

STATE OF TEXAS
COUNTY OF HARRIS

We, JASC GROUP, LLC, acting by and through Veronica Colon, Managing Member, being officers of JASC GROUP, LLC, owners hereinafter referred to as Owners of the 0.185 acre tract described in the above and foregoing map of CULLEN HEIGHTS, 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 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 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 preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the JASC GROUP, LLC has caused these presents to be signed by Veronica Colon, its Managing Member, thereto authorized, this 7 day of July, 2023.

JASC GROUP, LLC
By: *Veronica Colon*
Veronica Colon
Managing Member

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Veronica Colon, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7 day of July, 2023.

Diego Romero
Notary Public in and for the State of Texas
Diego Romero
My Commission expires: 09/16/2024

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CULLEN HEIGHTS 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 7 day of August, 2023.

By: *Martha L. Stein* Or *M. Sonny Garza*
Chair Vice-Chairman

By: *A. Rodriguez*
Margaret Wallace Brown, ACP, CNU-A
Secretary



BLOCK 7
LOT 36
FLOWER CITY
(VOL. 23, PG. 12, H.C.M.R.)

BLOCK 12
LOT 1
FLOWER CITY
(VOL. 23, PG. 12, H.C.M.R.)

BLOCK 12
LOT 2
FLOWER CITY
(VOL. 23, PG. 12, H.C.M.R.)

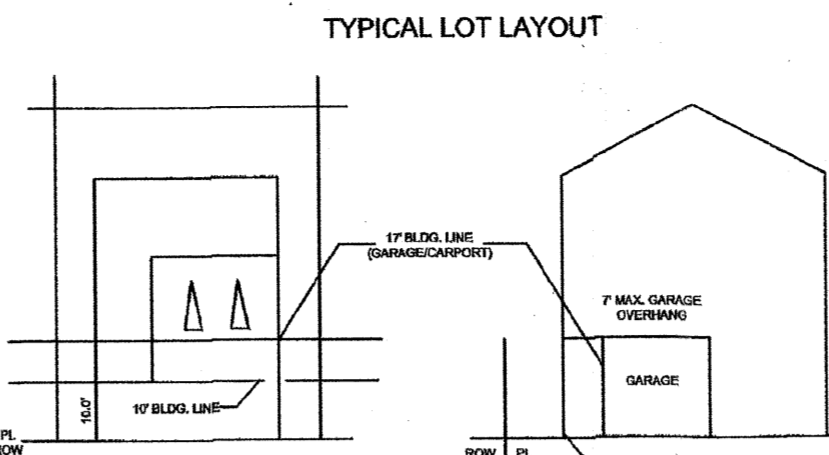
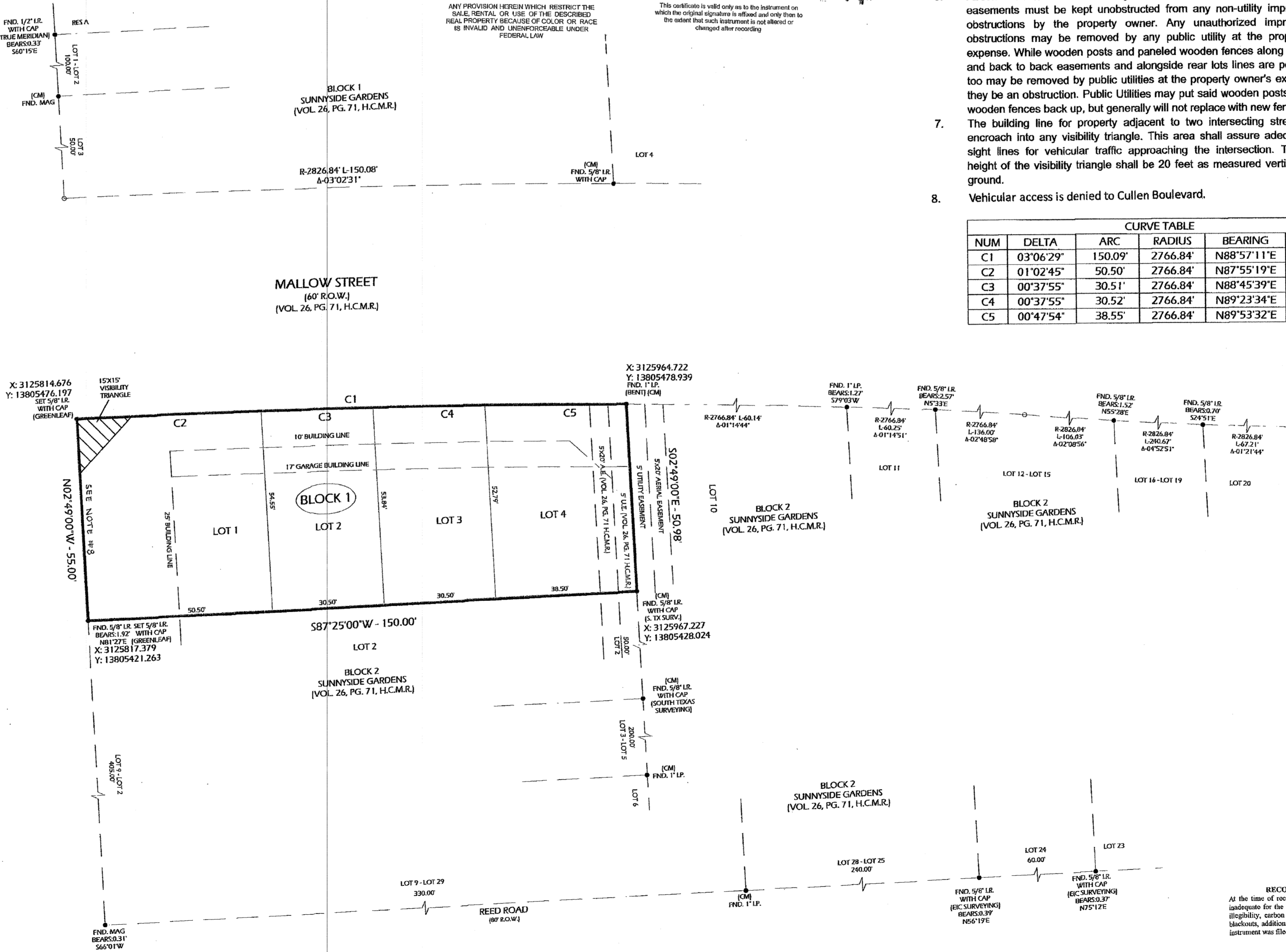
I, Daniel W. Goodale, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; and prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary 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 W. Goodale
Daniel W. Goodale
Texas Registration No. 4919
6/26/2023

DWELLING UNIT DENSITY TABLE		
COLM A	COLM B	COLM C
TOTAL # OF DWELLINGS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
4	0.185 AC	21.62

- At least 150 square feet of permeable area is required per lot. 800 s.f. of permeable area shall be provided with the boundary of this subdivision. Reference 42-1 permeable area definition.
- 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.
- All lots shall have adequate wastewater collection service.

LOT NO.	LOT SIZE	LOT SIZE AND COVERAGE TABLE		COVERAGE %
		MAX 1ST FLOOR BUILDING FOOTPRINT		
1	2770 SF	2077 SF		75 %
2	1654 SF	1240 SF		75 %
3	1627 SF	1220 SF		75 %
4	1999 SF	1499 SF		75 %

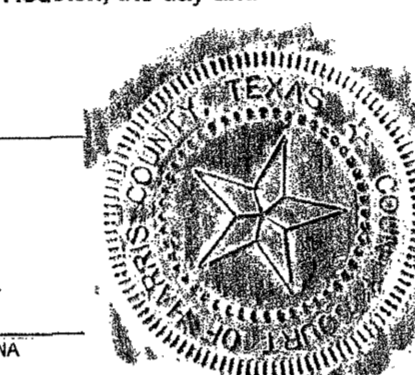


- A TEN-FOOT (10') BUILDING LINE IS ESTABLISHED FOR THE PRINCIPAL STRUCTURE ONLY.
- A SEVENTEEN-FOOT (17') BUILDING LINE IS ESTABLISHED FOR ANY CARPORT OR GARAGE FACING THE STREET.
- THE BUILDING ABOVE THE CARPORT OR GARAGE MAY OVERHANG THE BUILDING LINE UP TO SEVEN FEET (7').
- REFERENCE THE TYPICAL LOT LAYOUT SHOWN HEREIN.
- LOTS 1-4 OF BLOCK 1 ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

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 August 2, 2023, at 1:31 o'clock P.M., and duly recorded on August 3, 2023, at 9:47 o'clock A.M., and at Film Code Number 704666 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.

Tenshia Hudspeth
County Clerk
Of Harris County, Texas
By: *Christina*
Deputy CHRISTINA ORGNA



PARKS AND OPEN SPACE TABLE

NUMBER OF EXISTING DWELLING UNITS	0
Owner hereby certifies that the information provided is true	
NUMBER OF PROPOSED DWELLING UNITS	4
NUMBER OF INCREMENTAL DWELLING UNITS	4

- 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 7
- 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 (4 units) of dwelling units.

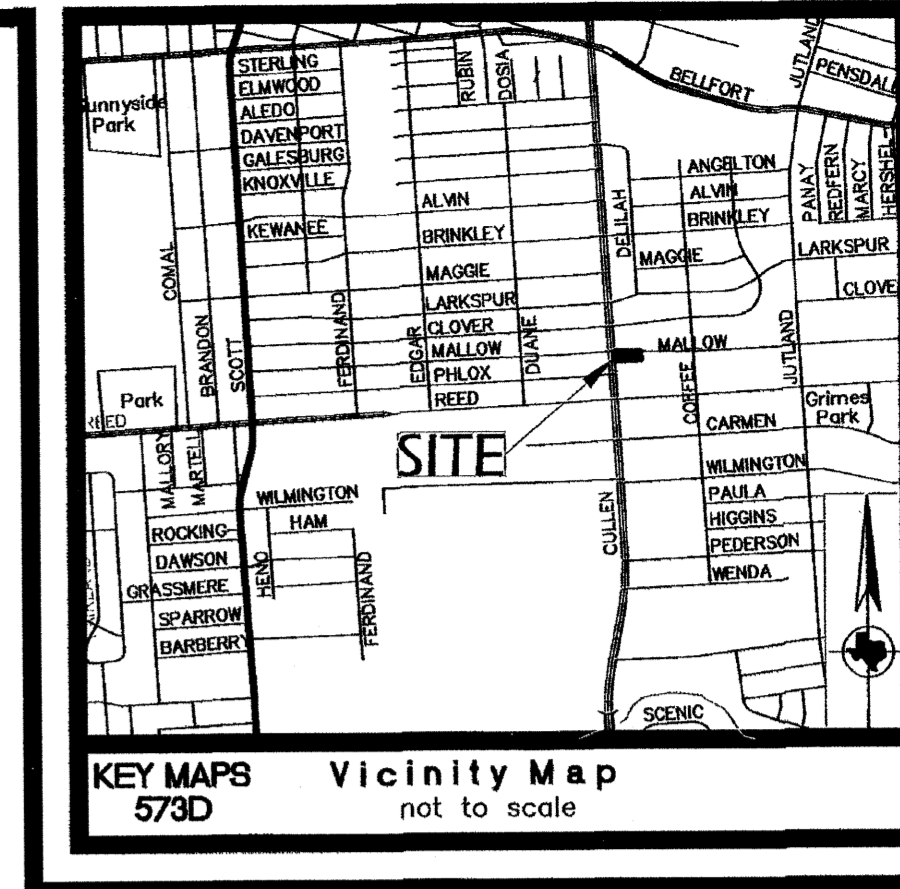
FILED
RP-2023-291882 8/2/2023 1:51 PM
Lauchlin Hudspeth

NOTES:
8/2/2023 HCCPRP1 60.00 COUNTY CLERK

- Unless otherwise indicated, the building line (B.L.), whether one or more, shown on the 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.
- Each lot shall be restricted to single family residential use.
- 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 freestanding 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.
- 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 of 0.999881534.
- 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 lot 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.
- 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.
- Vehicular access is denied to Cullen Boulevard.

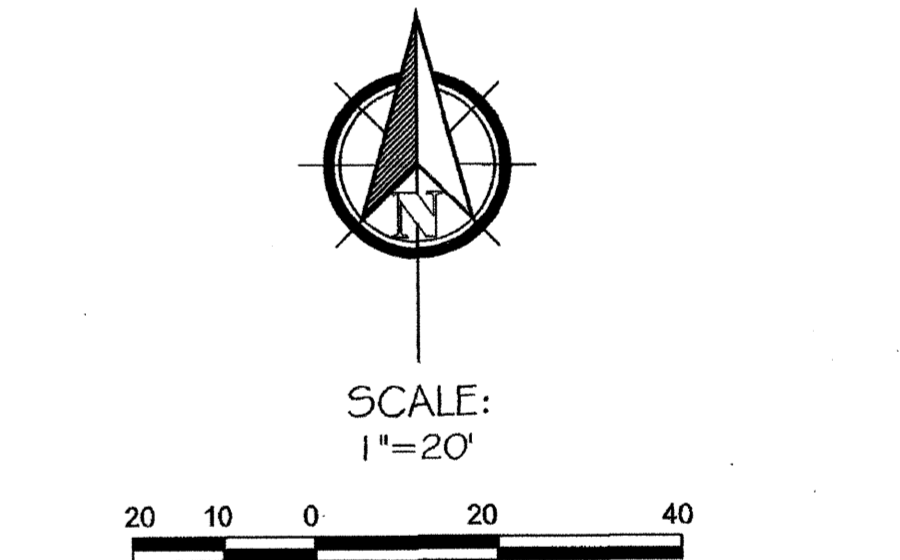
CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	0°3'06.29"	150.09'	2766.84'	N88°57'11"E	150.07'
C2	0°1'02.45"	50.50'	2766.84'	N87°55'19"E	50.50'
C3	0°0'37.55"	30.51'	2766.84'	N88°45'39"E	30.51'
C4	0°0'37.55"	30.52'	2766.84'	N89°23'34"E	30.52'
C5	0°0'47.54"	38.55'	2766.84'	N89°53'32"E	38.55'



- LEGEND:
- C.M. - CONTROL MONUMENT
 - B.L. - BUILDING LINE
 - U.E. - UTILITY EASEMENT
 - GAR. B.L. - GARAGE BUILDING LINE
 - A.E. - AERIAL EASEMENT
 - U.E. - UTILITY EASEMENT
 - H.C.M.R. - HARRIS COUNTY MAP RECORDS
 - H.C.D.R. - HARRIS COUNTY DEED RECORDS
 - H.C.R.R. - HARRIS COUNTY ROAD RECORDS
 - R.O.W. - RIGHT OF WAY
 - I.R. - IRON ROD
 - I.P. - IRON PIPE

OFFICE OF
TENSISHA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 724889
CULLEN HEIGHTS
THIS IS PAGE 1 OF 2 PAGES
SCANNER Contact 024400
KEY MAP



CULLEN HEIGHTS
A SUBDIVISION OF 0.185 ACRES
BEING A REPLAT OF LOT 1, BLOCK 2,
SUNNYSIDE GARDENS
ACCORDING TO THE MAP OR PLAT THEREOF AS
RECORDED IN VOLUME 26, PAGE 71
OF THE HARRIS COUNTY MAP RECORDS
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 4 LOTS
4 LOTS 1 BLOCK
OWNERS:
JASC GROUP, LLC
DATE: JUNE, 2023 SCALE: 1" = 20'
OWENS MANAGEMENT SYSTEMS, LLC
12401 SOUTH POST OAK ROAD, SUITE H
HOUSTON, TX 77045
713-643-6333
GREENLEAF LAND SURVEYS
11500 NORTHWEST FREEWAY, STE 160
HOUSTON, TEXAS 77092
832-668-5003
FIRM NO. 10193977
www.greenleaflandsurveys.com
orders@gllsurveys.com

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