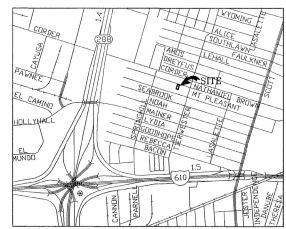


PLAT NOTES:

- LOTS 1 THRU 2, BLOCK 1, ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USES AS DEFINED BY CHAPTER 42 OF CITY OF HOUSTON CODE OF ORDINANCE.
- UNLESS OTHERWISE INDICATED, THE BUILDING UNITS, WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EXISTENCE IN 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.
- 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 BATHING 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 100 SQUARE FEET 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 CONSIDERED SINGLE FAMILY RESIDENTIAL.
- AT LEAST 100 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 300 SF OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION. REFERENCE 42-11 PERMEABLE AREA DEFINITION.
- THE NUMBER OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THAT CAN BE CONSTRUCTED SHALL NOT EXCEED AN EQUIVALENT DENSITY OF 21 UNITS TO THE GROSS AREA OF LAND WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES FOR 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 UNITS UNTIL THE ASSESSMENT 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 PERCENTAGE IS 100% SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATION.
- THIS PERCENTAGE IS 100% SHALL BE APPLIED TO THIS NUMBER (1) UNITS OF DWELLING UNITS.
- THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER (1) UNITS OF DWELLING UNITS.

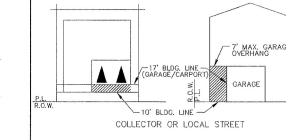
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE, NO. 4204 STATE PLAIN GRID COORDINATE (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING CORRECTED SCALE 0.9999861.
- UNLESS OTHERWISE INDICATED, THE BUILDING UNITS, WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EXISTENCE IN 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.
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- THE NUMBER OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THAT CAN BE CONSTRUCTED SHALL NOT EXCEED AN EQUIVALENT DENSITY OF 21 UNITS TO THE GROSS AREA OF LAND WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
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- THIS PERCENTAGE IS 100% SHALL BE APPLIED TO THIS NUMBER (1) UNITS OF DWELLING UNITS.
- THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER (1) UNITS OF DWELLING UNITS.



- LEGEND:**
- "BL" INDICATES BUILDING LINE
 - "UL" INDICATES UTILITY EASEMENT
 - "H.C.M.R." INDICATED HARRIS COUNTY MAP RECORDS
 - "H.C.C.F." INDICATED HARRIS COUNTY CLERKS FILE
 - "H.C.D.R." INDICATED HARRIS COUNTY DEED RECORDS
 - "R.O.W." INDICATES RIGHT OF WAY
 - "E.M.T." INDICATES EASEMENT
 - "H.L. & P." INDICATES HOUSTON LIGHTING & POWER COMPANY
 - "o" INDICATES IRON ROD FOUND
 - "* " INDICATES IRON ROD FOUND
 - "G.B.L." INDICATES GARAGE BUILDING LINE

LOT SIZE AND COVERAGE TABLE

LOT NO.	LOT SIZE (SQUARE FEET)	% COVERAGE	MAX BUILDING PAD COVERAGE NOT TO EXCEED (SQ. FEET)
1	2,000	60% MAX	1,500
2	2,000	60% MAX	1,500



- LOTS 1 THROUGH 2, BLOCK 1 ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.
- A 10-FOOT BUILDING LINE IS ESTABLISHED FOR THE PRINCIPAL STRUCTURE ONLY.
- A 7-FOOT BUILDING LINE IS FOR ANY CARPORT OR GARAGE FACING THE STREET.
- THE BUILDING ABOVE THE CARPORT OR GARAGE MAY OVERHANG THE BUILDING UP TO 7- FEET.
- REFERENCE ABOVE TYPICAL LOT LAYOUT.

DWELLING UNIT DENSITY TABLE

DWELLING UNITS	TOTAL GROSS ACREAGE	TOTAL PROJ. DENSITY (UNITS PER AC.)
2	0.1148 ACRES	17.42

PARKS AND OPEN SPACE TABLE

A	HESHEY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE	
B <td>NUMBER OF EXISTING DWELLING UNITS (DU)</td> <td>1</td>	NUMBER OF EXISTING DWELLING UNITS (DU)	1
C <td>NUMBER OF PROPOSED DU</td> <td>2</td>	NUMBER OF PROPOSED DU	2
D <td>INCREMENTAL NUMBER OF DU (C-D)</td> <td>1</td>	INCREMENTAL NUMBER OF DU (C-D)	1

STATE OF TEXAS
 COUNTY OF HARRIS

WE, DAN INVESTMENTS, LLC, ACTING THROUGH NASEEM BLAN, BEING OFFICERS OF DAN INVESTMENTS, LLC, OWNER (OR OWNERS) HEREAFTER REFERRED TO AS "OWNERS" (WHETHER ONE OR MORE) OF THE 0.1148 ACRES TRACT DESCRIBED IN THE ABOVE FOREGOING MAP OF NATHANIEL BROWN VILLAS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, EASEMENTS, RESTRICTIONS, AND NOTICES ON SAID MAPS OR PLAT AND HEREBY INDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (WHETHER THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINAGE 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 DESIGNATED.

FURTHER, OWNERS HAVE INDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED AERIAL EASEMENTS THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10') PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14') PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16') PERMETER GROUND EASEMENTS FROM A PLANE SEVEN FEET (7') ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (E.L. AND A.E.) AS INDICATED AND DEFINED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE INDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED 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 SEVEN FEET (7' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SEVEN FEET (7') ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (E.L. AND A.E.) AS INDICATED AND DEFINED 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 CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS 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 SEWAGE 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') WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, CULLETS, DRAINED SWALES, DRAINAGE OR OTHER NATURAL DRAINAGE COURSES LOCATED IN, ON, OR ADJACENT TO EASEMENTS FOR PUBLIC PURPOSES OWNED BY THE CITY OF HOUSTON, TEXAS, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES 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 EASEMENT, DITCH, CULLEY, OR DRAINAGE OR NATURAL DRAINAGE MAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WALES AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN IRRADIALLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED CHANNEL STRUCTURE.

FURTHER, OWNERS DO HEREBY DECLARE THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS, WE FURTHER CERTIFY THAT NO PORTION OF THE REPLATING PLAT HAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

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 REPLATING PLAT HAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

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DAN INVESTMENTS, LLC
 BY: *Naseem Blan*
 NASEEM BLAN, MANAGER

STATE OF TEXAS
 COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NASEEM BLAN, 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 12 DAY OF December, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES 04/15

Hector Granados
 Notary Public, State of Texas
 Commission Expires 04/15/2024
 My ID: 133320-6

NATHANIEL BROWN VILLAS

A SUBDIVISION OF 0.1148 ACRES (5,000 SQUARE FEET) OF LAND, BEING A REPLAT OF OUT OF LOT 8, BLOCK 9, OF SOUTH END SUNNYSIDE, AN UNRECORDED SUBDIVISION OUT OF INSTITUTE PLACE, A SUBDIVISION OF THE SOUTHWEST PART OF LOUIS GLADITCH SURVEY, PATENT NO. 178, VOLUME 1, CERTIFICATE NO. 261, RECORDED IN VOLUME 234, PAGE 227, OF H.C.D.R., HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE TWO (2) SINGLE FAMILY RESIDENTIAL LOTS

LOTS: 2 BLOCK: 1
 DECEMBER, 2023

OWNERS
 DAN INVESTMENTS, LLC
 3271 DIXIE DR
 HOUSTON, TX 77021

I, PRIOR A. BEERS, AN 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, AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND 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 BOUNDS OR OTHER OBJECTS OF PERMANENT NATURE OR PINS OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET, AND FROM THE BEST AVAILABLE CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, (SOUTH CENTRAL) ZONE.

PROF. A. BEERS
 SURVEYOR
 STATE OF TEXAS

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF NATHANIEL BROWN VILLAS 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 12 DAY OF December, 2023.

Martha L. Seay
 CITY CLERK

SPERRY GARCIA, VICE CHAIRMAN
 MARGARET WALLACE BRONKHORST, AICP, CNUA, SECRETARY

Joad Jr
 CITY CLERK

TENESHA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT HAS BEEN FILED AND A REPLAT HAS BEEN FILED FOR REGISTRATION ON 10 DAY OF December, 2023, AT 2:14 O'CLOCK P.M., AND IS FILED UNDER NUMBER 106-338 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.

TENESHA HUDSPETH
 COUNTY CLERK OF HARRIS COUNTY, TEXAS

CE
 ENGINEERS & DEVELOPMENT CONSULTANTS

T.B.P.E. #FRM H 19146
 INQUIRE@CEENGINEERS.COM
 WWW.CEENGINEERS.COM
 (713) 832-4911-1456
 CE ENGINEERS & DEVELOPMENT CONSULTANTS, INC.
 (CEED PROJ. 23-10100)