

STATE OF TEXAS
COUNTY OF HARRIS

WE, VN INVESTMENTS LLC, acting by and through Hung Bui, Manager being officer of VN INVESTMENTS LLC, owner hereinafter referred to as Owners of the 0.1721 acre tract described in the above and foregoing map of GREYSTONE MANOR, 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, Owner has dedicated and by these presents do dedicate to the use of the public for public utility purposes 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 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, Owner has 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, Owner does 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, Owner does 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, Owner does 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 is hereby 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 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 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 VN INVESTMENTS LLC, has caused these presents to be signed by Hung Bui, Manager, thereunto authorized this 4th day of April, 2024.

VN INVESTMENTS LLC,

By: Hung Bui
Hung Bui, Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Hung Bui known to me to be the persons whose name are subscribed to the acknowledged to me that they executed the same for the purposes and considerations therein foregoing instrument and expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of April, 2024

Tina Kristine Rhodes
Notary Public in and for the State of Texas

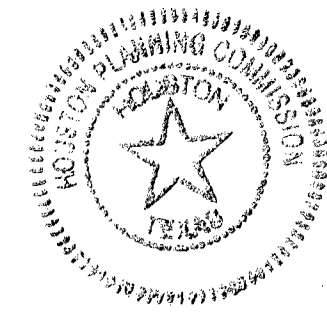


My Commission expires: 12-10-27

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of GREYSTONE MANOR 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 15 day of May, 2024.

By: Lisa M. Clark OR M. Sonny Garza
Chairman Vice Chairman

By: Jennifer Ostlind
Secretary

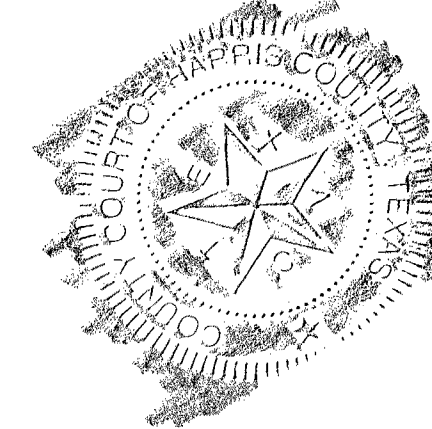


I, Tennesha Hudspeth, County Clerk of Harris County do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on May 20, 2024 at 1:00 o'clock P. M., and duly recorded on May 20, 2024 at 3:16 o'clock P. M., and at Film Code No. 188022 of the Map Records of Harris County for said county.

Witness my hand and seal of office at Houston, the date and date last written above.

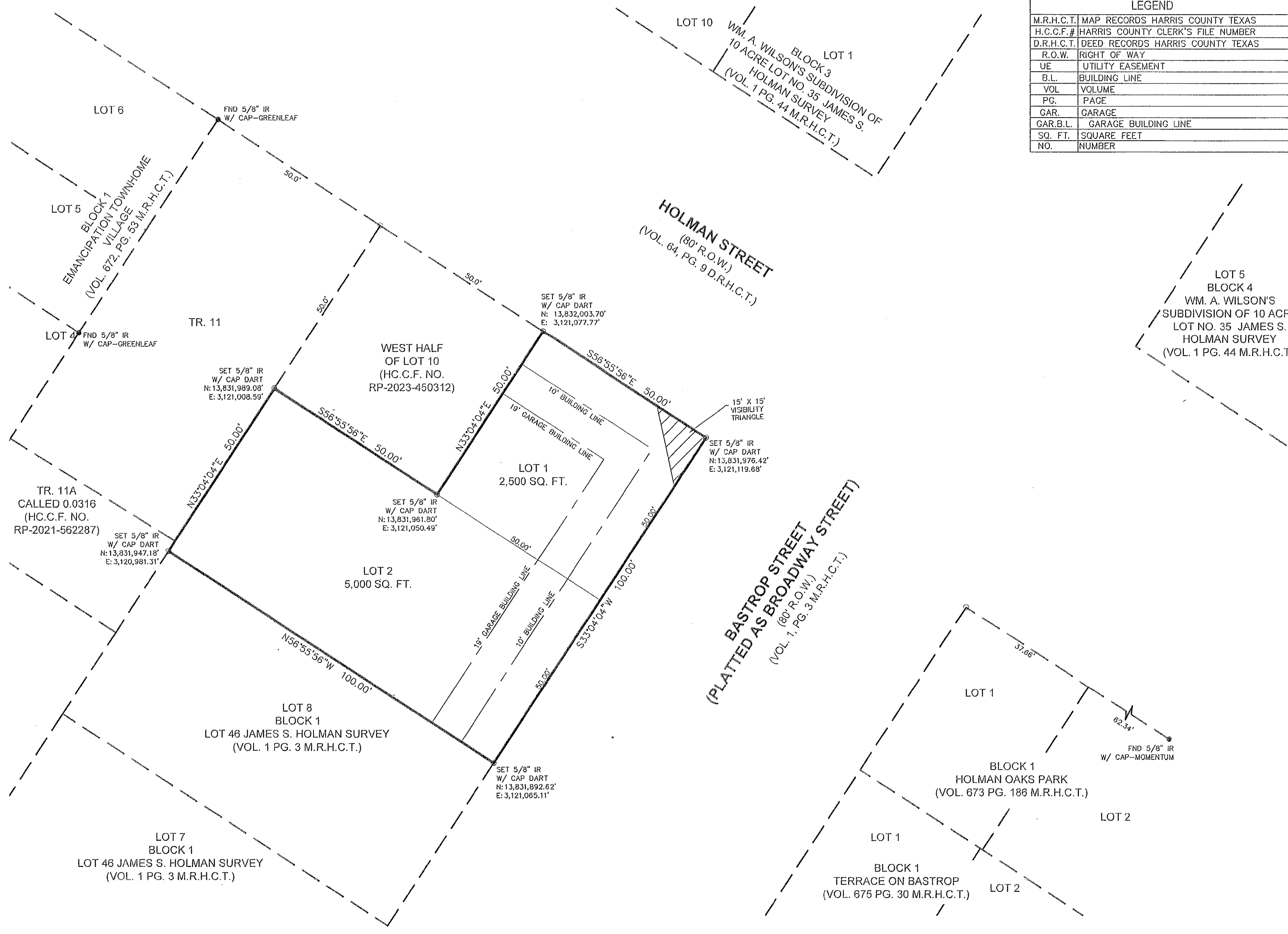
By: Tennesha Hudspeth
County Clerk of Harris County, Texas

By: Jazlyn Cordova
Deputy

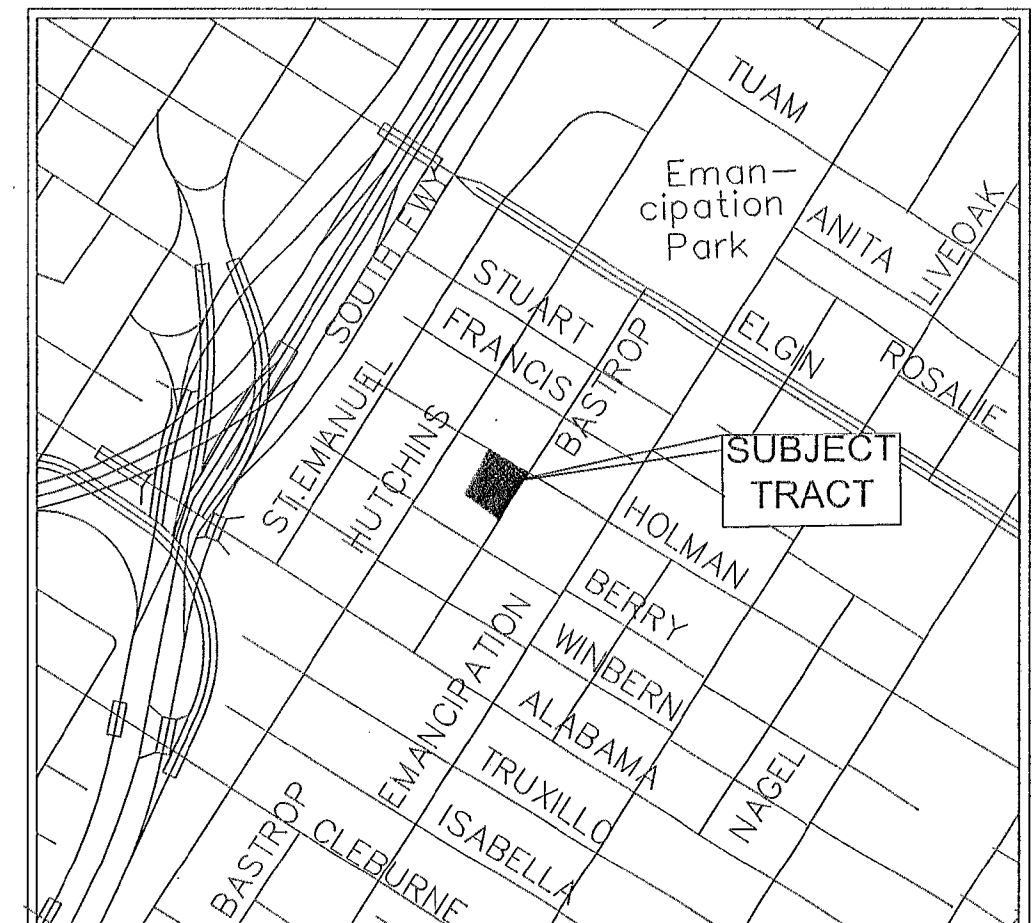
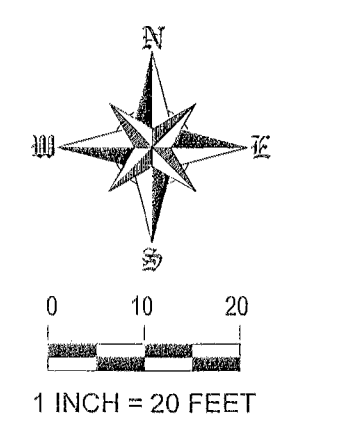


I, Benjamin Jauma, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary 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.

By: Benjamin Jauma
Benjamin Jauma Texas Registration No. 6417



LEGEND table with columns: M.R.H.C.T., H.C.C.F.#, D.R.H.C.T., R.O.W., U.E., B.L., VOL, PG, GAR, GAR.B.L., SQ. FT., NO.



VICINITY MAP
KEY MAP 493Y
NOT TO SCALE

RP-2024-182105
5/20/2024 hccp1p1 6:00
FILED
5/20/2024 2:00 PM
County Clerk

I, THANH TUYEN LUC, owners and holder of a lien against the property described in the plat known as GREYSTONE MANOR, said lien (or liens) being evidenced by instrument of record in the Clerk's File No. RP-2022-538700 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 part thereof.

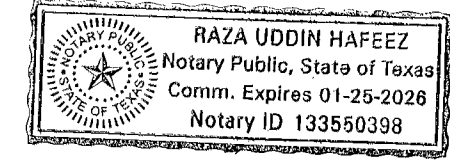
By: Thanh Tuyen Luc
THANH TUYEN LUC

STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, the undersigned authority, on this day personally appeared THANH TUYEN LUC, known to me to be the person(s) whose name(s) is/are 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 4th day of April, 2024

By: Raiza Uddin Hafeez
Notary Public in and for the State of Texas

My Commission expires: 01-25-2026



OFFICE OF TENSHEA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 188022
GREYSTONE MANOR
THIS IS PAGE 1 OF 2 PAGES
SCANNER Contact 124400
KEY MAP

GREYSTONE MANOR

A SUBDIVISION OF 0.1721 ACRE (7,500 SQUARE FEET) OF LAND SITUATED IN THE CITY OF HOUSTON BEING A REPLAT OF LOT 9 AND EAST 1/2 OF LOT 10, BLOCK 1, OF WILSON SUBDIVISION, 10 ACRE LOT 46 JAMES S. HOLMAN SURVEY, A ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 3 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS 1 BLOCK | 2 LOTS

REASON FOR REPLAT
TO CREATE TWO RESIDENTIAL LOTS

FEBRUARY, 2024

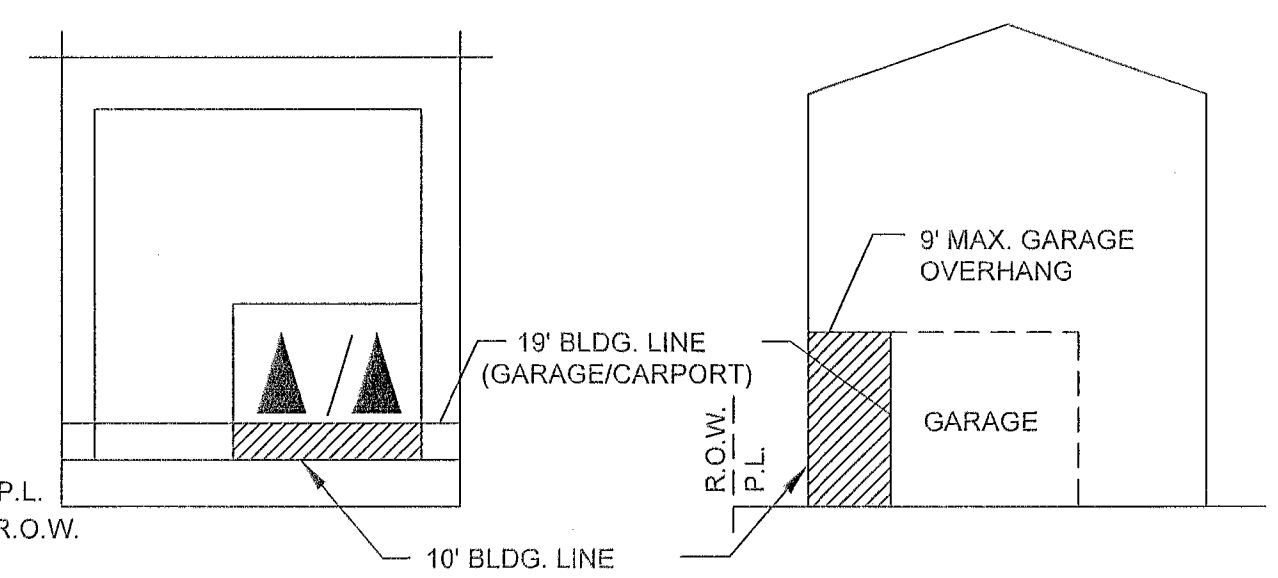
OWNER:
VN INVESTMENTS, LLC

PLAT & SURVEYING PREPARED BY:
DART LAND SERVICES
14701 SAINT MARY'S LANE # 150
HOUSTON, TEXAS 77079
281-584-6688
FIRM NO. 10194710

RECORDERS MEMORANDUM:
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or ghost copy, distorted paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

PARKS AND OPEN SPACE TABLE with columns: NUMBER OF EXISTING DWELLING UNITS, 1

LOT SIZE AND COVERAGE TABLE with columns: LOT NO., LOT SIZE (SQ. FT.), BLDG. COVERAGE (SQ. FT.), % COVERAGE



- 1) A 10-foot building line is established for the principal structure only.
2) A 15-foot building line is for any carport or garage facing the street.
3) The building above the carport or garage may overhang the building line up to 9 feet.
4) Reference above typical lot layout.

DWELLING UNIT DENSITY TABLE with columns: TOTAL NO. OF DWELLING UNITS, TOTAL GROSS ACREAGE, TOTAL PROJECT DENSITY

NOTES:

- 1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83)
2. ALL 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: 0.9989994143
3. UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OR ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
4. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSERVED 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
5. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USES AS DEFINED BY CHAPTER 42 CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, WHICH MAY BE AMENDED FROM TIME TO TIME.
6. AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. (300) S.F. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION. REFERENCE 42-1 PERMEABLE AREA DEFINITION.
7. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
8. THIS PROPERTY(S) IS LOCATED IN PARK SECTOR NUMBER 15.
9. NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
10. THE PERCENTAGE IS (100%) SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATION.
11. THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THE INCREMENTAL DWELLING UNITS.
12. 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
13.) 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 THE GROUND.

TAX CERTIFICATE



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

Issued To:

VN INVESTMENTS LLC
10714 DEERWOOD RD
HOUSTON, TX 77042-1117
USA

Legal Description

LT 9 & TR 10A BLK 1
HOLMAN OUTLOT 46

Parcel Address: 2220 HOLMAN ST
Legal Acres: .0000

Account Number: 019-211-000-0015

Certificate No: 12326640

Certificate Fee: \$10.00

Print Date: 05/03/2024 03:02:37 PM

Paid Date: 05/03/2024

Operator ID: CPEREZ

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(G) 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 2023. AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

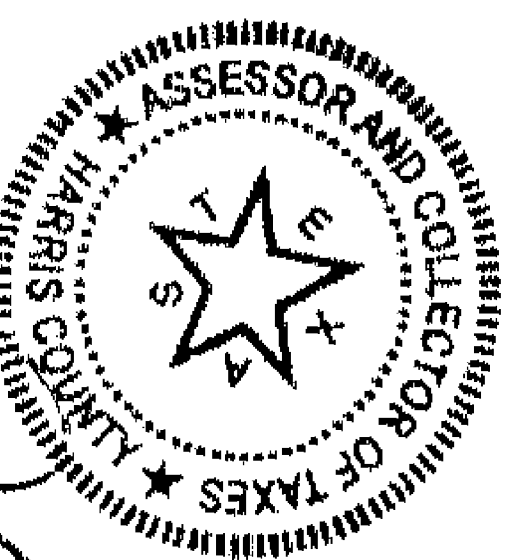
Certified Owner:

VN INVESTMENTS LLC
10714 DEERWOOD RD
HOUSTON, TX 77042-1117
USA

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

2023 Value:	263,142
2023 Levy:	\$5,301.81
2023 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: *Handwritten Signature*
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE Z08023
GREYSTONE MANOR