

2. 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.

J. The coordinates shown hereon are grid and referenced to Texas South Central Zone No.4204 State Plane Coordinates NAD83 and may be converted to surface by applying the combined scale 0.9999012315.

4. 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;

Lots 1 through 2, Block 1 are restricted to single family residential uses.

6. Building coverage is limited to 60% of the area of each lot. 7. At least 150 s.f. of permeable area is required per lot, 300 s.f. of permeable area shall be provided within the boundary of this guidalities.



GRAPHIC SCALE 20 0 10 20

( IN FEET ) 1 inch = 20 f

#### ABBREVIATIONS

AC. = Acre/Acres
AE. = Aerial Easement
B.L. = Building Line B.O.C = Bottom Of Concrete D.U. = Dwelling Units BSMT. = Busement

F.O.C.= Face of Concrete FT. = Feet

C.B.L.= Garage Building Line H.C.D.R. - Hurris County Deed Records
H.C.C.F. = Harris County Clerk's File
H.C.M.R = Harris County Map Records INC. = Incorporated

LLC. - Limited Liability Corporation

NAD = North American Datum

N.T.S. = Not 16 Scale
PC. = Page
PL = Property Line
VOL. = Volume

RES. = Reserve R.D. = Road R.O.W. = Right-of-Way

S.F. = Square Feet

U.E. = Utility Easement

STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared octrunt me, the undersighed authority, on this day personally appealed Christopher Cruz, known to me to be the person (s) whose name (s) are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expresed.

> GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of Feb., 2024





#### STATE OF TEXAS COUNTY OF HARRIS

I, Christopher Cruz, owner of (or owners) hereinafter referred to as Owners (whether one or more) of the 0.1369 acres tract described in the above and loregoing map of HOMES AT FLINTRIDGE, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby deciding to air lines, desircularists, restrictions and indications of said implys or plat and hereby dedicate to the use of the public forever, all streets, 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.

PURTHER, 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 harizontally an additional eleven feet, six inches (11' 6") for tan feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or sive feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground evel upward, located adjacent to and adjoining said public utility easements that are designated with cerial 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 cerial easements. The cerial 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 (1'0") or 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 adjaining said public utility easements that are designated with cerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement total 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.

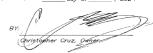
FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bayous, creeks, guillies, 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 lences, buildings, pinding and other obstactions 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.

WITNESS my hand in the city of Houston, Texas, this 5th day of Feb , 2024

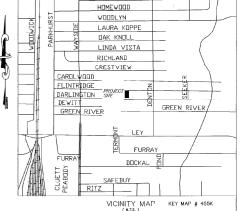


RP-2024-99540

3/21/2024 HCCPIRP2 60.00

FILED 3/21/2024 11:11 AM

COUNTY CLERK



I, David L. Bowden, am authorized (or 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 that five eighths (%) 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.

3-8-24

I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my effice on March 21 200 at 1111 o'clock A.M., and duly recorded on March 21 county o'clock A.M., and at Film Code Number 107190 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.

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This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of HOMES AT FLINTRIDEC 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 LD\_day of Factor, 2024



MAP RECORDS OF COUNTY CLERK

FILM CODE \_707190\_\_ HOMES AT FLINTRIDGE THIS IS PAGE 1 OF 2 PAGES SCANNER Context (04400 KEY MAP



### HOMES AT FLINTRIDGE

A subdivision of 0.1589 acres of land,

Being a replat of Lot 185, Block 9, of LARKSTONE PLACE, a subdivision in Harris sunty, Texas, according to the map or plathereof recorded in Volume 30. Page 9, of the map records of Harris County, Texas.

Reason for Replat: to create 2 Lots, 1 Block

LOTS: 2 BLOCKS: 1

PREPARED BY:

PLS Construction Layout, Inc 2010 N LOOP W. SUITE 280 Houston, Texas 77018

## Surveyor: Bowden Survey

PROFESSIONAL SURVEYING SERVICES 12000 WESTHEIMER ROAD, SUITE 106 HOUSTON, TEXAS 77077 PHONE: (281) 531-1900 FAX: (281) 531-4900 TBPLS Registration No. 10127400

SCALE : 1" = 20"

# LOT AREA CALCULATIONS AND BUILDING LINE COVERAGE

LOT No.	LOT AREA	MAX. FIRST FLOOR BUILDING FOOT PRINT	MAXIMUM COVERAGE
1	3,462 S.F.	2,077.2 S.F	60%
2	3,462 S.F.	2,077.2 S.F	60%

DWELLING UNIT DENSITY TABLE No. OF DWELLINGS GROSS AREA DENSITY 0.1589 AC 25.16 4 UNITS

#### PARKS AND OPEN SPACE

- No land is being established as private park or dedicated to the public for park purposes.
- 2. 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.
- 4. This percentage (100%) shall be applied to the then-current fee in lieu of dedication 5. The then-current fee in lieu of dedication shall be applied to this number

a	Number of existing Dwelling Units (DU)  ☑ I hereby certify that the information provided herein is true	(0)
ь	Number of proposed (DU)	(4)

10. 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 section.

9. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unostructed 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 perimeter and back to back easements and alongside rear little utilities are the property owner's expense should they be on obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

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.