

ACTING BY AND THROUGH CHRISTOPHER LANE, HIS VICE-PRESIDENT, ASSISTANT, OWNER (OR OWNERS) HEREIN AFTER REFERRED TO AS THE 0.1148 ACRE (5,000 SQUARE FEET) TRACT DESCRIBED IN THE MAP PLAT, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND ACCORDING TO ALL LINES, DESIGNATIONS, RESTRICTIONS, AND NOTATIONS DEDICATE TO THE USE OF THE PUBLIC (EXCEPT ALL STREETS, SIDEWALKS, EASEMENTS, PERMANENT ACCESS (EASEMENTS), ALLEYS, PARKS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND TO DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND THE TITLE ON THE LAND SO DEDICATED.

AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC UNRESTRICTED AERIAL EASEMENTS: THE AERIAL EASEMENTS SHALL BE TEN FEET (10') FOR TEN FEET (10') PERIMETER GROUND (10' x 10') FOR FOURTEEN FEET (14') PERIMETER GROUND (14' x 14') FOR SIXTEEN FEET (16') PERIMETER GROUND EASEMENTS ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND 5' THAT ARE DESIGNATED WITH AERIAL EASEMENTS (I.E. AND A.E.) AS BY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6")

AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC UNRESTRICTED AERIAL EASEMENTS: THE AERIAL EASEMENTS SHALL BE TEN FEET (10') FOR TEN FEET (10') BACK-TO-BACK GROUND (10' x 10') FOR FOURTEEN FEET (14') BACK-TO-BACK GROUND EASEMENTS OR 16' x 16' BACK-TO-BACK GROUND EASEMENTS FROM A PLANE SIXTEEN FEET ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC TRACT WITH AERIAL EASEMENTS (I.E. AND A.E.) AS INDICATED AND EASEMENT TOTALS THIRTY FEET (30') IN WIDTH.

USE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT STRUCTURE OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS SET FORTH SEPARATELY.

COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY ADJACENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY GRAVAGE DITCH.

AND BY THESE PRESENTS DO DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15') WIDE ON ALL BAYOUS, CREEKS, DRAINS, RAVINES, DRAINS, SLOUGHS OR WATERWAYS IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GOING OR RETURNING TO ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID STRIP OF LAND FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF GRAVAGE.

COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE RESTRICTED TO ANY GRAVAGE EASEMENT, DITCH, Gully, CREEK OR NATURAL WATERWAY TO KEEP SUCH GRAVAGE WAYS AND EASEMENTS CLEAR OF OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE SAID PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO APPROVED GRAVAGE STRUCTURE.

AND BY THESE PRESENTS DOES NOT ATTEMPT TO ALTER, AMEND, OR REVOKE, WE FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT OR INSTRUMENT HAS CAUSED THESE PRESENTS TO BE VOID OR VOIDABLE UNDER THE PROVISIONS OF THE HOUSTON DEVELOPMENT CODE, CHAPTER 251, SECTION 251.01, EFFECTIVE AUGUST 1, 2022.

ANT GROUP, LLC, HAS CAUSED THESE PRESENTS TO BE VOID OR VOIDABLE UNDER THE PROVISIONS OF THE HOUSTON DEVELOPMENT CODE, CHAPTER 251, SECTION 251.01, EFFECTIVE AUGUST 1, 2022.

ADMINISTRATIVE ASSISTANT

ON THIS 30th DAY OF August, 2022.

BY: CHRISTOPHER LANE, ADMINISTRATIVE ASSISTANT, KNOWN TO ME TO BE THE PERSONS WHOSE SIGNATURE AND ACKNOWLEDGMENT TO ME THAT THEY EXECUTED THESE PRESENTS WERE EXPRESSED.

BY: DEMONIQUE DELEON, Notary Public, State of Texas, Commission Expires 06-12-2024, Notary ID: 132820363

BY: DEMONIQUE DELEON, Notary Public, State of Texas, Commission Expires 06-12-2024, Notary ID: 132820363

ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID Brought to surface by applying the following combined scale:

BUILDING LINES (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS PLAT TO ENFORCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS FILED.

MEAN USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND BATHING IS LOCATED A FREE STANDING BUILDING CONTAINING ONE DWELLING UNIT. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT SHALL BE RESTRICTED TO ONE DWELLING UNIT ON AN ADJACENT LOT.

THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE MAINTAINED AND NOT BE OBTAINED OR OBTAINING BY THE PROPRIETARY EASEMENTS OR OBSTRUCTIONS BY ANY PUBLIC UTILITY COMPANY OR THE CITY OF HOUSTON, TEXAS. WHILE WOODEN POSTS AND PANGLED WOODEN FENCES ALONG THE PERIMETER AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MUST BE MAINTAINED AND NOT BE OBTAINED OR OBTAINING BY ANY PUBLIC UTILITY COMPANY OR THE CITY OF HOUSTON, TEXAS. WHILE WOODEN POSTS AND PANGLED WOODEN FENCES BACK UP, WITH NEW FENCING.

ONE OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE PER DWELLING UNIT IS REQUIRED PER LOT 600 S.F. OF MEASURABLE AREA IS REQUIRED FOR THIS SUBDIVISION. ADDITIONAL DWELLING UNITS THAT CAN BE CONSTRUCTED SHALL NOT EXCEED 27 UNITS TO THE GROSS ACRES OF ALL LAND WITHIN THE PLAT.

SURVEYOR'S CERTIFICATION:

XAVIER CHAPA, A 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 RESIDENCE 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.

XAVIER CHAPA
REGISTERED PROFESSIONAL SURVEYOR
STATE OF TEXAS
TEXAS REGISTRATION NO. 2568



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF FIFTH WARD PLACE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, TEXAS, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 30th DAY OF August, 2022.

BY: MARTHA L. SEEN (OR) SUNNY GAGAN, CITY CLERK, CITY OF HOUSTON, TEXAS, TITLE CLERK FOR VICE CHAIRMAN



L. TENESHA 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. 23, 2022, AT 11:20 O'CLOCK A.M. AND DAILY RECORDED ON NOV. 28, 2022, AT 9:24 O'CLOCK A.M. AND AT FILE CODE NO. 701793 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.

TENESHA HUDSPETH
COUNTY CLERK
HARRIS COUNTY, TEXAS



BY: CHRISTIAN ORONA, DEPUTY

THIS INSTRUMENT IS VOID UNLESS IT IS FILED IN THE INSTRUMENT BOOK AND THE ORIGINAL INSTRUMENT IS AFFIXED AND ONLY THEN SHALL BE VALID. THIS INSTRUMENT IS VOID UNLESS IT IS FILED IN THE INSTRUMENT BOOK AND THE ORIGINAL INSTRUMENT IS AFFIXED AND ONLY THEN SHALL BE VALID.

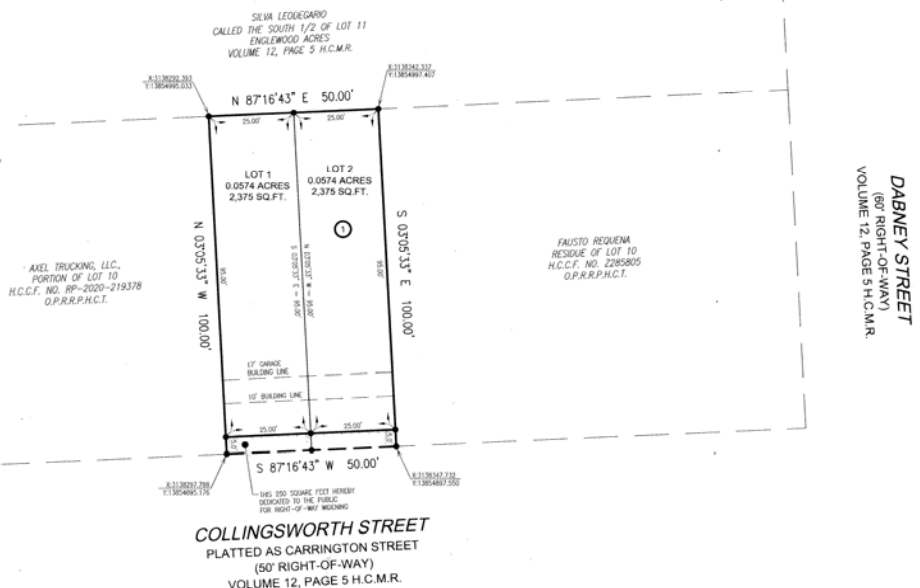
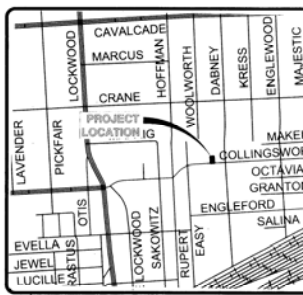
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE GROUNDS, SHALL BE VOID IN WHOLE OR IN PART INsofar AS IT VIOLATES ANY APPLICABLE FEDERAL LAW.

RP-2022-562620

11/23/2022 HCCFHP: 60.00

FILED
11/23/2022 11:20 AM

CLERK



- COLLECTOR OR LOCAL STREET
1. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.
 2. A 10-FOOT BUILDING LINE IS ESTABLISHED FOR THE PRINCIPAL STRUCTURE ONLY.
 3. A 17-FOOT BUILDING LINE IS FOR ANY CARPORT OR GARAGE FACING THE STREET.
 4. THE BUILDING ABOVE THE CARPORT OR GARAGE MAY OVERHANG THE BUILDING LINE UP TO 7 FEET.
 5. REFERENCE ABOVE TYPICAL LOT LAYOUT.

- PARKS AND OPEN SPACES:
1. NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
 2. 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.
 3. THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER "17".
 4. THIS PERCENTAGE IS (100%) SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATION.
 5. THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER (3 UNITS) OF DWELLING UNITS.
 6. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.

PARKS AND OPEN SPACE TABLE	
NUMBER OF EXISTING DWELLING UNITS	0
NUMBER OF PROPOSED DWELLING UNITS	2
INCREMENTAL NUMBER OF DWELLING UNITS	2
I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE.	

DWELLING UNIT DENSITY TABLE		
COLUMN A	COLUMN B	COLUMN C
TOTAL NO. OF DWELLINGS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
2	0.1148	17.42

LOT SIZE AND COVERAGE TABLE			
COL. A - LOT NO	COL. B - LOT SIZE	COL. C - BLDG COVERAGE	COL. D - COVERAGE %
1	2,376 SQ.FT.	1,425 SQ.FT.	60%
2	2,376 SQ.FT.	1,425 SQ.FT.	60%

COLLINGSWORTH STREET
PLATTED AS CARRINGTON STREET
(50' RIGHT-OF-WAY)
VOLUME 12, PAGE 5 H.C.M.R.

CITY OF HOUSTON
RESIDUE OF LOT 9
ENGLEWOOD ACRES PARK
VOLUME 12, PAGE 5 H.C.M.R.

STEVE HERNANDEZ AND AILSA HERNANDEZ
RESIDUE OF LOT 10
H.C.C.F. NO. 20140210635
O.P.R.R.P.H.C.T.

OFFICE OF
TENESHA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FIFTH WARD PLACE
FIFTH WARD PLACE
THIS IS PAGE 1 OF 2 PAGES
SCANNER Control 02402
PCL Map

FIFTH WARD PLACE
0.1148 ACRE (5,000 SQUARE FEET) OF LAND BEING A 50 FEET BY 100 FEET, OUT OF LOT 10, ENGLEWOOD SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 12 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

PREPARED BY:
SURVEY SOLUTIONS OF TEXAS
Professional Land Surveying
5450 NW CENTRAL DR. SUITE 121
HOUSTON, TX 77092
713-834-2277
FIRM NUMBER 10194375

REASON FOR PLAT:
TO CREATE TWO (2) LOTS, AND ONE (1) BLOCK
SCALE: 1" = 20' DATE: AUGUST, 2022

OWNERS:
BBTG INVESTMENT GROUP, LLC,
4615 COLLINGSWORTH STREET
HOUSTON, TEXAS 77026-4904

RECORDER'S MEMORANDUM:
All the size of memoranda, this instrument was found to be accurate for the best photographic reproduction because of digitalization, carbon or photo copy, discolored paper, etc. All corrections, additions and changes were present at the time the instrument was filed and recorded.

TAX CERTIFICATE



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

Issued To:
BARKER INVESTORS
PO BOX 65
BARKER, TX 77413-0065
USA

Legal Description
TR 10D
ENGLEWOOD ACRES

Parcel Address: 5947 COLLINGSWORTH
Legal Acres: .1148

<--->

Account Number: 064-198-000-0010

Certificate No: 12209007
Certificate Fee: \$10.00

Print Date: 09/08/2022 11:11:34 AM
Paid Date: 09/08/2022
Issue Date: 09/08/2022
Operator ID: ALMARTINEZ

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(f) 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 2021. TAXES THRU 2021 ARE PAID IN FULL. TAXES HAVE NOT BEEN CALCULATED FOR YEAR(S): 2022.

Exemptions:

Certified Owner:
BARKER INVESTORS
PO BOX 65
BARKER, TX 77413-0065
USA

Certified Tax Unit(s):	
1 Houston I.S.D.	
40 Harris County	28,263
41 Harris County Flood Control Dist	\$658.72
42 Port of Houston Authority	\$0.00
43 Harris County Hospital District	\$0.00
44 Harris County Dept. of Education	\$0.00
48 Houston Community College System	\$0.00
61 City of Houston	\$0.00
2021 Value:	28,263
2021 Levy:	\$658.72
2021 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*
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

FILM CODE 701794
FIFTH WARD PLACE

THIS IS PAGE 2 OF 2 PAGES
SCANNER Context IQ4400