

STATE OF TEXAS
COUNTY OF HARRIS

We, H-TOWN CASH BUYERS LLC, A TEXAS LIMITED LIABILITY COMPANY, acting by and through ADRIEL HSU, President, being an officer of H-TOWN CASH BUYERS LLC, A TEXAS LIMITED LIABILITY COMPANY, owners hereinafter referred to as Owners of the 0.8901 tract described in the above and foregoing map of PLAZA ESTATES AT MARGARET, 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, 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 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 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 some 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 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 area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the H-TOWN CASH BUYERS LLC, A TEXAS LIMITED LIABILITY COMPANY has caused these presents to be signed by ADRIEL HSU, President, thereunto authorized, this 12th day of June, 2024.

H-TOWN CASH BUYERS LLC, A TEXAS LIMITED LIABILITY COMPANY
By: Adriel Hsu
Print: ADRIEL HSU
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, ADRIEL 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of June, 2024

Notary Public in and for the State of Texas
Print Name: Nahom Tesfelasie
My Commission expires: July 15, 2024

I, ABHIJIT DAS, owner and holder of a liens against the property described in the plat known as PLAZA ESTATES AT MARGARET, said liens being evidenced by instrument of record in the Clerk's File No. RP-2024-115296 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 I am we are the present owners of said liens and have not assigned the same nor any part thereof.

By: Abhijit Das
Print Name: ABHIJIT DAS
Title: Abhijit Das (Self)

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

BEFORE ME, the undersigned authority, on this day personally appeared, ABHIJIT DAS, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of May, 2024

Notary Public in and for the State of California
Print Name: Ashley Mendez
My Commission expires: 7-25-2027

ASHLEY MENDEZ
Notary Public - California
Riverside County
Commission # 2455081
Comm. Expires July 25, 2027

NOTES:

- 1. 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.
- 2. 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.
- 3. 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 0.999899152.
- 4. 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.
- 5. All lots shall have an adequate waste water collection service.
- 6. ◀ Denotes primary driveway access to each lot.
- 7. Vehicular access to lots 1-20 are provided for by a shared driveway only.
- 8. This subdivision contains one or more shared driveways that have not been dedicated to 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 shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of property on this subdivision.
- 9. The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.
- 10. 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.
- 11. No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-63 of the Code of Ordinances.

DWELLING UNIT DENSITY TABLE

COLM. A	COLM. B	COLM. C
TOTAL # OF DWELLINGS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
20 UNITS	0.8901 AC.	22.46 UNITS/AC.

1) At least 150 sq. ft. of permeable area is required per lot 3,000 sq. ft. of permeable area shall be provided with the boundary of this subdivision. reference 42-1 permeable area definition.

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of PLAZA ESTATES AT MARGARET 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 12 day of June, 2024
By: Lisa M. Clark, Chair, RPLS
Lisa M. Clark, Chair
M. Sonny Garza, Vice Chairman
By: Jennifer Ostlund, AICP, Secretary
Jennifer Ostlund, AICP, Secretary

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., P.E., RPLS
Texas Registration No. 6751
TX SURVEYING FIRM NO. 10194609

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	15.51'	14.00'	N 42°18'04" E	88°53'09"
C2	10.00'	15.71'	14.14'	N 48°15'21" W	90°00'00"

RESERVE TABLE

RESERVE	RESERVE TYPE	AREA
(A)	RESTRICTED TO PARKING	0.0046 ACRE/200 SQ. FT.
(B)	RESTRICTED TO PARKING	0.0046 ACRE/200 SQ. FT.
(C)	RESTRICTED TO PARKING	0.0046 ACRE/200 SQ. FT.
(D)	RESTRICTED TO PARKING	0.0046 ACRE/200 SQ. FT.
(E)	RESTRICTED TO OPEN SPACE	0.0224 ACRE/977 SQ. FT.
(F)	RESTRICTED TO OPEN SPACE	0.0046 ACRE/200 SQ. FT.

PARKING TABLE

NUMBER OF PROPOSED D.U.'S	NUMBER OF ADDITIONAL PARKING REQUIRED	NUMBER OF ON-STREET PARKING	NUMBER OF IN-SITE PARKING
20	3	0	4

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 86°44'39" E	10.00'
L2	N 02°08'30" W	20.00'
L3	S 86°44'39" W	10.00'
L4	N 86°44'39" E	10.00'
L5	N 02°08'30" W	20.00'
L6	N 86°44'39" E	10.00'
L7	N 86°44'39" E	10.00'
L8	N 02°08'30" W	20.00'
L9	N 86°44'39" E	10.00'
L10	N 86°44'39" E	10.00'
L11	N 02°08'30" W	20.00'
L12	S 86°44'39" W	10.00'
L13	S 02°08'30" E	0.19'
L14	S 86°44'39" W	12.20'

ABBREVIATIONS LEGEND

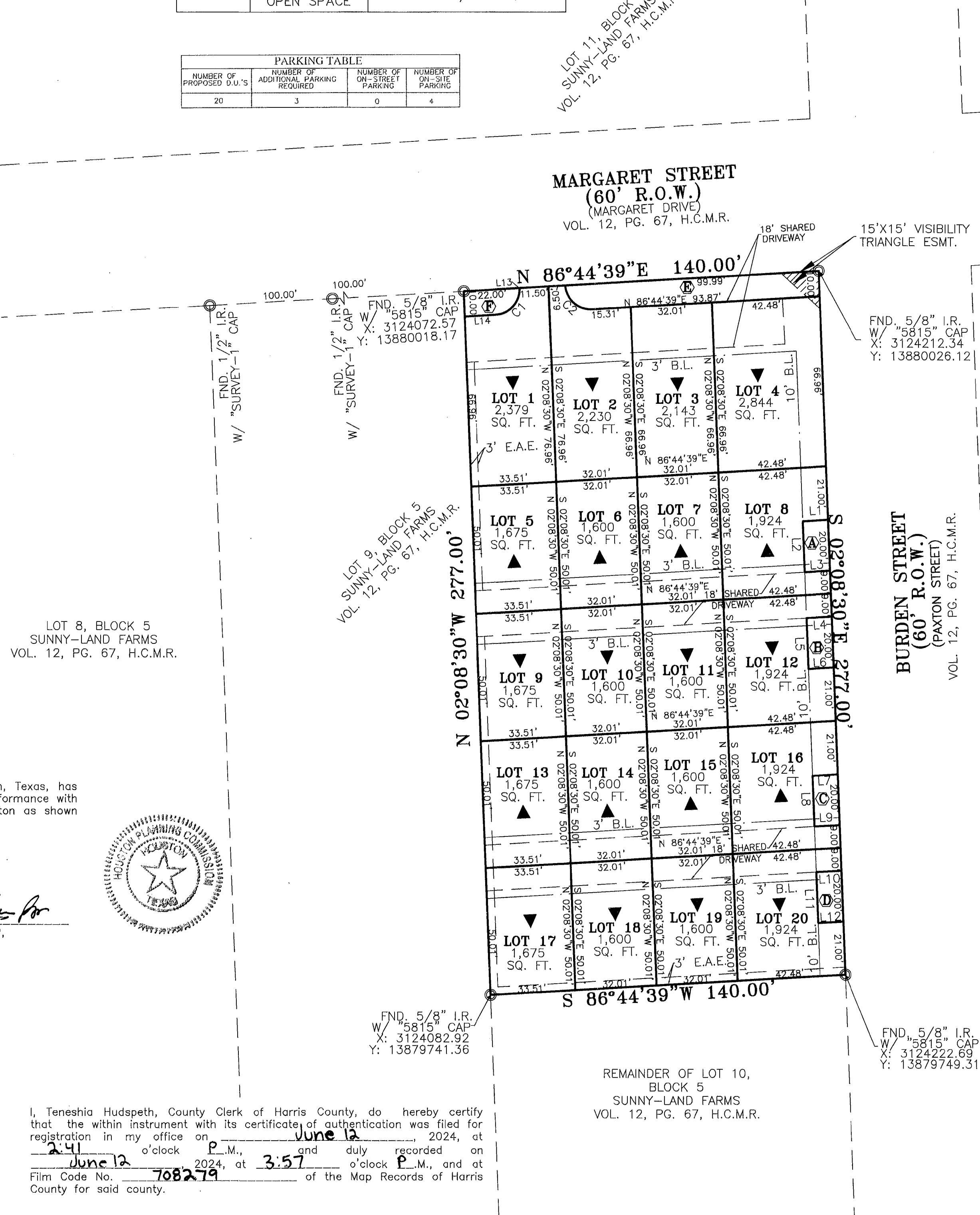
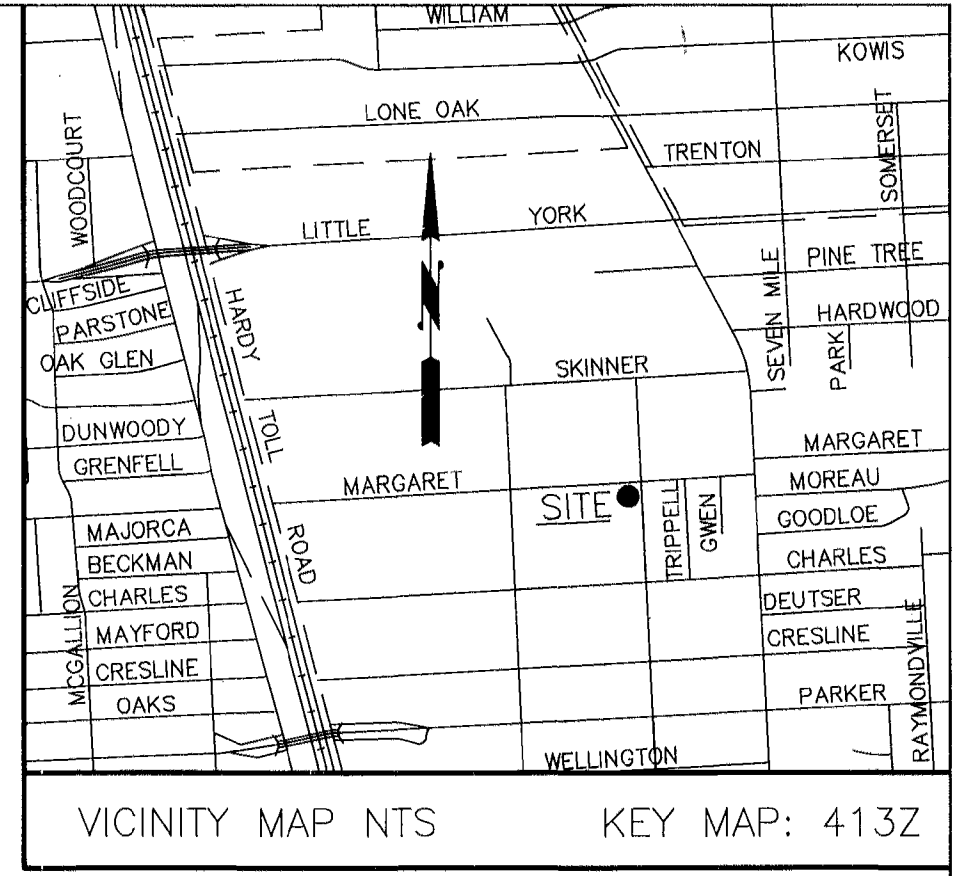
- A ABSTRACT
- A.E. AERIAL EASEMENT
- B.L. BUILDING LINE
- G.B.L. GARAGE BUILDING LINE
- E.A.E. EMERGENCY ACCESS EASEMENT
- FND FOUND
- H.C.C.F. No. HARRIS COUNTY CLERK'S FILE NUMBER
- H.C.D.R. HARRIS COUNTY DEED RECORDS
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- I.R. IRON ROD
- R.O.W. RIGHT OF WAY
- SQ. FT. SQUARE FEET
- VOL. VOLUME
- PG. PAGE
- U.E. UTILITY EASEMENT

SYMBOLS LEGEND

- IRON ROD FOUND
- 5/8" I.R. W/ "DVJ 10194609" CAP SET

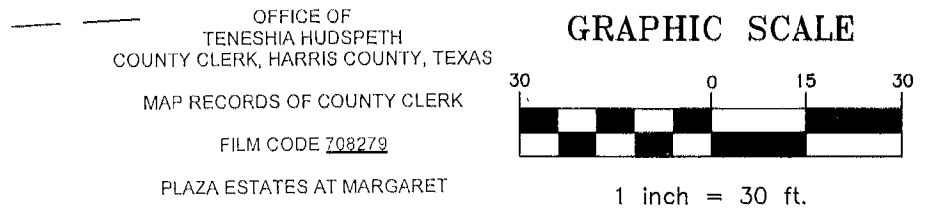
PARKS AND OPEN SPACE TABLE

Number of Existing Dwelling Units
Owner hereby certifies that information provided is true 2



LOT SIZE AND COVERAGE TABLE

LOT NO.	LOT SIZE (SQUARE FEET)	% COVERAGE NOT TO EXCEED	MAX BUILDING PAD COVERAGE NOT TO EXCEED (SQ FOOT)
1	2,379	60% MAX	1,421
2	2,230	60% MAX	1,338
3	2,143	60% MAX	1,285
4	2,844	60% MAX	1,706
5	1,675	60% MAX	1,005
6	1,800	60% MAX	960
7	1,600	60% MAX	960
8	1,924	60% MAX	1,154
9	1,675	60% MAX	1,005
10	1,600	60% MAX	960
11	1,600	60% MAX	960
12	1,924	60% MAX	1,154
13	1,675	60% MAX	1,005
14	1,600	60% MAX	960
15	1,600	60% MAX	960
16	1,924	60% MAX	1,154
17	1,675	60% MAX	1,005
18	1,600	60% MAX	960
19	1,600	60% MAX	960
20	1,924	60% MAX	1,154



PLAZA ESTATES AT MARGARET

A SUBDIVISION OF 0.8901 ACRE OF LAND, BEING A REPLAT OF THE NORTH 277 FEET OF LOT 10, BLOCK 5 SUNNY-LAND FARMS VOL. 12, PG. 67, H.C.M.R. LOCATED IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS

SCALE: 1"=30' MAY 2024

1 BLOCK 20 LOTS 6 RESERVES

REASON FOR REPLAT - TO CREATE 20 LOTS AND 6 RESERVES

OWNER:

H-TOWN CASH BUYERS LLC, A TEXAS LIMITED LIABILITY COMPANY

PLANNER:



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

I, Tenshia 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 June 12, 2024, at 2:41 o'clock P.M., and duly recorded on June 12, 2024, at 3:57 o'clock P.M., and at Film Code No. 7082-79 of the Map Records of Harris County for said county.

Tenshia Hudspeth
County Clerk
of Harris County, Texas
Deputy: Jazlyn Gordova