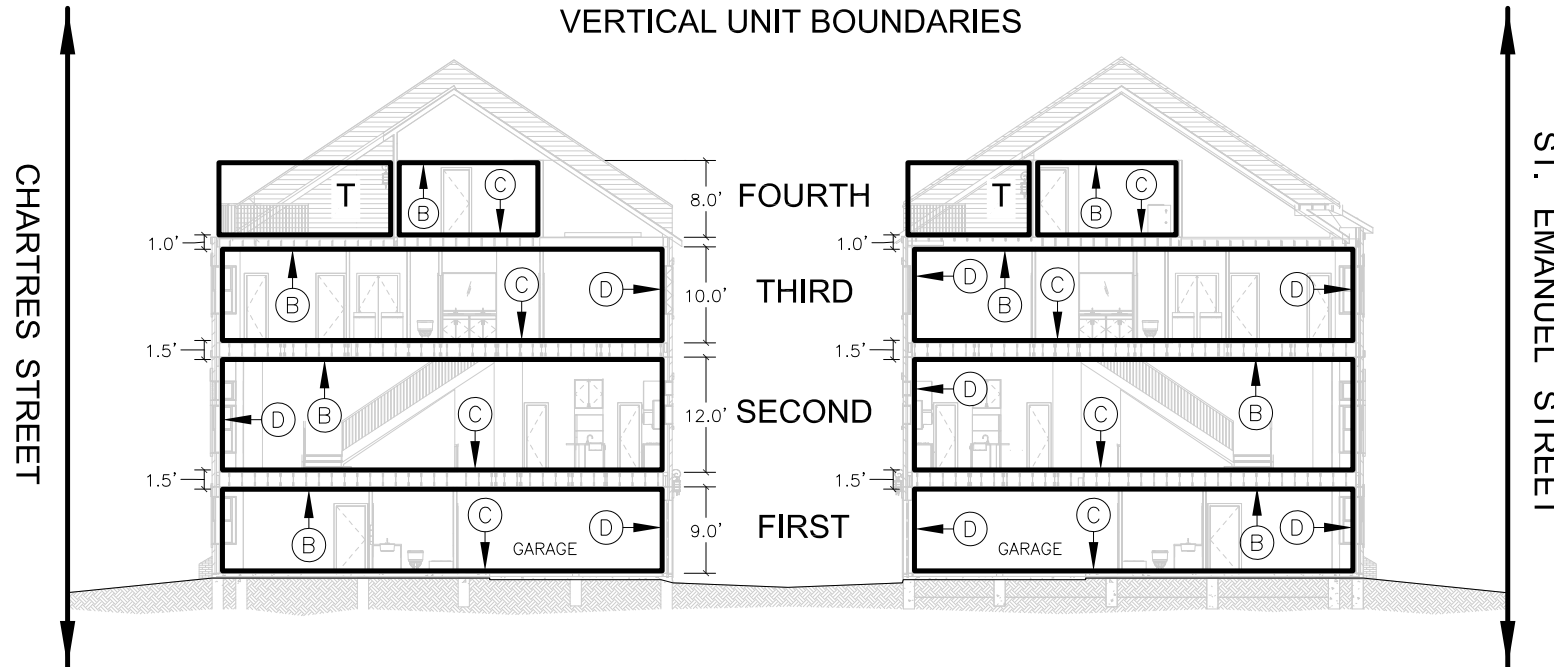
Each Terrace shall consist of the following portions of the Building: the interior surfaces of the perimeter walls, floors, of each Terrace (the outward boundary of the floor of each Terrace constituting the unfinished decking of such Terrace; the outward boundary of the perimeter walls of each Terrace constituting a vertical plane, immediately adjacent to the interior, inner surface of the Terrace railing, extending from the floor of the Terrace upward along a vertical plane to the projection of the ceiling of the adjoining Unit outward.

**CITY VIEW AT MCGOWEN**

THE PLATS OR PLANS ATTACHED HERETO CONTAIN THE INFORMATION REQUIRED BY SECTION 82.059 OF THE TEXAS UNIFORM CONDOMINIUM ACT, AS APPLICABLE

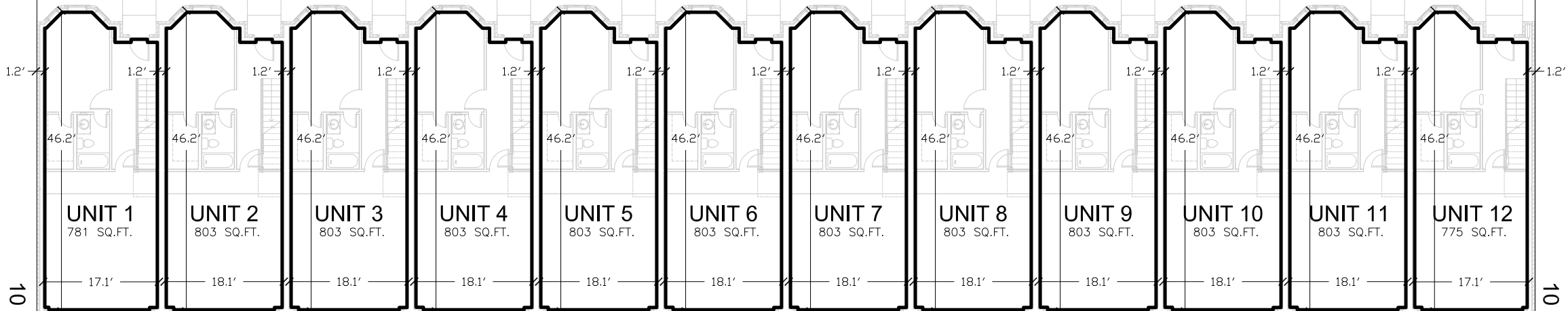


**VERTICAL UNIT BOUNDARIES**



CHARTRES STREET

5 FT. BUILDING LINE



DENNIS STREET

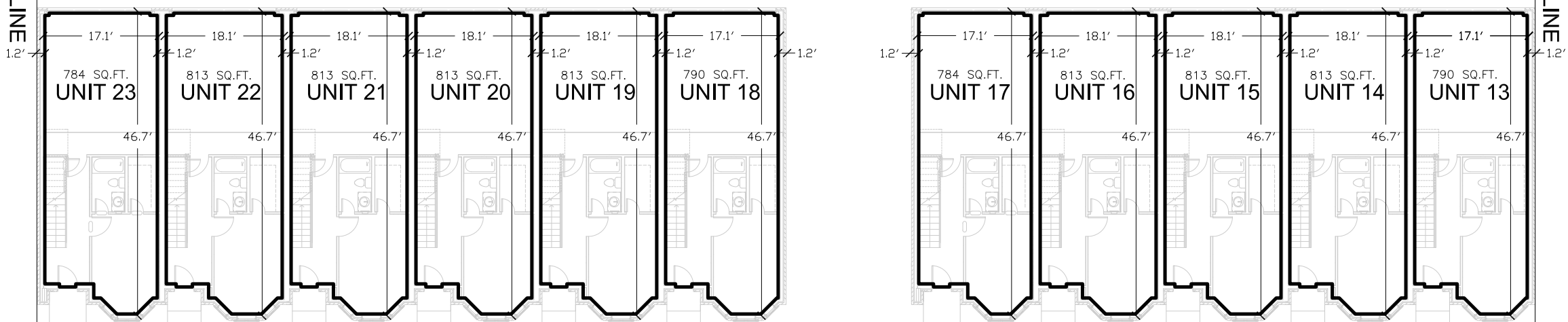
10 FT. BUILDING LINE

10 FT. BUILDING LINE

MCGOWEN STREET

**CITY VIEW AT MCGOWEN  
FIRST FLOOR UNIT BOUNDARIES**

THE PLATS OR PLANS ATTACHED HERETO CONTAIN  
THE INFORMATION REQUIRED BY SECTION 82.059 OF  
THE TEXAS UNIFORM CONDOMINIUM ACT, AS APPLICABLE

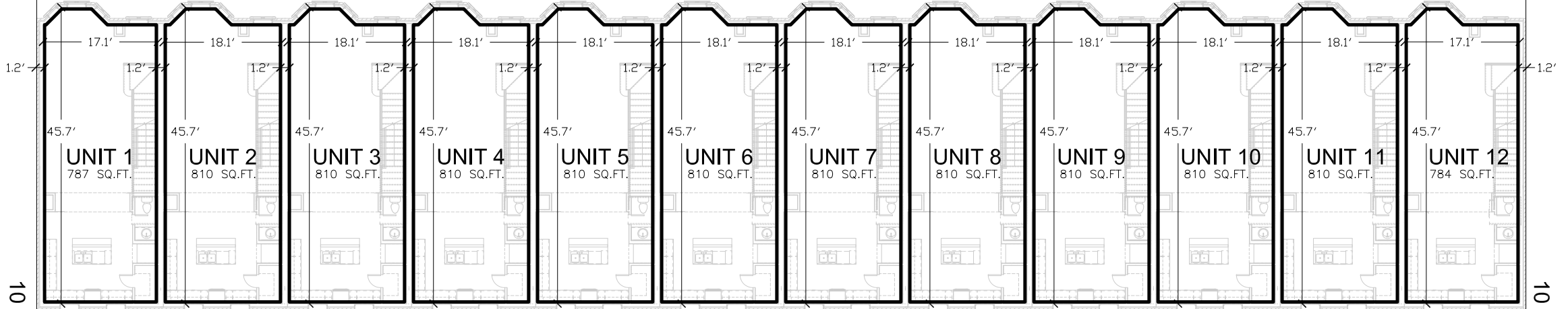


5 FT. BUILDING LINE

ST. EMANUEL STREET

CHARTRES STREET

5 FT. BUILDING LINE



DENNIS STREET

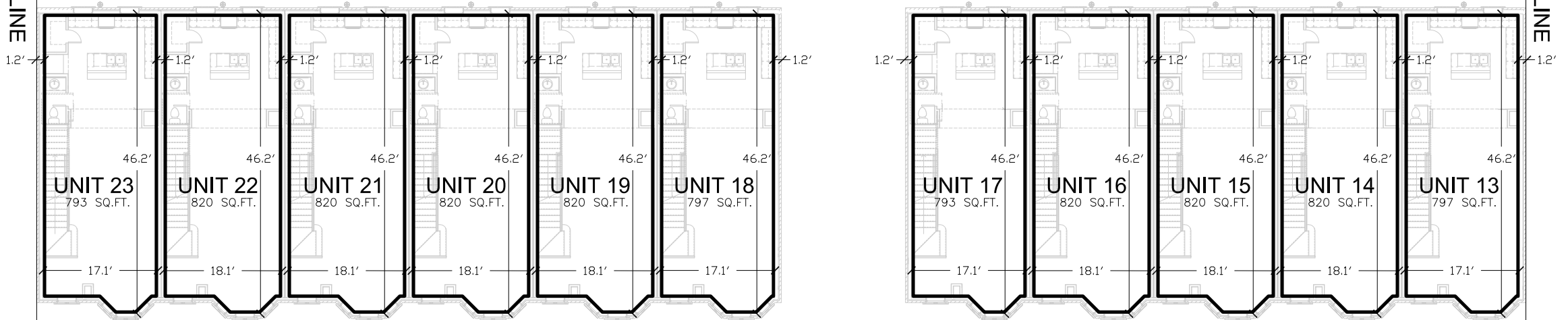
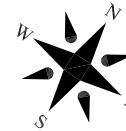
10 FT. BUILDING LINE

10 FT. BUILDING LINE

McGOWEN STREET

**CITY VIEW AT McGOWEN  
SECOND FLOOR UNIT BOUNDARIES**

THE PLATS OR PLANS ATTACHED HERETO CONTAIN  
THE INFORMATION REQUIRED BY SECTION 82.059 OF  
THE TEXAS UNIFORM CONDOMINIUM ACT, AS APPLICABLE

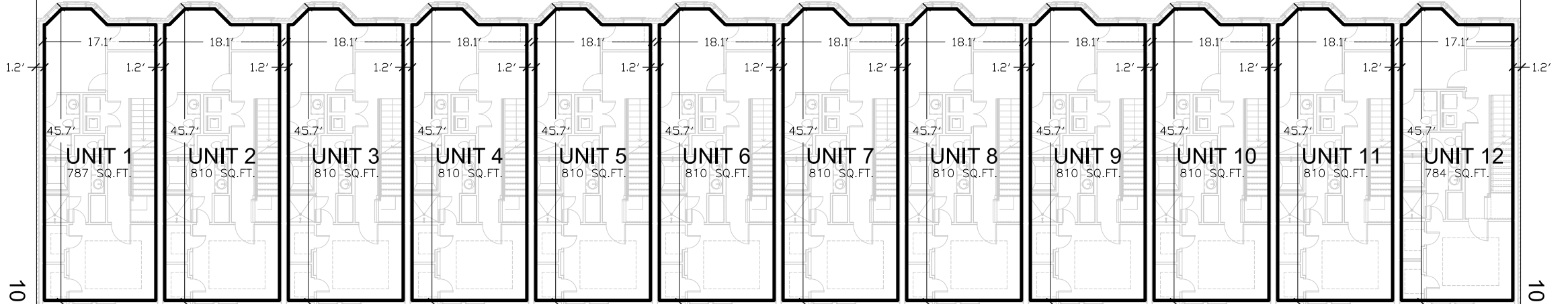


5 FT. BUILDING LINE

ST. EMANUEL STREET

CHARTRES STREET

5 FT. BUILDING LINE



DENNIS STREET

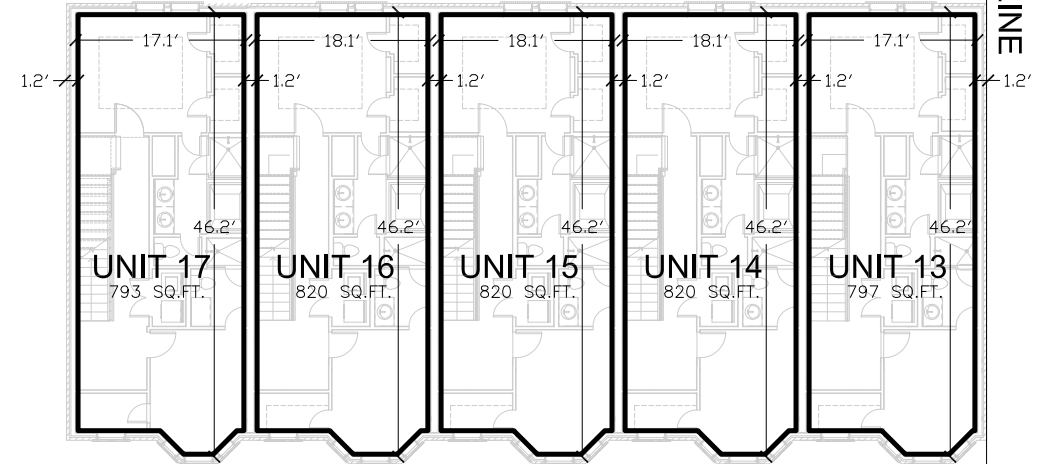
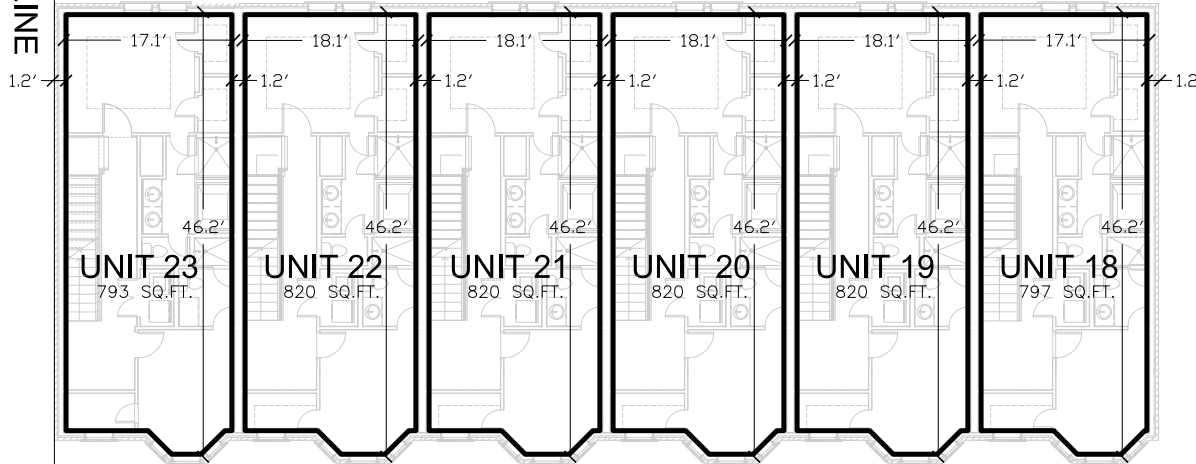
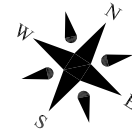
10 FT. BUILDING LINE

10 FT. BUILDING LINE

McGOWEN STREET

**CITY VIEW AT McGOWEN  
THIRD FLOOR UNIT BOUNDARIES**

THE PLATS OR PLANS ATTACHED HERETO CONTAIN  
THE INFORMATION REQUIRED BY SECTION 82.059 OF  
THE TEXAS UNIFORM CONDOMINIUM ACT, AS APPLICABLE

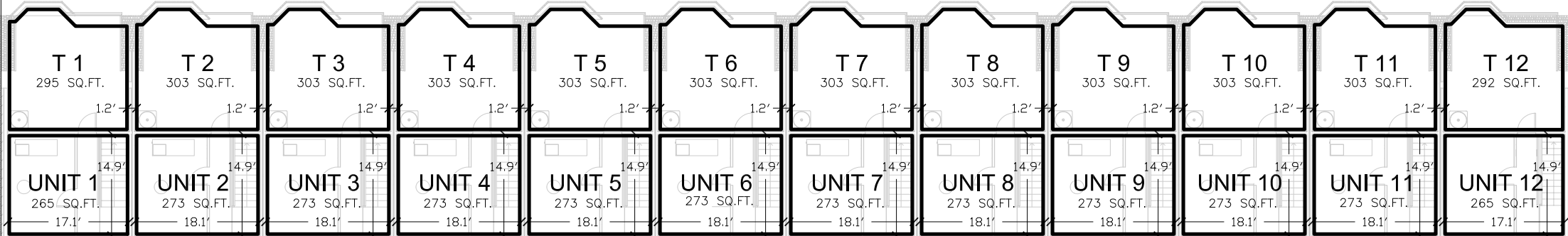


5 FT. BUILDING LINE

ST. EMANUEL STREET

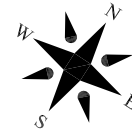
CHARTRES STREET

5 FT. BUILDING LINE



CITY VIEW AT MCGOWEN  
FOURTH FLOOR UNIT BOUNDARIES

THE PLATS OR PLANS ATTACHED HERETO CONTAIN  
THE INFORMATION REQUIRED BY SECTION 82.059 OF  
THE TEXAS UNIFORM CONDOMINIUM ACT, AS APPLICABLE

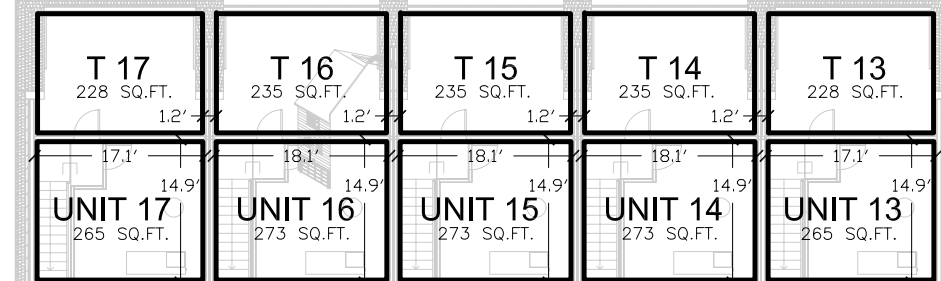
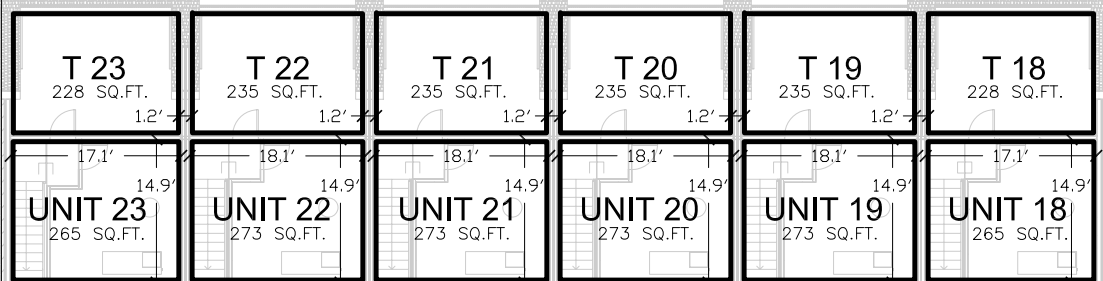


DENNIS STREET

10 FT. BUILDING LINE

10 FT. BUILDING LINE

MCGOWEN STREET



5 FT. BUILDING LINE

ST. EMANUEL STREET



## CITY VIEW AT MCGOWEN

### Allocated Interests Per Unit in Common Elements and Common Expenses

Unit	Size of Unit (Sq.Ft.)	Votes per Unit	Undivided Interest in Common Elements and Common Expenses (%)
1	2,508	1	4.16210
2	2,652	1	4.40108
3	2,652	1	4.40108
4	2,652	1	4.40108
5	2,652	1	4.40108
6	2,652	1	4.40108
7	2,652	1	4.40108
8	2,652	1	4.40108
9	2,652	1	4.40108
10	2,652	1	4.40108
11	2,652	1	4.40108
12	2,505	1	4.15712
13	2,499	1	4.14717
14	2,679	1	4.44588
15	2,679	1	4.44588
16	2,679	1	4.44588
17	2,487	1	4.12725
18	2,499	1	4.14717
19	2,679	1	4.44588
20	2,679	1	4.44588
21	2,679	1	4.44588
22	2,679	1	4.44588
23	2,487	1	4.12725
TOTAL UNITS	TOTAL Sq.Ft.	TOTAL VOTES	TOTAL OWNERSHIP INTEREST (%)
23	60,258	23	100.0000