

STATE OF TEXAS  
COUNTY OF HARRIS

I, Juventino Ulloa Miralrio, owner hereinafter referred to as Owners of the 0.1616 acre tract described in the above and foregoing map of MANORS ON WILMINGTON, 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 seven feet, six inches (7' 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 same 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 ditches, gullies, rines, 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 more than two (2) residential units per lot.

WITNES MY HAND IN THE City of Houston, Texas, this 17 day of October, 2023.

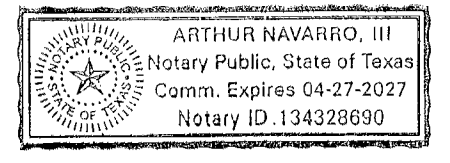
By: Juventino Ulloa Miralrio

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, Juventino Ulloa Miralrio, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17 day of October, 2023

Notary Public in and for the State of Texas  
Print Name: Arthur Navarro, III  
My Commission expires: 04/27/2027



This is to certify that the Houston Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of MANORS ON WILMINGTON 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 27 day of December, 2023

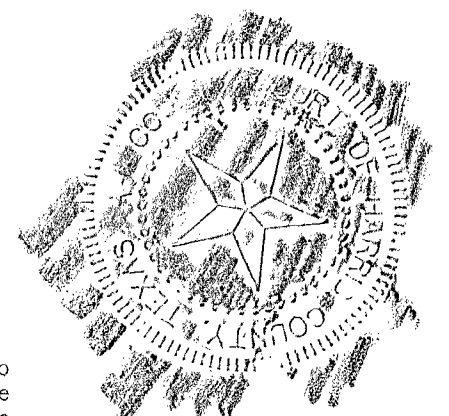
By: Martha L. Stein, Chair of M. Sonny Garza, Vice Chairman  
By: Margaret Wallace Brown, ACP, CNU-A Secretary



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 January 10, 2024, at 11:28 o'clock A.M., and duly recorded on January 10, 2024, at 3:51 o'clock P.M., and at Film Code No. 706346 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: Christian Orona  
Deputy

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. PE, RPLS  
Texas Registration No. 6751



DWELLING UNIT DENSITY TABLE

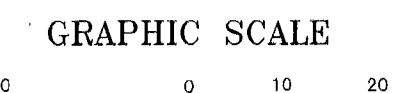
DWELLING UNITS	TOTAL GROSS ACREAGE	TOTAL PROJ. DENSITY (UNITS PER AC.)
3	0.1616 ACRE	18.56

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	3,136	60% MAX	1,881
2	1,856	60% MAX	1,113
3	2,048	60% MAX	1,228

PARKS AND OPEN SPACE TABLE

A	I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE	
B	NUMBER OF EXISTING DWELLING UNITS (DU)	0
C	NUMBER OF PROPOSED DU	3
D	INCREMENTAL NUMBER OF DU (C-B)	3

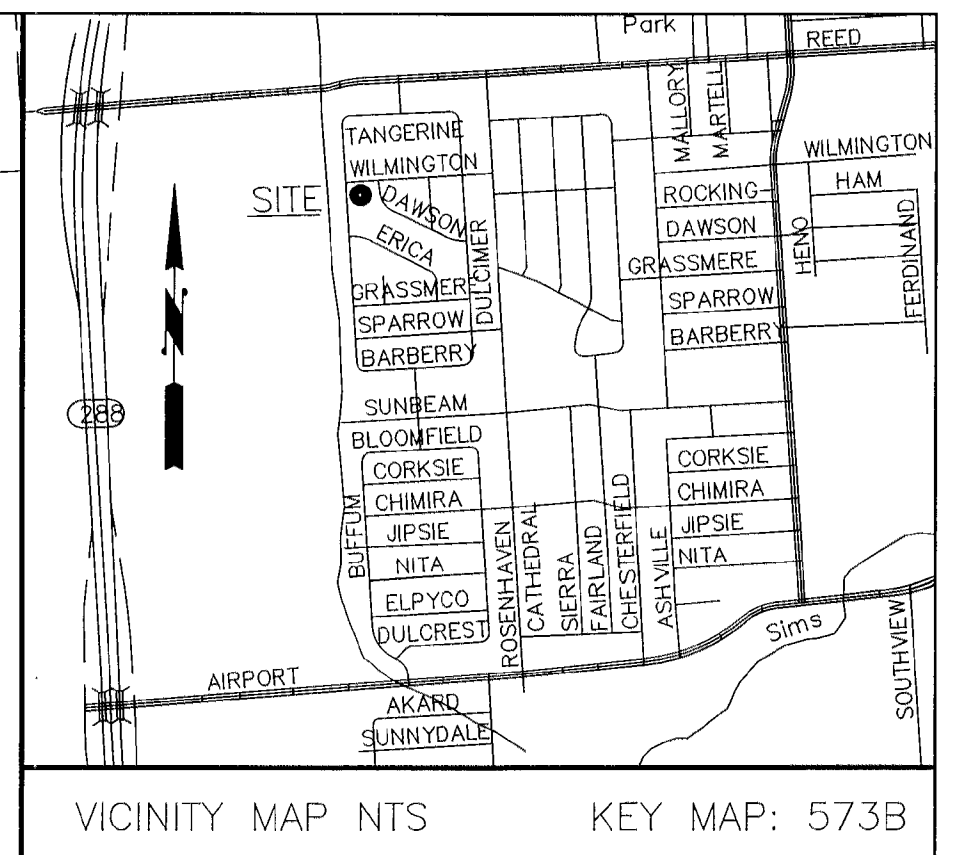
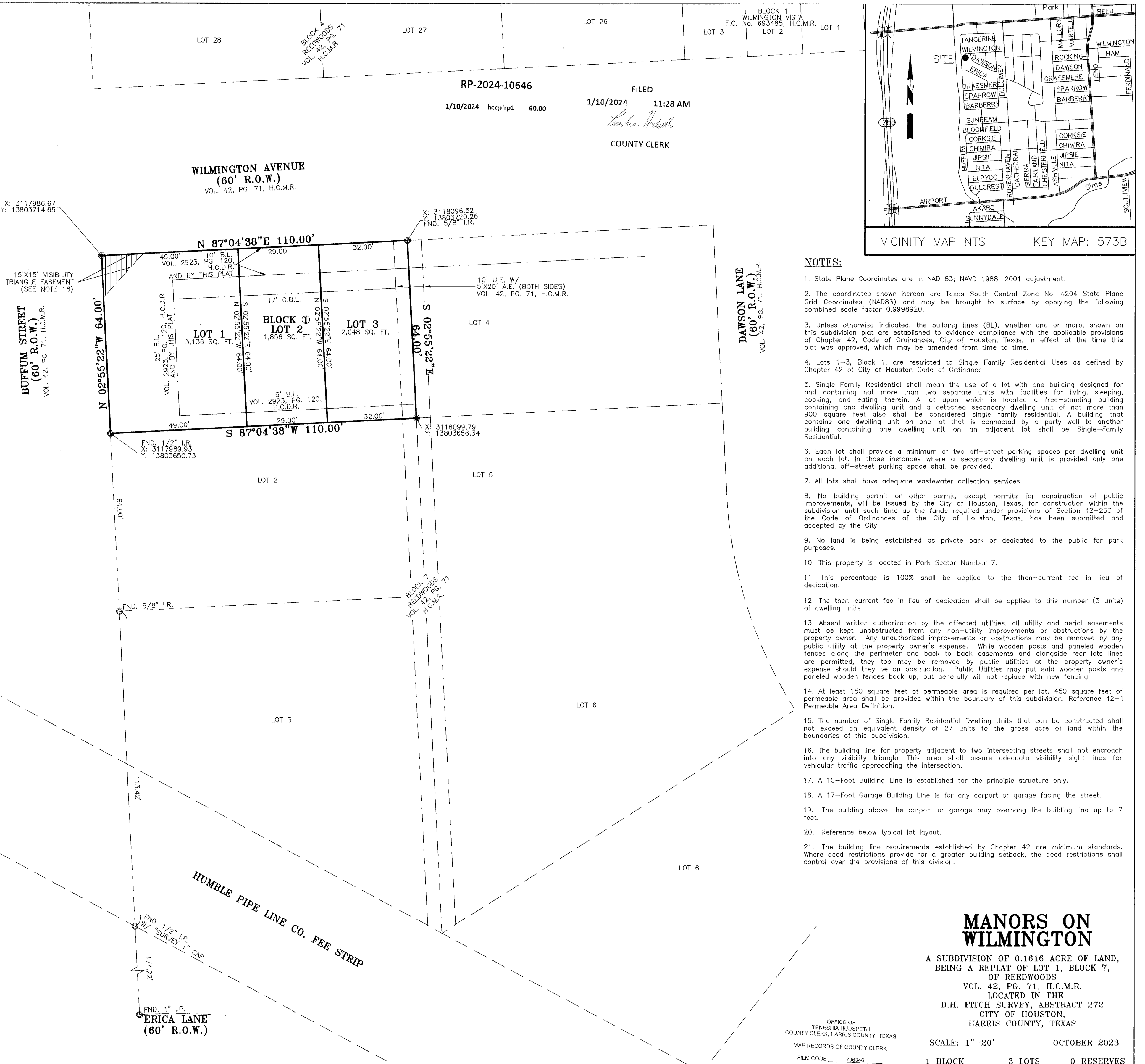


ABBREVIATIONS LEGEND

A	ABSTRACT
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
G.B.L.	GARAGE BUILDING LINE
FND	FOUND
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
H.C.D.R.	HARRIS COUNTY DEED RECORDS

SYMBOLS LEGEND

○	IRON ROD FOUND
●	1/2" I.R. W/ "VILLA 6751" CAP SET



- NOTES:
- State Plane Coordinates are in NAD 83; NAVD 1988, 2001 adjustment.
  - 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 0.9998920.
  - Unless otherwise indicated, the building lines (BL), 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.
  - Lots 1-3, Block 1, are restricted to Single Family Residential Uses as defined by Chapter 42 of City of Houston Code of Ordinance.
  - 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 dwelling unit is provided only one additional off-street parking space shall be provided.
  - All lots shall have adequate wastewater collection services.
  - 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.
  - No land is being established as private park or dedicated to the public for park purposes.
  - This property is located in Park Sector Number 7.
  - This percentage is 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 (3 units) of dwelling units.
  - 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.
  - At least 150 square feet of permeable area is required per lot. 450 square feet of permeable area shall be provided within 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 land within the boundaries of this subdivision.
  - 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.
  - A 10-Foot Building Line is established for the principle structure only.
  - A 17-Foot Garage Building Line is for any carport or garage facing the street.
  - The building above the carport or garage may overhang the building line up to 7 feet.
  - Reference below typical lot layout.
  - The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.

### MANORS ON WILMINGTON

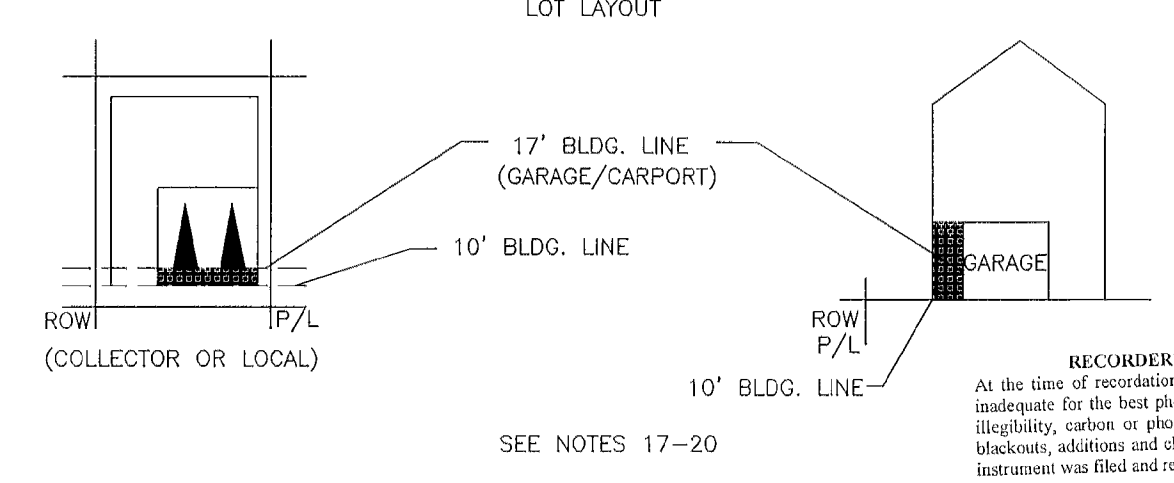
A SUBDIVISION OF 0.1616 ACRE OF LAND,  
BEING A REPLAT OF LOT 1, BLOCK 7,  
OF REEDWOODS  
VOL. 42, PG. 71, H.C.M.R.  
LOCATED IN THE  
D.H. FITCH SURVEY, ABSTRACT 272  
CITY OF HOUSTON,  
HARRIS COUNTY, TEXAS

SCALE: 1"=20' OCTOBER 2023  
1 BLOCK 3 LOTS 0 RESERVES  
REASON FOR REPLAT: TO CREATE 3 LOTS

OWNER:  
JUVENTINO ULLOA MIRALRIO  
13649 KCELLENBRON ROAD  
HOUSTON, TEXAS 77096



TX ENGINEERING FIRM NO. F-22322  
TX SURVEYING FIRM NO. 10194609  
8119 FRY ROAD, SUITE 402  
CYPRESS, TEXAS 77433  
281.213.2517  
PROJECT No. 23-0548



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