

STATE OF TEXAS  
COUNTY OF HARRIS

WE, FACCUSEH INVESTMENTS, LTD. CO. ACTING BY AND THROUGH HECTOR FACCUSEH, PRESIDENT AND SHANA EGAN-FACCUSEH, VICE PRESIDENT BEING OFFICERS OF FACCUSEH INVESTMENTS, LTD. CO., OWNER HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 0.916 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BRADSEN PLACE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OF 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 PURPOSES FOREVER UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL SEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR ELEVEN FEET, SIX INCHES (11' 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 UNOBTSTRUCTED 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 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 OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15' 0") FEET 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 OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

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 MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, THE FACCUSEH INVESTMENTS, LTD. CO. HAS CAUSED THESE PRESENTS TO BE SIGNED BY HECTOR FACCUSEH, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT, SHANA EGAN-FACCUSEH,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

FACCUSEH INVESTMENTS, LTD. CO.

BY: HECTOR FACCUSEH, PRESIDENT

ATTEST: SHANA EGAN-FACCUSEH, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HECTOR FACCUSEH, PRESIDENT, OF FACCUSEH INVESTMENTS, LTD. CO., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHANA EGAN-FACCUSEH, VICE PRESIDENT, OF FACCUSEH INVESTMENTS, LTD. CO., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

I, KYLE B. DUCKETT, 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.

KYLE B. DUCKETT, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6340

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF BRADSEN PLACE 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY: MARTHA L. STEIN, CHAIR  
OR M. SONNY GARZA, VICE-CHAIR

BY: MARGARET WALLACE BROWN, AICP, CNU-A  
SECRETARY

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.020	850	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.005	200	RESTRICTED TO PARKING
C	0.009	394	RESTRICTED TO COMPENSATING OPEN SPACE
D	0.033	1,426	RESTRICTED TO COMPENSATING OPEN SPACE
E	0.005	200	RESTRICTED TO PARKING
F	0.020	850	RESTRICTED TO LANDSCAPE / OPEN SPACE
G	0.005	200	RESTRICTED TO PARKING
H	0.019	832	RESTRICTED TO COMPENSATING OPEN SPACE
TOTAL	0.116	4,952	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°24'27" W	16.00'
L2	N 87°35'33" E	28.00'
L3	S 87°35'33" W	28.00'
L4	N 02°24'27" W	16.00'
L5	S 87°35'33" W	10.00'
L6	N 02°24'27" W	20.00'
L7	N 02°24'27" W	24.00'
L8	N 87°35'33" E	20.00'
L9	S 02°24'27" E	16.50'
L10	S 02°24'27" E	52.50'
L11	S 02°24'27" E	20.00'
L12	N 87°35'33" E	10.00'
L13	N 02°24'27" W	52.50'
L14	N 02°24'27" W	52.50'
L15	N 02°24'27" W	10.00'
L16	S 87°35'33" W	20.00'
L17	S 02°24'27" E	10.00'
L18	N 02°24'27" W	16.50'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	20.00'	6°19'38"	2.21'	S 89°14'38" E	2.21'
C2	20.00'	90°00'00"	31.42'	N 42°35'33" E	28.28'
C3	20.00'	90°00'00"	31.42'	N 47°24'27" W	28.28'
C4	20.00'	5°33'47"	1.94'	S 84°48'40" W	1.94'

**LEGEND**

- B.L. INDICATES BUILDING LINE
- H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS
- H.C.C.F. INDICATES HARRIS COUNTY CLERK FILE
- P.A.E. INDICATES PERMANENT ACCESS EASEMENT
- ↔ F.H. FIRE HYDRANT
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- PVT. INDICATES PRIVATE
- RES. INDICATES RESERVE

PARKS AND OPEN SPACE TABLE		
	NUMBER OF EXISTING DWELLING UNITS	
a	0	0
b	18	18
c	18	18

- NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES
- 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.
- THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 8.
- THIS PERCENTAGE (100%) SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATION.
- THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER (18 UNITS) OF DWELLING UNITS.

PARKING FOR SF RESIDENTIAL USE			
NO. OF PROPOSED UNITS	NO. OF ADDITIONAL PARKING REQUIRED	NO. OF ON-STREET PARKING	NO. OF ON-SITE PARKING
18	3	0	3

**COMPENSATING OPEN SPACE TABLE - URBAN AREA**

A. TOTAL NO. OF LOTS < 3500 SF:	7
B. TOTAL AREA OF LOTS < 3500 SF:	18,866 SQ.FT.
C. AVERAGE LOT SIZE < 3500 SF:	2,695 SQ.FT.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT:	360 SQ.FT.
E. TOTAL COMPENSATING OPEN SPACE REQUIRED:	2,520 SQ.FT.
F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED:	2,852 SQ.FT.

AREAS IDENTIFIED AS COMPENSATING OPEN SPACE SHALL BE RESTRICTED FOR THE USE OF OWNERS OF PROPERTY IN AND RESIDENTS OF THE SUBDIVISION, AREAS IDENTIFIED AS COMPENSATING OPEN SPACE SHALL BE OWNED, MANAGED AND MAINTAINED UNDER A BINDING AGREEMENT AMONG THE OWNERS OF PROPERTY IN THE SUBDIVISION.

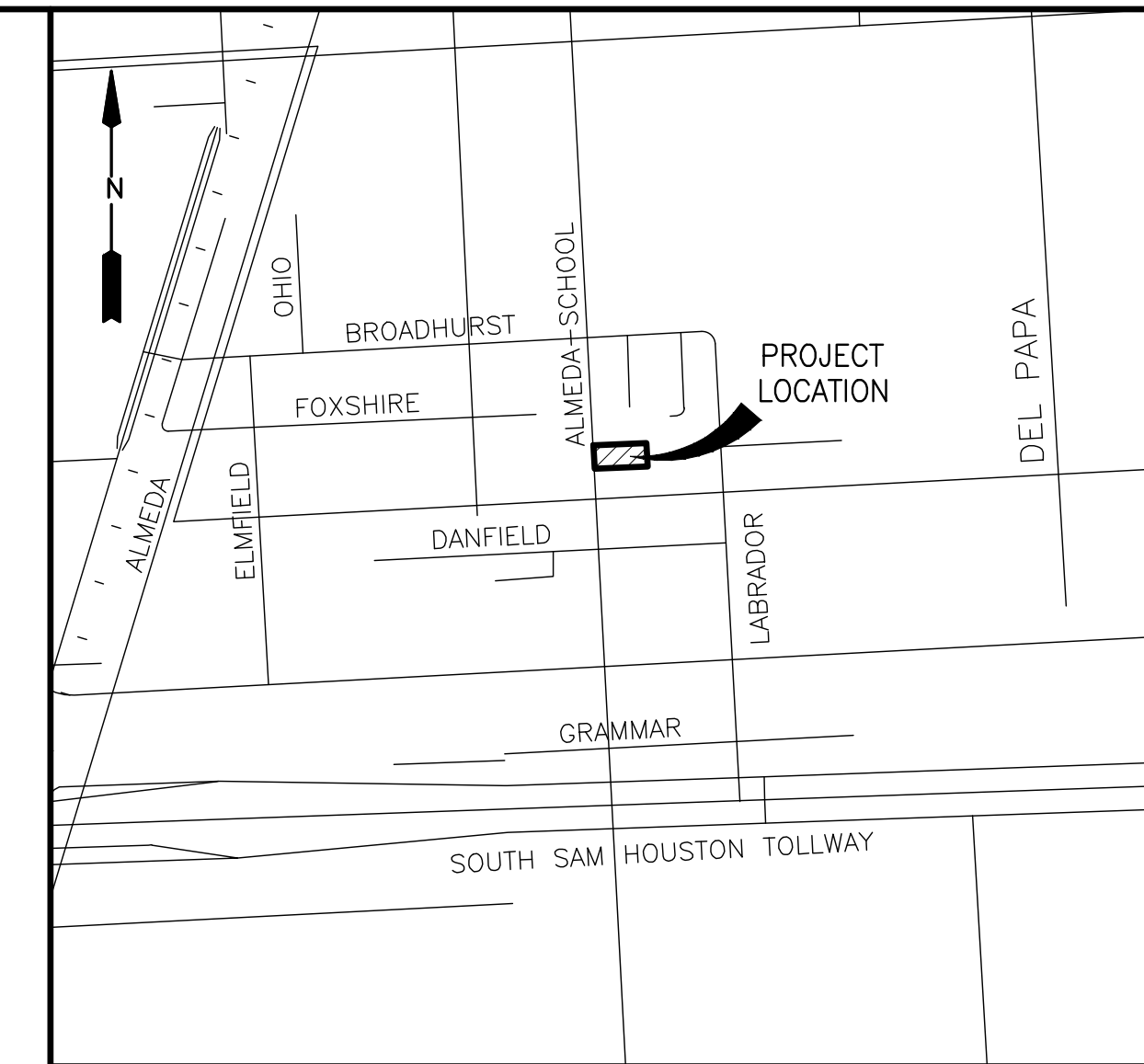
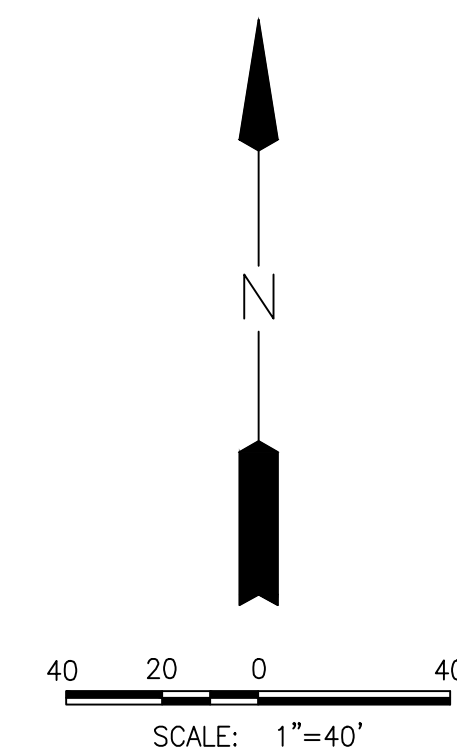
LOT NO.	LOT AREA
BLOCK 1	
1	2625
2	2625
3	2625
4	3116
5	2625
6	2625
7	2625
8	2625
9	2625
TOTAL = 18,866 SQ. FT.	

I, DIANE TRAUTMAN, 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 \_\_\_\_\_, 2020, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY RECORDED ON \_\_\_\_\_, 2020, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND AT FILM CODE NO. \_\_\_\_\_ 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.

DIANE TRAUTMAN  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

BY: DEPUTY



VICINITY MAP  
SCALE: 1" = 500'  
KEY MAP NO. 572Y

**NOTES:**

- 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.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999875039583.
- 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 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.
- 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.
- 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.
- THE ENTIRE R.O.W. OF SAID PRIVATE STREET IS DEDICATED AS A PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT. THE CITY OF HOUSTON DOES NOT GUARANTEE THE REPAIR OF PRIVATE STREETS DAMAGED WHEN REPAIRING PUBLIC UTILITIES IN SAID PRIVATE STREET.
- ALL BUILDING LINES ARE MEASURED FROM THE PERMANENT ACCESS EASEMENT BOUNDARY OR PUBLIC STREET RIGHT-OF-WAY.
- WATER LINE SYSTEM WILL BE BUILT ACCORDING TO CITY OF HOUSTON DESIGN CRITERIA.
- ALL PRIVATE UTILITIES PROPOSED WITHIN THE PERMANENT ACCESS EASEMENT SHALL OBTAIN APPROVAL FROM THE CITY OF HOUSTON PRIOR TO INSTALLATION.
- P.A.E. INDICATES PERMANENT ACCESS EASEMENT.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTSTRUCTED 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 PANELLED WOODEN FENCES ALONG THE PERMETER 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 PANELLED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
- THIS SUBDIVISION IS NOT ELIGIBLE FOR SOLID WASTE COLLECTION BY THE CITY OF HOUSTON.
- THE SUBDIVISION HAS A PRIVATE WATER SYSTEM. IT IS NOT A PUBLIC WATER SYSTEM, NOR HAS BEEN CONSTRUCTED WITH ANY PUBLIC FUNDS. THE WATER LINE AND FIRE HYDRANTS TO SERVE THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER AND/OR OWNERS MANAGEMENT ASSOCIATION.

**BRADSEN PLACE**

A SUBDIVISION OF 0.906 ACRES OF LAND SITUATED IN THE N.B. WATERS SURVEY, ABSTRACT 873, CITY OF HOUSTON, HARRIS COUNTY, TEXAS.  
ALSO BEING A PARTIAL REPLAT OF BLOCK "S" OF ALMEDA, AS RECORDED IN VOLUME 3, PAGE 36, HARRIS COUNTY MAP RECORDS

9 LOTS 8 RESERVES (0.116 ACRES) 1 BLOCK  
JANUARY 28, 2020 JOB NO. 1249-0001  
REASON FOR REPLAT: TO CREATE 2 P.A.E.'S, 9 LOTS AND 8 RESERVES IN 1 BLOCK.

OWNERS:  
**FACCUSEH INVESTMENTS LTD. CO.**  
HECTOR FACCUSEH, PRESIDENT & SHANA EGAN-FACCUSEH, VICE PRESIDENT  
3619 GARDENIA BEND DR., HOUSTON, TX 77053  
281.900.8437

ENGINEER:  
**Civil Grade ENGINEERS**  
710 NORTH POST OAK ROAD, SUITE 510  
HOUSTON, TEXAS 77024  
281.407.5018

SURVEYOR:  
**GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
1724 VZT8740240, PASADENA, TX 77069  
PHONE: 281-439-4559 - www.gbisurvey.com  
TSP/LS FROM # 101100000

PLAT PREPARED BY:

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1904 W. Grand Parkway North Suite 100  
Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.5026