

STATE OF TEXAS
COUNTY OF HARRIS

WE, ANTONIO A. ZUNIGA, MARIA ZUNIGA, DE MARDO ZUNIGA AND GLORIA ANN ZUNIGA, owner (or owners) heretofore referred to as Owners (whether one or more) of the 4.8138 ACRE tract described in the above and foregoing map of ZUNIGA PLACE, do hereby make and ratify said subdivision and development plan of said property according to all laws, ordinances, restrictions, and conditions on said maps or plat, and hereby dedicate to the use of the public for streets, all streets (except those streets designated as private streets, of permanent easements), alleys, drains, 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 in and to the aforesaid.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes (except unimproved aerial easements) the aerial easements hereinafter described on 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 (11' 6" and 16' 0") as indicated and depicted herein, 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 (except unimproved aerial easements) the aerial easements hereinafter described on 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 the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (11' 6" and 16' 0") as indicated and depicted herein, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivisions) and shall be restricted for use under the terms and conditions of such restrictions and 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 water into any public or private street, permanent 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 drainage courses, gutters, ditches, dikes, drains, or other natural drainage courses located in said plat, as easements for drainage purposes, along the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement of 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, gutter, drain, 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 the easement except by means of an approved drainage structure.

FURTHER, Owners hereby certify that this report does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was filed with any restriction to residential use for not more than two (2) residential units per lot.

WITNESSED my hand in the City of Houston, Texas, this 10th day of July, 2015.

Antonio A. Zuniga
ANTONIO A. ZUNIGA
Maria S. Zuniga
MARIA S. ZUNIGA
Dardo Zuniga
DE MARDO ZUNIGA
Gloria A. Zuniga
GLORIA ANN ZUNIGA

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared ANTONIO A. ZUNIGA, MARIA ZUNIGA, DE MARDO ZUNIGA, and GLORIA ANN ZUNIGA, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of July, 2015.

Notary Public in and for the State of Texas

My Commission expires: 10-2-17

IN LIEU OF PAYMENT (NO PRIVATE PARK OR PARK LAND DEDICATION)

Number of Existing Dwelling Units	3
Number of Proposed Dwelling Units	3
Number of Incremental Dwelling Units	0

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 29-253 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

Final 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 the number (0) units of dwelling units.

LEGEND:
S.D.L. - Sanitary Sewer Easement
W.L.E. - Water Line Easement
D.E. - Drainage Easement
U.E. - Utility Easement
A.C. - Unimproved Aerial Easement
H.L. - Hedging Line
M.C.M. - Harris County Map Records
H.C.D.R. - Harris County Deed Records
H.C.F. - Harris County Clerk's File

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat for instrument when appropriate and subdivision of ZUNIGA 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 (or instrument when appropriate) this 10th day of July, 2015.

LOAY BASIR
H.C.C.F. NO. 2010088182
MINNETEX PLACE
LOT 50
VOL. 2, PG. 57 H.C.M.R.

STAN STUART
Stan Stuart
County Clerk
Of Harris County, Texas

MARK S. BROWN, an 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; all lines 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.

MARK S. BROWN
Texas Registration No. 5503



LOAY BASIR
H.C.C.F. NO. 2010088182
MINNETEX PLACE
LOT 50
VOL. 2, PG. 57 H.C.M.R.

JOE D. DUFRIFE and LISA J. DUFRIFE
TRUSTEES, DUFRIFE LIVING TRUST
H.C.C.F. NO. 2010088181

MINNETEX PLACE
LOT 49
VOL. 2, PG. 57 H.C.M.R.

JOHNNY FLOYD PATRE
H.C.C.F. NO. 2010088181

STAN STUART
Stan Stuart
County Clerk
Of Harris County, Texas

MARK S. BROWN, an 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; all lines 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.

MARK S. BROWN
Texas Registration No. 5503

MINNETEX PLACE
LOT 99
VOL. 2, PG. 57 H.C.M.R.

JOHNNY FLOYD PATRE
H.C.C.F. NO. 2010088181

MINNETEX PLACE
LOT 98
VOL. 2, PG. 57 H.C.M.R.

JOHNNY FLOYD PATRE
H.C.C.F. NO. 2010088181

MINNETEX PLACE
LOT 97
VOL. 2, PG. 57 H.C.M.R.

ANDREW BUSINESS CENTER
RESERVE #1 BLOCK 1
F.C. NO. 50168 H.C.M.R.

MINNETEX PLACE
LOT 144
VOL. 2, PG. 57 H.C.M.R.

MINNETEX PLACE
LOT 143
VOL. 2, PG. 57 H.C.M.R.

MINNETEX PLACE
LOT 142
VOL. 2, PG. 57 H.C.M.R.

MINNETEX PLACE
LOT 141
VOL. 2, PG. 57 H.C.M.R.

MINNETEX PLACE
LOT 140
VOL. 2, PG. 57 H.C.M.R.

MINNETEX PLACE
LOT 139
VOL. 2, PG. 57 H.C.M.R.

MINNETEX PLACE
LOT 138
VOL. 2, PG. 57 H.C.M.R.

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LOT 2
1.3700 Acres
60,071 Sq. Feet

LOT 1
1,0123 Acres
44,996 Sq. Feet

LOT 3
2.4223 Acres
105,521 Sq. Feet

BLOCK
4.8138 Acres
208,688 Sq. Feet

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44,996 Sq. Feet

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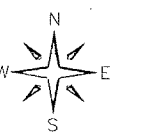
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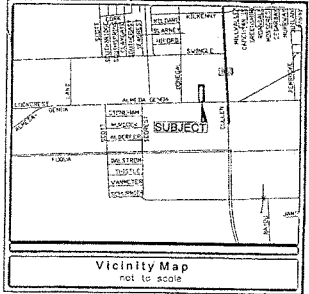
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Vicinity Map
Not to Scale
80 25 0 50
GRAPHIC SCALE: 1"=50'

NOTES:

- 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 thereon, a lot upon which is located a freestanding building containing one dwelling unit and a detached secondary dwelling unit of not more than 700 square feet who 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 bearings shown herein are grid bearings based on the Texas South Central Zone (NAD83) and may be brought to surface by applying the following numerical scale factor of 1.00001076.
- The coordinates shown herein are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following numerical scale factor of 1.00001076.
- Unless otherwise indicated, the building line (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.
- This property is located in Park Sector number 7
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any man utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility of the property owner's expense. While wooden posts and painted wooden fences along the perimeter and back to back easements and alongside rear lots are permitted, they first may be removed by public utilities of the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and painted wooden fences back up, but generally will not replace with new fencing.

ZUNIGA PLACE

A SUBDIVISION OF 4.8138 ACRES LOCATED IN THE J. HALLOWAY SURVEY ABSTRACT NO. 339 AND BEING A REPLAT OF THE EAST 1/2 OF LOT 97 OF THE MINNETEX PLACE SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 57 OF THE HARRIS COUNTY PLAT RECORDS

REASON TO REPLAT: CREATE 3 SINGLE FAMILY RESIDENTIAL LOTS

1 BLOCK 3 LOTS

OWNER: ANTONIO A. ZUNIGA, MARIA ZUNIGA, DE MARDO ZUNIGA AND GLORIA ANN ZUNIGA

DATE: JULY, 2015 SCALE: 1"=50'

Surveyor:
Greenleaf Land Surveys, LLC
10900 Northwest Freeway
Suite #129
Houston, TX 77092

Highheels to Hardhats
1701 Waight
Houston, TX 77006
832-233-6331
marlena@highheelstohardhats.net



