

STATE OF TEXAS  
 COUNTY OF HARRIS

RP-2019-90638  
 3/6/2019 Replat 60.00

FILED  
 3/6/2019 3:08 PM  
 County Clerk

We, Refuge Holdings, LLC - Xemeraga Series, acting by and through Phillip Ryan Carranza, Managing Director, being officers of Refuge Holdings, LLC - Xemeraga Series, LLC, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 0.2832 tract described in the above and foregoing map of Kemp Court, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps 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 purposes forever unobstructed ariel easements. The ariel easements shall extend horizontally as additional seven feet, six inches (7' 6") for ten feet (10') perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14') perimeter ground easements or ten feet, six inches (10' 6") for sixteen feet (16') perimeter ground easements, from a plane sixteen feet (16') above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (L.E. and A.E.) as indicated and depicted hereon, whereby the ariel 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 forever unobstructed ariel easements. The ariel easements shall extend horizontally as additional ten feet (10') for ten feet (10') back-to-back ground easements, or eight feet (8') for fourteen feet (14') back-to-back ground easements or seven feet (7') for sixteen feet (16') back-to-back ground easements, from a plane sixteen feet (16') above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (L.E. and A.E.) as indicated and depicted hereon, whereby the ariel easement totals thirty feet (30') 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 (for the placement of mobile home subdivisions) 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 type of 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 layouts, creeks, ditches, ravens, drains, 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, ally, 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, and 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, the Refuge Holdings, LLC - Xemeraga Series has caused these presents to be signed by its duly authorized officer, Phillip Ryan Carranza its president, hereunto subscribed, this 5th day of February, 2019.

Refuge Holdings, LLC - Xemeraga Series  
 Phillip Ryan Carranza, Managing Director

STATE OF TEXAS  
 COUNTY OF HARRIS

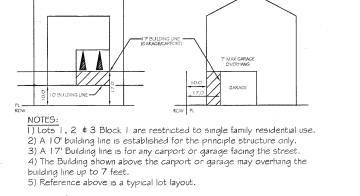
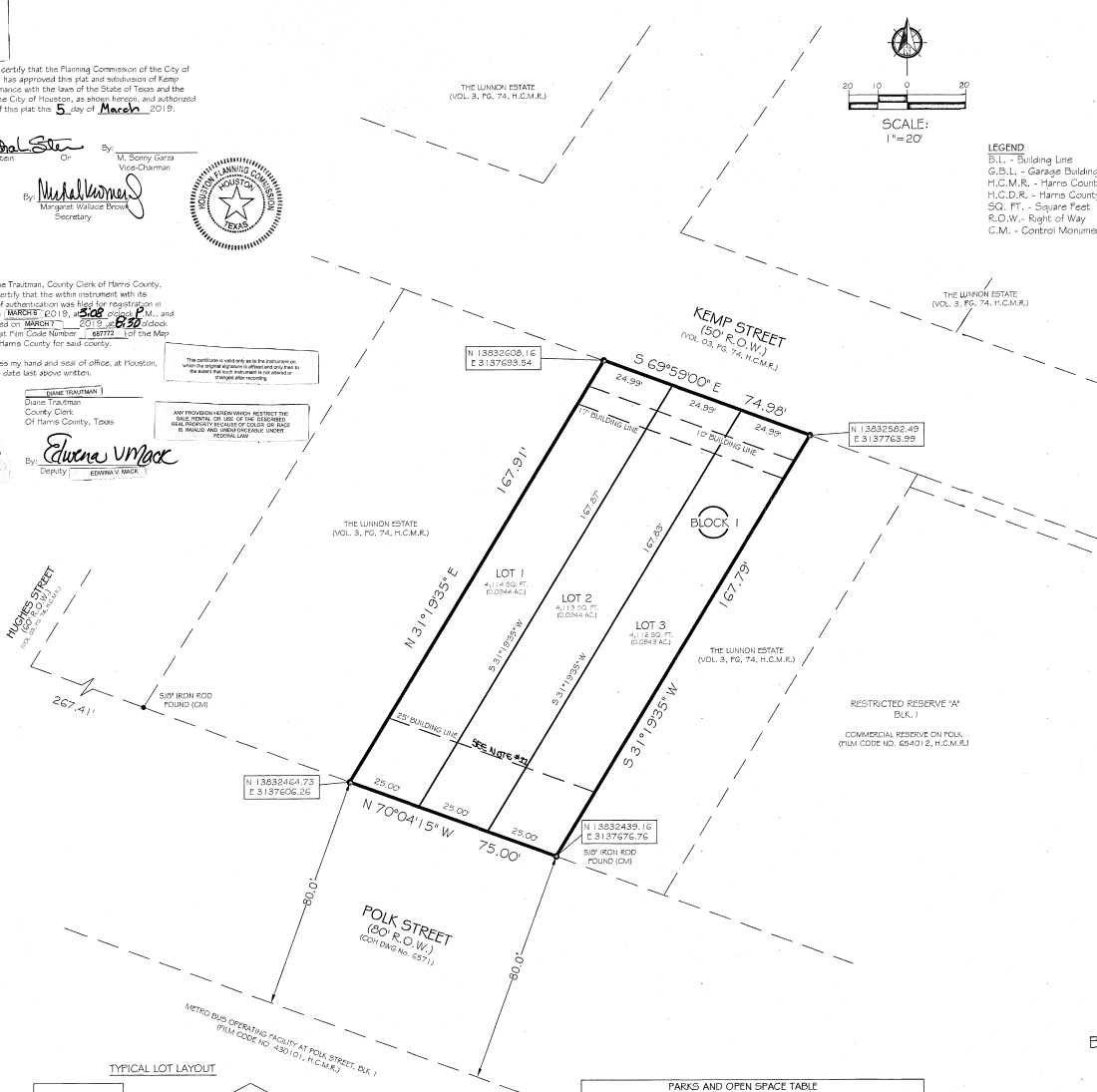
BEFORE ME, the undersigned authority, on this day personally appeared Phillip Ryan Carranza, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of February, 2019.

Stephanie Elaine Durbin-Love  
 My Commission Expires: 5-14-2022

I, John D. Fisher, 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 which the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

2-26-2019 John D. Fisher  
 JOHN D. FISHER  
 Texas Registration No. 6153



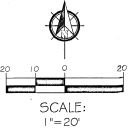
OFFICE OF  
 DIANE TRAUTMAN  
 COUNTY CLERK, HARRIS COUNTY, TEXAS  
 MAP RECORDS OF COUNTY CLERK  
 FILM CODE 86772  
 KEMP COURT  
 THIS IS PAGE 1 OF 2 PAGES  
 SCANNER Contact 104400  
 KEY MAP

PARKS AND OPEN SPACE TABLE

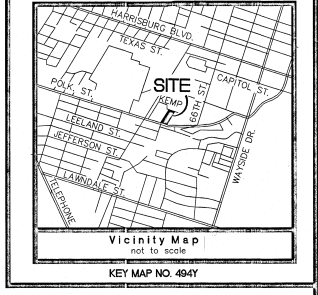
Number of Existing Dwelling Units	1
Change hereby certifies that information provided is true	3
Number of Proposed Dwelling Units	3
Number of Recreational Dwelling Units	0

Notes:  
 - 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 42-253 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 11.  
 - The 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 (2) units of dwelling units.

RECORDERS MEMORANDUM  
 As the fee of recording this instrument was paid to the Recorder for the best possible record, the Recorder is not responsible for the accuracy of the information contained herein. The Recorder is not a party to this instrument and does not warrant the accuracy of the information contained herein.



LEGEND  
 B.L. - Building Line  
 G.B.L. - Garage Building Line  
 H.C.M.R. - Harris County Map Records  
 S.O. FT. - Square Feet  
 R.O.W. - Right of Way  
 C.M. - Control Monument



- NOTES:
- Lots 1 through 3, block 1 are restricted to single family residential uses as defined by Chapter 42 of the City of Houston Code of Ordinances.
  - 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 a located free standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 300 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.
  - Unless otherwise indicated, the building lines, whether one or more, shown on this subdivision map are established to evidence compliance with the applicable provisions of Chapter 42, code of ordinance, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
  - The coordinates shown hereon are Texas South Central Zone NAD83 State Plane and coordinates (NAD83) and may be brought to surface by applying the following contorted scale (0.99989122).
  - Asent written subordination by the affected utilities, all utility and ariel easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unobstructed 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 pre said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
  - Each lot shall be restricted to single family residential use.
  - All lots shall have an adequate waste water collection system.
  - 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 residential lots or lots located in the subdivision are eligible for solid waste collection services by the city at the same time or the time of the plat. Notwithstanding the foregoing, if the city reserves the right to amend the level of solid waste collection services it provides.
  - No lease or easement trash collection services shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 33-65 of the Code of Ordinances.
  - Vehicle access denied from Polk Street, a major thoroughfare.

KEMP COURT  
 BEING A SUBDIVISION OF 0.2832 ACRES OF LAND  
 BEING A REPLAT OF A TRACT OF LAND OUT OF  
 THE LUNNON ESTATE  
 ACCORDING TO THE PLAT OR MAP THEREOF  
 RECORDED IN VOL. 03, PG. 74  
 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

REASON FOR REPLAT - TO CREATE 3 LOTS AND 1 BLOCK  
 OWNER: REFUGE HOLDINGS, LLC - XEMERAGA SERIES  
 DATE: FEBRUARY, 2019 SCALE: 1" = 20'  
 SEM SERVICES  
 STEPHANIE@SEM5SERVICES.ORG  
 832-986-8208  
 PRIME TEXAS SURVEYS  
 2417 NORTH FW  
 HOUSTON, TEXAS 77009

DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions: CAPPED HOMESTEAD OVER 65

2018 Value:	273,149
2018 Levy:	\$338.44
2018 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

**Certified Owner:**  
 REFUGE HOLDINGS LLC  
 XEMEROMA SERIES  
 4730 BELL ST  
 HOUSTON , TX 77023-1204

**Certified Tax Unit(s):**

1	Houston ISD
40	Harris County
41	Harris County Flood Control Dist
42	Port of Houston Authority
43	Harris County Hospital District
44	Harris County Dept. of Education
48	Houston Community College System
61	City of Houston





Reference (C#) No: *1511*  
 Issued By:  
 ANN HARRIS BENNETT  
 HARRIS COUNTY TAX ASSESSOR-COLLECTOR

OFFICE OF  
 DIANE TRAUTMAN  
 COUNTY CLERK, HARRIS COUNTY, TEXAS  
 MAP RECORDS OF COUNTY CLERK  
 FILM CODE 687773  
 KEMP COURT  
 THIS IS PAGE 2 OF 2 PAGES  
 SCANNER Context IQ4400

**Map Legend:**



**COH ADDRESS POINT**

-  Preliminary
-  COH Permanent Address

**ROADS**

-  ABANDON
-  ACCESS
-  ALLEY
-  FREEWAY
-  FRONTAGE
-  HIGHWAY
-  HOV
-  LOCAL
-  MAJOR
-  MINOR
-  PRIVATE
-  PROPOSED
-  RAMP
-  TOLLWAY

**Change Legend:**

-  Added Data
-  Modified Data

If green there has been a change on the preliminary data resulting in the creation of a new address.

If blue there has been a change on the preliminary data resulting in the modification of attributes or addresses.

All addresses on this map are considered preliminary until its parent plat has been recorded. Once recorded address changes are handled by Code Enforcement, \$100 per change.

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use. All costs and new fees associated with this plat will be paid at recordation.

For changes or modifications to the preliminary addresses or roads on this document submit your request to the Plat Tracker and [pdaddressing@houstontx.gov](mailto:pdaddressing@houstontx.gov).

Date: 2/12/2019



**NEEDS CODE ENFORCEMENT FINAL APPROVAL ~ MUST ACCOMPANY RECORDED PLAT TO BE PERMITTED**