

RP-2023-6047

1/6/2023 HCCRP1 60.00

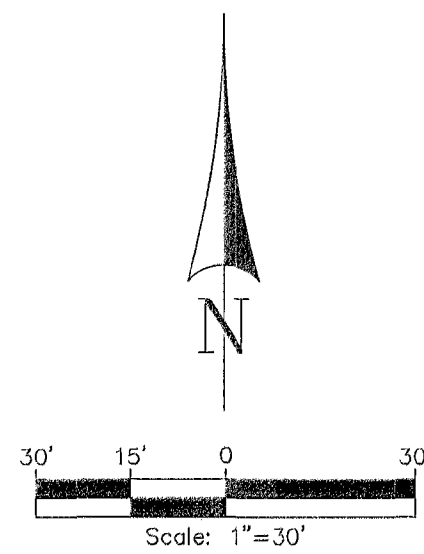
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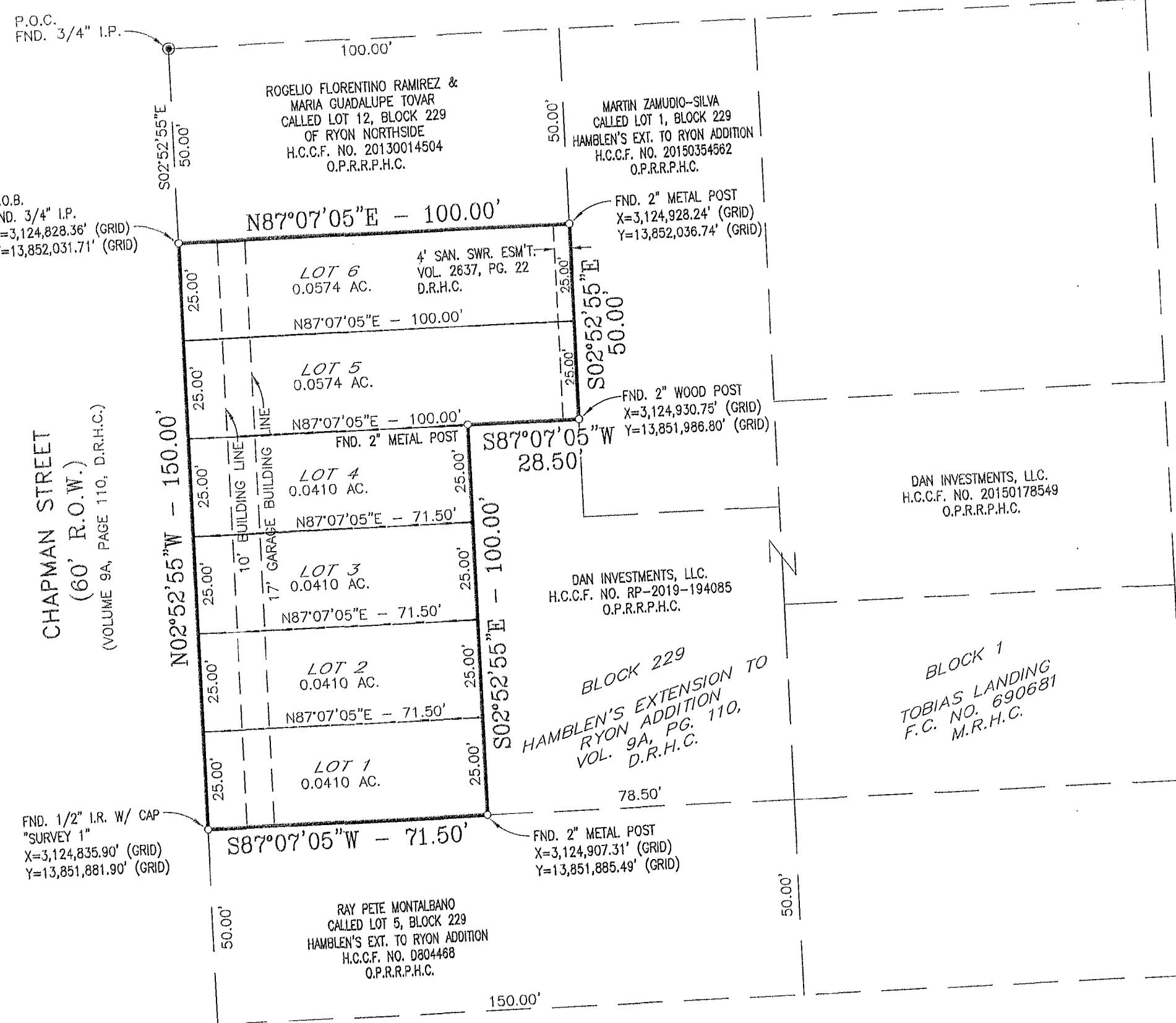
Tenshia Hudspeth

COUNTY CLERK

JOHN AUSTIN SURVEY, A-1
NORTH SIDE BUFFALO BAYOU
HARRIS COUNTY, TEXAS



HALPERN STREET
(60' R.O.W.)
(VOLUME 9A, PAGE 110, D.R.H.C.)

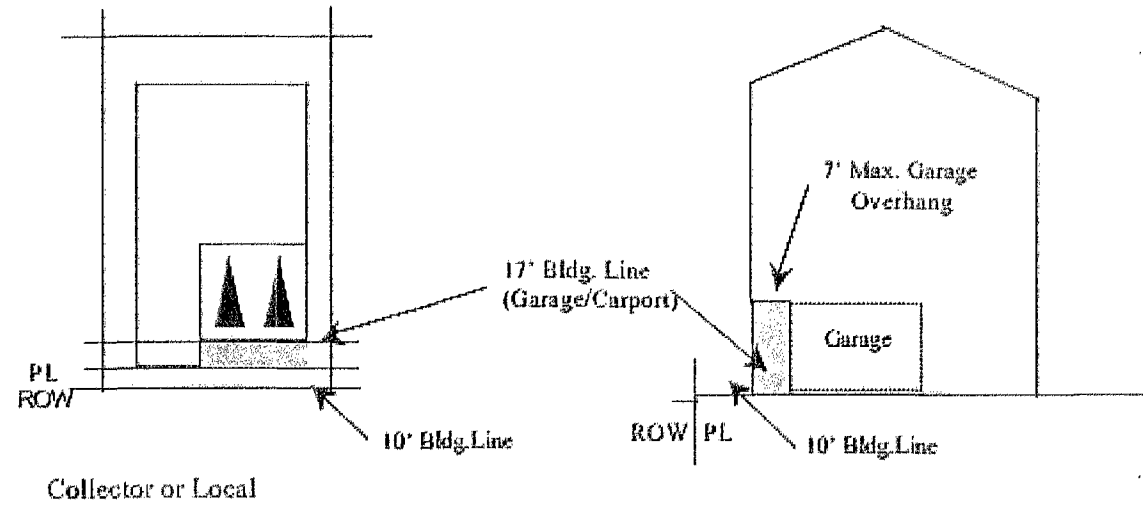


THE SOUTHWESTERN PLATING COMPANY, INC.
CALLED LOTS 4 & 5, BLOCK 231
OF RYON ADDITION
H.C.C.F. NO. 20150400948
O.P.R.R.P.H.C.

CHAPMAN STREET
(60' R.O.W.)
(VOLUME 9A, PAGE 110, D.R.H.C.)

TERRY STREET
(60' R.O.W.)
(VOLUME 9A, PAGE 110, D.R.H.C.)

MCNEIL STREET
(60' R.O.W.)
(VOLUME 9A, PAGE 110, D.R.H.C.)



- 1) LOTS 1 THROUGH 6 ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.
- 2) A 10-FOOT BUILDING LINE IS ESTABLISHED FOR THE PRINCIPAL STRUCTURE ONLY.
- 3) A 17-FOOT BUILDING LINE IS FOR ANY CARPORT OR GARAGE FACING THE STREET.
- 4) THE BUILDING ABOVE THE CARPORT OR GARAGE MAY OVERHANG THE BUILDING LINE UP TO 10 FEET.
- 5) REFERENCE ABOVE TYPICAL LOT LAYOUT.

LOT SIZE & COVERAGE TABLE and DWELLING UNIT DENSITY TABLE

NOTES:

- 1) LOTS 1 THROUGH 6 ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USES AS DEFINED BY CHAPTER 42 OF THE CITY OF HOUSTON CODES OF ORDINANCES.
- 2) THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON TEXAS SOUTH CENTRAL ZONE NO. 4204, NAD83 DATUM. ALL COORDINATES AND DISTANCES (U.S. SURVEY FEET) ARE SURFACE VALUES AND MAY BE BROUGHT TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.999863779.
- 3) UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAN 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.
- 4) 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.
- 5) AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 900 SQ.FT. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION. REFERENCE (41-2 PERMEABLE AREA).
- 6) 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.
- 7) THE NUMBER OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS SHALL NOT EXCEED AN EQUIVALENT DENSITY OF 27 UNITS TO THE GROSS ACRE OF ALL LAND SUBDIVISION PLAT.
- 8) ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
- 9) 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 ALONG 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 WOOD FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE THEM WITH NEW FENCING.

PARKS AND OPEN SPACES table with columns a, b, c and values 5, 6, 1.

NOTES:

- 1) 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.
- 3) THIS PROPERTY IS LOCATED IN PARK SECTOR NO. 17.
- 4) THIS PERCENTAGE IS (100%) SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATIONS.
- 5) THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER (1 UNIT) OF DWELLING UNITS.

STATE OF TEXAS
COUNTY OF HARRIS

We, TMC Elite Homes, Inc., acting by and through Aziz Ahmed, President, Mohammad Samana, being officers of TMC Elite Homes, Inc., hereinafter referred to as Owners of the 0.2789-acre tract described in the above and foregoing map of TMC Chapman Street Development, 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, TMC Elite Homes, Inc., has caused these presents to be signed by Aziz Ahmed, its President, thereunto authorized, attested by its Secretary, Mohammad Samana, this 21st day of Dec 2022.

TMC Elite Homes, Inc.

By: Aziz Ahmed, President

By: Mohammad Samana, Secretary

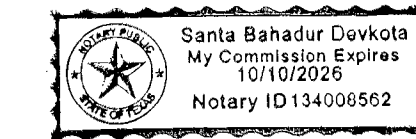
STATE OF TEXAS

COUNTY OF HARRIS

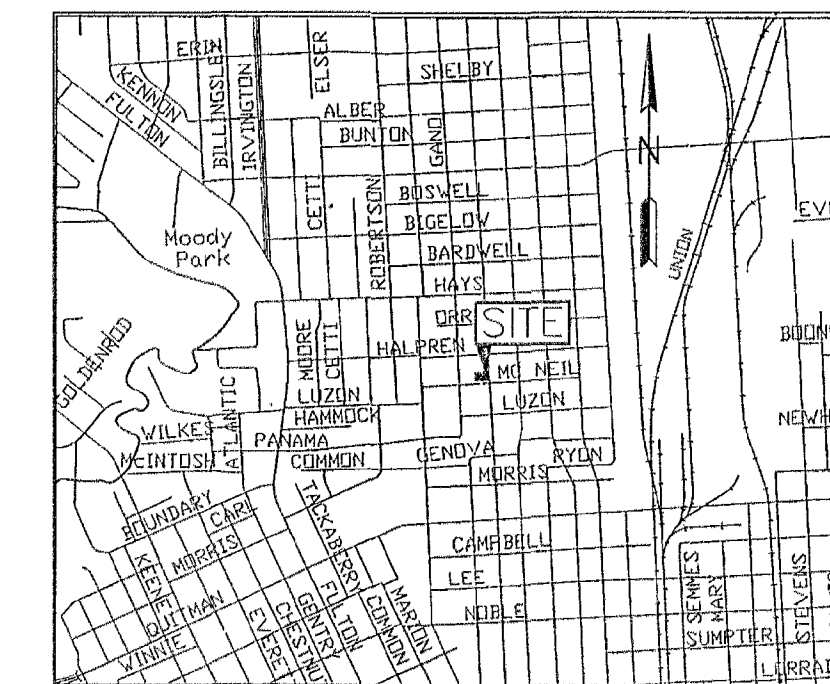
BEFORE ME, the undersigned authority, on this day personally appeared Aziz Ahmed, President and Mohammad Samana, Secretary, of TMC Elite Homes, Inc., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, 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 21 day of Dec 2022.

Notary Public in and for the State of Texas



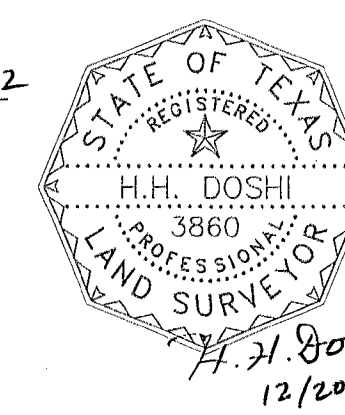
My Commission expires:



VICINITY MAP
KEY MAP NO. 493-D

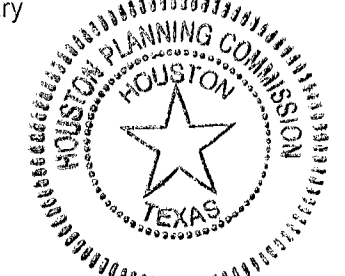
I, H.H. Doshi, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate, was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary 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.

H.H. Doshi, 12/20/22
H.H. Doshi, P.E., R.P.L.S.
Texas Registration No. 3960



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of TMC Chapman Street Development 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 4 day of January, 2023.

By: Martha L. Stein, Title Chair or Vice Chairman
By: Margaret Wallace Brown, AICP, CNU-A Secretary

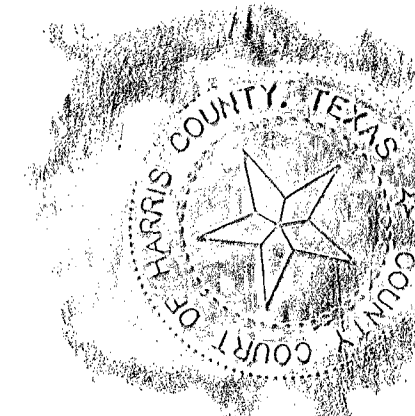


I, Tenshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on January 3, 2023, at 11:26 o'clock A.M., and duly recorded on January 9, 2023, at 10:08 o'clock A.M., and at Film Code Number 702150 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 Orina, Deputy



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording.

TMC CHAPMAN STREET DEVELOPMENT

PURPOSE FOR REPLAT:
TO CREATE 6 RESIDENTIAL LOTS
A SUBDIVISION OF 0.2789 AN ACRE (12,150 SQ. FT.) BEING A REPLAT OF LOTS 2, 3 AND 4, IN BLOCK 229, OF HAMBLEN'S EXTENSION TO RYON ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9A, PAGE 110 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SAVE AND EXCEPT THE EAST 28-1/2 FEET, SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 1, CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

DECEMBER, 2022
SCALE: 1" = 30'

ENGINEER / SURVEYOR: DOSHI ENGINEERING & SURVEYING COMPANY
OWNER: TMC ELITE HOMES, INC.

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