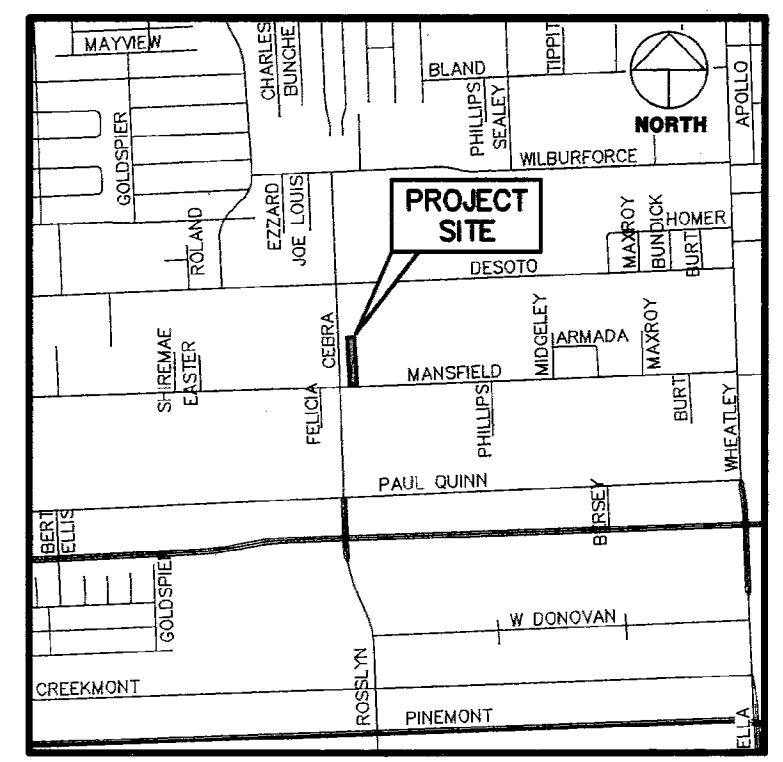


6/22/2023 HCCPRP1 60.00  
FILED  
6/22/2023 11:24 AM  
County Clerk



STATE OF TEXAS  
COUNTY OF HARRIS

We, KEY PROPERTY INVESTMENT LLC, a Texas limited liability company, acting by and through Mehmet Katrici, Owner, being officers of KEY PROPERTY INVESTMENT LLC, a Texas limited liability company, owner hereinafter referred to as Owners of the 0.9986 acre tract described in the above and foregoing map of MANSFIELD LIVING, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plan 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') perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14') perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16') perimeter ground easements, from a plane sixteen feet (16') above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (A.E. and A.C.) 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') for ten feet (10') back-to-back ground easements, or eight feet (8') for fourteen feet (14') back-to-back ground easements or seven feet (7') for sixteen feet (16') back-to-back ground easements, from a plane sixteen feet (16') above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (A.E. and A.C.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30') in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plot 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 dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line of any and all bays, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plot, 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 plot 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 any buildings, plantings 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 plot 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 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 KEY PROPERTY INVESTMENT LLC, a Texas limited liability company, has caused these presents to be signed by Mehmet Katrici, Owner, thereunto authorized, this 12 day of May, 2023.

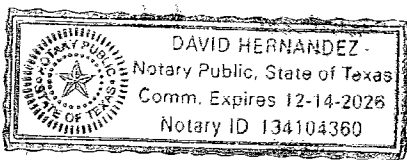
KEY PROPERTY INVESTMENT LLC, a Texas limited liability company

By: Mehmet Katrici  
Owner

STATE OF TEXAS  
COUNTY OF HARRIS

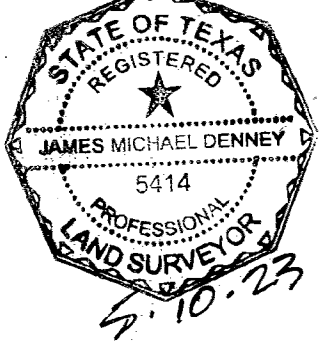
BEFORE ME, the undersigned authority, on this day personally appeared Mehmet Katrici of KEY PROPERTY INVESTMENT LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12 day of May, 2023



Notary Public in and for the State of Texas  
12-14-2028  
My Commission Expires:

I, JAMES MICHAEL DENNEY, 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 eighths (5/8) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



JAMES MICHAEL DENNEY  
Registered Professional Land Surveyor  
Texas Registration No. 5414

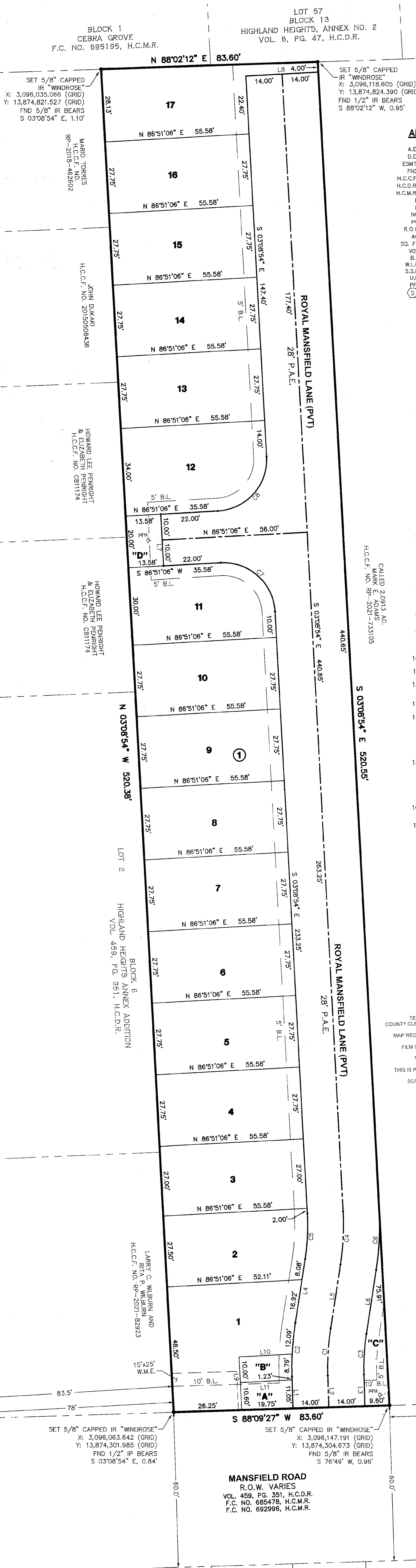
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of MANSFIELD LIVING in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown herein, and authorized the recording of this plat this 21 day of June, 2023.

By: Martha L. Stein or M. Sunny Garza  
Chair Vice Chairman  
Margaret Wallace Brown, APLP CMAA  
Secretary

RES AREA USAGE  
"A" 0.0049 AC. / 215 SQ. FT. PARKING  
"B" 0.0046 AC. / 202 SQ. FT. PARKING  
"C" 0.0090 AC. / 393 SQ. FT. LANDSCAPE/OPEN SPACE  
"D" 0.0082 AC. / 272 SQ. FT. LANDSCAPE/INCIDENTAL UTILITIES

CURVE TABLE  
CURVE DELTA RADIUS LENGTH BEARING CHORD  
C1 102°29'39" 100.00' 18.32' N 03°24'17" W 18.29'  
C2 102°29'39" 114.00' 20.88' S 03°24'17" W 20.85'  
C3 102°29'39" 88.00' 15.75' N 03°24'17" W 15.73'  
C4 114°00'00" 100.00' 20.59' N 02°45'06" E 20.58'  
C5 114°00'00" 88.00' 17.71' N 02°45'06" E 17.68'  
C6 114°00'00" 114.00' 23.48' N 02°45'06" E 23.44'  
C7 90°00'00" 20.00' 31.42' S 48°08'54" E 28.28'  
C8 90°00'00" 20.00' 31.42' S 41°51'06" W 28.28'

LINE TABLE  
LINE BEARING DISTANCE  
L1 N 01°50'33" W 12.28'  
L2 S 01°50'33" E 12.28'  
L3 S 01°50'33" E 12.28'  
L4 S 08°39'06" W 25.00'  
L5 N 08°39'06" E 25.00'  
L6 N 08°39'06" E 25.00'  
L7 N 03°08'54" W 20.00'  
L8 N 86°51'06" E 28.00'  
L9 S 03°08'54" E 20.60'  
L10 N 86°51'06" E 20.57'  
L11 N 86°51'06" E 20.00'



- ABBREVIATIONS  
A.E. - AERIAL EASEMENT  
D.E. - DRAINAGE EASEMENT  
ESM. - EASEMENT  
FND - FOUND  
H.C.C.F. - HARRIS COUNTY CLERK FILE  
H.C.D.R. - HARRIS COUNTY DEED RECORDS  
H.C.M.R. - HARRIS COUNTY MAP RECORDS  
IP - IRON PIPE  
IR - IRON ROD  
NO. - NUMBER  
PG. - PAGE  
R.O.W. - RIGHT-OF-WAY  
AC. - ACRES  
SQ. FT. - SQUARE FEET  
VOL. - VOLUME  
B.L. - BUILDING LINE  
W.L. - WATER LINE EASEMENT  
S.S.E. - SANITARY SEWER EASEMENT  
U.E. - UTILITY EASEMENT  
F.H. - PRIVATE FIRE HYDRANT  
S - SET 5/8" CAPPED IR "WINDROSE"

- GENERAL 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 (NAD 83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999905782.  
3. 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.  
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 ALONG LOT LINES ARE PERMITTED, THEY 100% 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. THIS PLAT IS LOCATED IN PARK SECTOR 1.  
6. 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.  
7. 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.  
8. AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 2,550 S.F. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION.  
9. 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 SUBDIVISION PLAT.  
10. NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.  
11. THIS PERCENTAGE (100%) SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATION.  
12. THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER (17 UNITS) OF DWELLING UNITS.  
13. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICES.  
14. THE RESIDENTIAL UNITS OR LOTS ENCOMPASSED BY THIS PLAT ARE INELIGIBLE 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.  
15. THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS 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 PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.  
16. THIS SUBDIVISION HAS A PRIVATE WATER SYSTEM. IT IS NOT A PUBLIC WATER SYSTEM, NOR WILL IT BE CONSTRUCTED WITH ANY PUBLIC FUNDS. THE WATER LINE AND FIRE HYDRANTS THAT WILL SERVE THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER AND/OR OWNER'S MANAGEMENT ASSOCIATION.  
17. ALL LOTS TAKE ACCESS FROM PAE ONLY.

PARKS AND OPEN SPACE TABLE  
A NUMBER OF EXISTING DWELLING UNITS 0  
B I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE  
C NUMBER OF PROPOSED DWELLING UNITS 17  
D INCREMENTAL NUMBER OF DWELLING UNITS 17

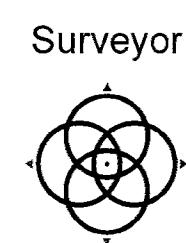
UNIT DENSITY CALCULATION  
# OF LOTS 17  
PROJECT ACREAGE 0.9986 AC.  
DENSITY 17.02

LOT AREA CALCULATIONS AND BUILDING COVERAGE  
BLOCK - LOT LOT AREA MAXIMUM PER LOT COVERAGE BUILDING FOOTPRINT PERCENTAGE  
1-1 1,936 S.F. 1,161 S.F. 60%  
1-2 1,497 S.F. 896 S.F. 60%  
1-3 1,501 S.F. 925 S.F. 60%  
1-4 1,542 S.F. 925 S.F. 60%  
1-5 1,542 S.F. 925 S.F. 60%  
1-6 1,542 S.F. 925 S.F. 60%  
1-7 1,542 S.F. 925 S.F. 60%  
1-8 1,542 S.F. 925 S.F. 60%  
1-9 1,542 S.F. 925 S.F. 60%  
1-10 1,542 S.F. 925 S.F. 60%  
1-11 1,582 S.F. 949 S.F. 60%  
1-12 1,804 S.F. 1,082 S.F. 60%  
1-13 1,542 S.F. 925 S.F. 60%  
1-14 1,542 S.F. 925 S.F. 60%  
1-15 1,542 S.F. 925 S.F. 60%  
1-16 1,542 S.F. 925 S.F. 60%  
1-17 1,651 S.F. 990 S.F. 60%

PARKING FOR SINGLE FAMILY RESIDENTIAL USE  
# OF LOTS 17  
# OF ADDITIONAL PARKING REQUIRED 2  
# OF ON-STREET PARKING 0  
# OF ON-SITE PARKING 2

MANSFIELD LIVING  
A SUBDIVISION OF  
0.9986 AC. / 43,499 SQ. FT.  
BEING A REPLAT OF LOT 1, BLOCK 6  
HIGHLAND HEIGHTS ANNEX ADDITION,  
VOL. 459, PG. 351, H.C.D.R.  
SITUATED IN THE  
E. BENSON SURVEY, ABSTRACT NO. 110  
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

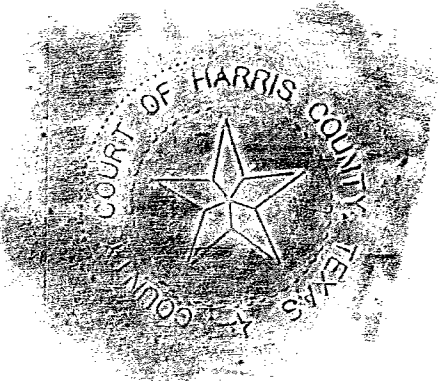
1 BLOCK 4 RESERVES 17 LOTS  
MAY 2023  
REASON FOR REPLAT: TO CREATE 4 RESERVES AND 17 LOTS  
Owner  
KEY PROPERTY INVESTMENT LLC,  
a Texas limited liability company  
6146 Sam Felipe St  
Houston Tx 77057



WINDROSE  
LAND SURVEYING & PLATTING  
5353 W SAM HOUSTON PKWY N, SUITE 150 | HOUSTON, TX 77041 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

I, Tenechia 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 22, 2023 at 11:24 o'clock A.M., and duly recorded on June 22, 2023 at 2:52 o'clock P.M., and at Film Code Number 704188 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.  
Tenechia Hudspeth  
County Clerk  
Of Harris County, Texas  
By: CHRISTINA ORONA  
Deputy



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