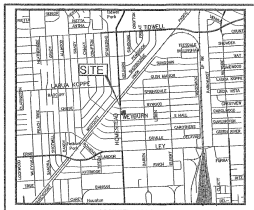


VICINITY MAP
KM 454H

PARKS AND OPEN SPACE ORDINANCE

(a) Number of existing dwelling units:	1
(b) Number of proposed dwelling units:	6
(c) Number of incremental dwelling units:	5

1. I hereby Certify that the information provided herein is true.
2. No land is being established as Private park or dedicated to the public for Park purposes.
3. No building permit or other permit, except permits for construction or 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.
4. This property is located in Park Sector number 4.
5. This percentage is (100%) shall be applied to the then-current fee in lieu of dedication.
6. The then current fee in lieu of dedication shall be applied to 5 dwelling units.

NOTES:

1. B.L. INDICATES BUILDING LINE
2. H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS
3. H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS
4. R.O.W. INDICATES RIGHT-OF-WAY
5. U.E. INDICATES UTILITY EASEMENT
6. A.E. INDICATES AERIAL EASEMENT
7. F.C. INDICATES FILM CODE
8. ESMT. INDICATES EASEMENT
9. HL&P INDICATES HOUSTON LIGHTING & POWER
10. VOL. INDICATES VOLUME, PG. INDICATES PAGE
11. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) (US SURVEY FEET) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999999875.
12. 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 CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
13. 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.
14. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE (FIPS 4204) PER GPS OBSERVATIONS.
15. 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 PLAT.

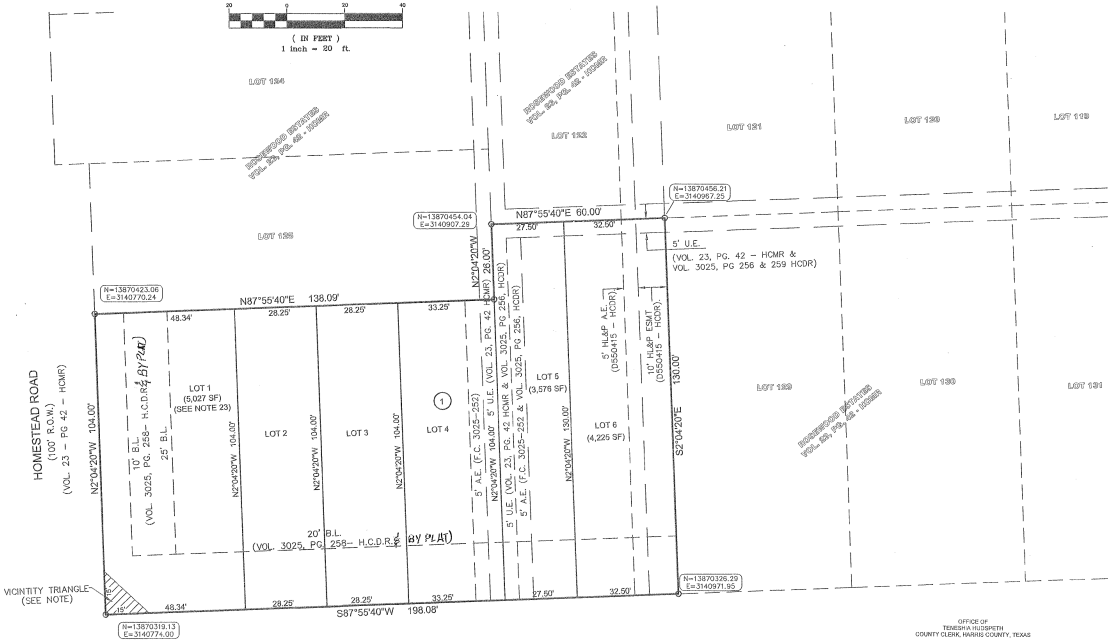
RP-2023-196578
5/30/2023 HCCPIRP1 60.00
FILED
5/30/2023 2:02 PM
COUNTY CLERK

16. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), 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.
17. AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED ON EACH LOT THAT IS LESS THAN 3,500 SQUARE FEET. 900 S.F. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION.
18. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICES.
19. NO HEAVY OR OVERSIZE TRASH COLLECTION SERVICE SHALL BE PROVIDED TO RESIDENTIAL UNITS INELIGIBLE FOR COLLECTION PURSUANT TO ITEM 2 OF SEC. 39-65 OF THE CODE OF ORDINANCES.
20. 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 POTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE 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.
21. EACH LOT SHALL BE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.
22. LOT 1 SHALL TAKE ACCESS FROM WEYBURN STREET ONLY.
23. UTILITY EASEMENT, VOLUME 3025, PAGE 252 IS A 15' DRAINAGE EASEMENT AS INDICATED IN OWNER'S ACKNOWLEDGEMENT.
24. **UTILITY EASEMENT VOLUME 1397, PAGE 140 – ELECTRICAL-DISTRIBUTION LINE EASEMENT FOR A WIDTH OF 10' FROM GROUND UPWARD, AN AERIAL EASEMENT 20' CENTERED ON THE GROUND EASEMENT, FROM A PLANE 20' ABOVE GROUND.**

VISIBILITY TRIANGLE NOTE:

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.

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 Inch = 20 ft.



WEYBURN STREET
(60' R.O.W.)
(VOL. 23 – PG 42 – HCMR)

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 703952
WEYBURN ESTATES
THIS IS PAGE 1 OF 2 PAGES
SCANNER Contrast 104400
KEY MAP

LOT SIZE AND COVERAGE TABLE			
Colm A	Colm B	Colm C	Colm D
Lot No.	Lot Size (sf)	Bldg. Coverage (sf)	% Coverage (Colm C/colm B)
2	2,938.00	1,762.80	60.00%
3	2,938.00	1,762.80	60.00%
4	3,458.00	2,074.80	60.00%

DWELLING UNIT DENSITY TABLE		
Colm A	Colm B	Colm C
Total no. of Dwellings	Total Gross Acreage (ac)	Total Project Density (Colm A/Colm B)
6	0.5087	11.7937

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS
COUNTY OF HARRIS

We, WAFA Capital Investments, LLC, acting by and through Khurran Adam, Member, owner, hereinafter referred to as Owners, of the 0.5087 acre tract described in the above and foregoing map of Weyburn Estates do hereby make and establish said subdivision and development plat of said property according to all and hereby dedicate the use of the public forever, the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains easements and public lines, dedications, restrictions, and notations, on said mpiaces 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 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 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 purposes 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 the 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 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, 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 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 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 facilities 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 certify that this replat does not attempt to alter, amend or remove, any covenants or restrictions.

WITNESS my hand in the city of Houston, Texas this 31st day of May, 2023.

WAFA Capital Investments, LLC.
By: Khurran Adam
Khurran Adam, Member

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day appeared Khurran Adam, known to me to be person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expressed .

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 31st day of May, 2023.

MARGARITA C PALACIOS Notary ID #11281841 My Commission Expires September 22, 2024

Margarita C Palacios
Notary Public in and for State of Texas
Harris County, Texas
My commission expires September 22, 2024

I, Daniel Villa, Jr., am authorized 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 eights (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, central zone.

STATE OF TEXAS REGISTERED DANIEL VILLA JR. 6751 PROFESSIONAL LAND SURVEYOR

Daniel Villa, Jr., P.E., R.P.L.S.
Texas Registration No. 6751

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Weyburn 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 24th day of May, 2023.

By: Martha L. Stein, Chair or M. Sonny Garza, Vice-Chairman

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

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 MAY 30, 2023, at 2:02 o'clock P.M., and duly recorded on June1, 2023, at 8:57 o'clock A.M., and at Film Code Number 703952 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.

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

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.

TENESHIA HUDSPETH
Teneshia Hudspeth
County Clerk
of Harris County, Texas
By: Christian Orona
Deputy CHRISTIAN ORONA

HARRIS COUNTY, TEXAS

WEYBURN ESTATES

A SUBDIVISION OF 0.5087 ACRES BEING THE REPLAT OF LOTS 126, 127 AND 128, OF ROSEWOOD ESTATES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 42 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

6 LOTS 1 BLOCK MAY, 2023

REASON FOR REPLAT: TO CREATE 6 SINGLE-FAMILY LOTS

OWNER:
WAFA CAPITAL INVESTMENTS LLC
1800 West Loop South Ste 2110
Houston, Texas 77027
PH: (832-755-2190)

SURVEYOR:
DVJ SURVEYORS
8118 Fry Road, Suite 402
Cypress, Texas 77433
(832) 368-9910
TX Survey Firm No. 10194699
TX Engineering Firm No. F22323

APPLICANT:
RP & ASSOCIATES
2925 S Houston Ave
Humble, Texas 77396
Cell (713) 416-6894