

H.T.C.R.R. COMPANY SURVEY  
BLOCK 1, SECTION 9  
A-430  
HARRIS COUNTY, TEXAS

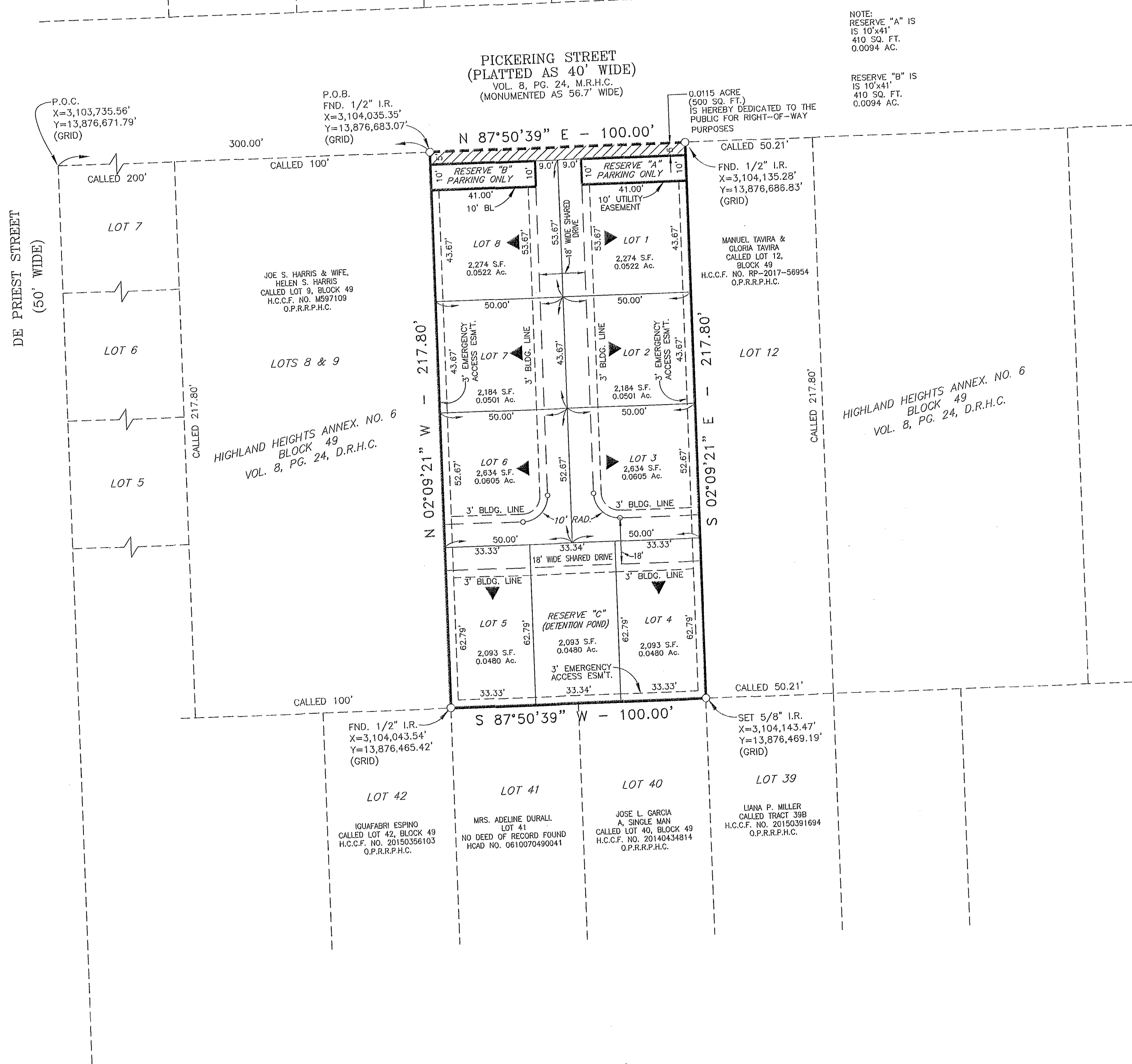
HIGHLAND HEIGHTS ANNEX. NO. 6  
BLOCK 50  
VOL. 8, PG. 24, D.R.H.C.

RP-2023-410353

10/26/2023 hcpcrp1 60.00  
FILED

10/26/2023 11:33 AM

COUNTY CLERK



| LOT SIZE & COVERAGE TABLE |                   |                          |   |
|---------------------------|-------------------|--------------------------|---|
| LOT NO.                   | LOT SIZE (SQ.FT.) | % COVERAGE NOT TO EXCEED | MAX. BUILDING PAD COVERAGE NOT TO EXCEED (SQ.FT.) |
| 1                         | 2,274             | 60% MAX.                 | 1,364.40  |
| 2                         | 2,184             | 60% MAX.                 | 1,310.40  |
| 3                         | 2,634             | 60% MAX.                 | 1,580.40  |
| 4                         | 2,093             | 60% MAX.                 | 1,255.80  |
| 5                         | 2,093             | 60% MAX.                 | 1,255.80  |
| 6                         | 2,634             | 60% MAX.                 | 1,580.40  |
| 7                         | 2,184             | 60% MAX.                 | 1,310.40  |
| 8                         | 2,274             | 60% MAX.                 | 1,364.40  |

| DWELLING UNIT DENSITY TABLE |                     |                                     |
|-----------------------------|---------------------|-------------------------------------|
| TOTAL NO OF DWELLING UNITS  | TOTAL GROSS ACREAGE | TOTAL PROJ. DENSITY (UNITS PER AC.) |
| 8                           | 0.5000 ACRE         | 16                                  |

- NOTES:
- LOTS 1 THROUGH 8 ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USES AS DEFINED BY CHAPTER 42 OF THE CITY OF HOUSTON CODES OF ORDINANCES.
  - 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 MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99990492.
  - 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.
  - 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.
  - AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 1,200 SQ.FT. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION. REFERENCE (42-1 PERMEABLE AREA DEFINITION).
  - ◀ DENOTES PRIMARY DRIVEWAY ACCESS TO EACH LOT.
  - VEHICULAR ACCESS TO EACH LOT IS PROVIDED BY SHARED DRIVEWAY ONLY.
  - THE SUBDIVISION CONTAINS ONE OR MORE SHARED DRIVEWAYS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION TO MAINTAIN OR IMPROVE ANY SHARED DRIVEWAYS WITHIN THE SUBDIVISION WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY IN THIS SUBDIVISION.
  - 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 NUMBER OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS SHALL NOT EXCEED AN EQUIVALENT DENSITY OF 27 UNITS TO THE GROSS ACRE OF ALL LAND WITHIN THE BOUNDARIES OF THIS SUBDIVISION PLAT.
  - ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
  - 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.
  - THE RESIDENTIAL UNITS OR LOTS ENCOMPASSED BY THE PLAT ARE INELIGIBLE FOR SOLID WASTE COLLECTION SERVICES PROVIDED BY THE CITY AT THE TIME OF THE FILING OF THE PLAT. THE OBLIGATION TO PROVIDE SOLID WASTE COLLECTION SERVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THE SUBDIVISION NOTWITHSTANDING THE FOREGOING, THE CITY RESERVES THE RIGHT TO AMEND THE LEVEL OF SOLID WASTE COLLECTION SERVICES IT PROVIDES. (42-40(d)(1))

| PARKS AND OPEN SPACES |  |   |
|-----------------------|--|---|
| a                     | NUMBER OF EXISTING DWELLING UNITS (DU) | 1 |
| b                     | NUMBER OF PROPOSED DU                  | 8 |
| c                     | INCREMENTAL NUMBER OF DU               | 7 |

- 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 NO. 1.
  - THIS PERCENTAGE IS (100%) SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATIONS.
  - THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER (7 UNITS) OF DWELLING UNITS.

STATE OF TEXAS  
COUNTY OF HARRIS

I, Fardad Maneshkarimy and Morteza Jafari, hereinafter referred to as Owners of the 0.5000 acre tract described in the above and foregoing map of Maneshkarimy Pickering 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 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.

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 separately.

WITNESS, Our hand in the City of Houston, Texas this 07th day of July 2023.

By: [Signature]  
Fardad Maneshkarimy

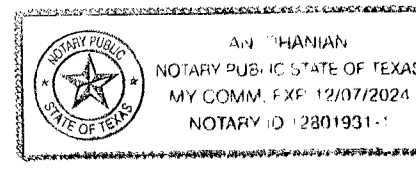
By: [Signature]  
Morteza Jafari

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Fardad Maneshkarimy and Morteza Jafari, 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 07th day of July 2023.

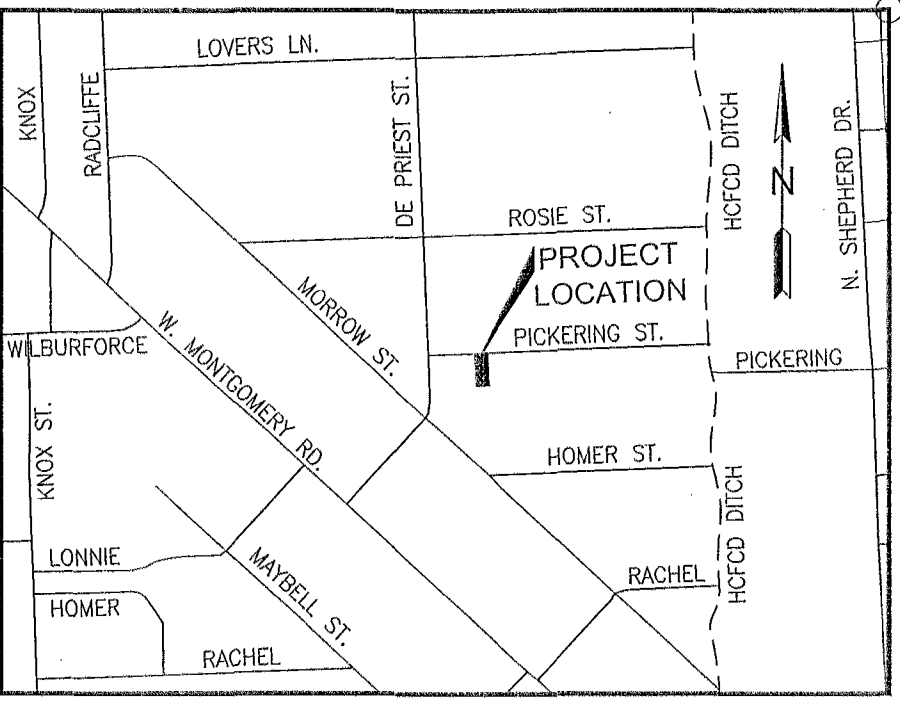
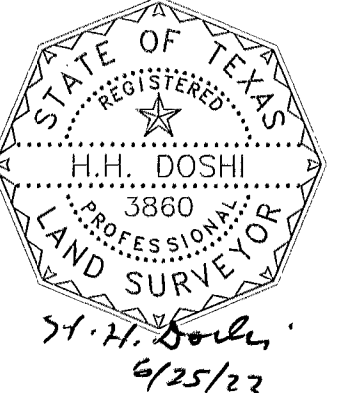
By: [Signature]  
Notary Public in and for the State of Texas



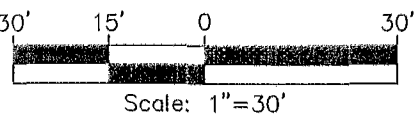
My Commission expires: 09/19/2024

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.

By: [Signature]  
H.H. Doshi, P.E., R.P.L.S.  
Texas Registration No. 3860



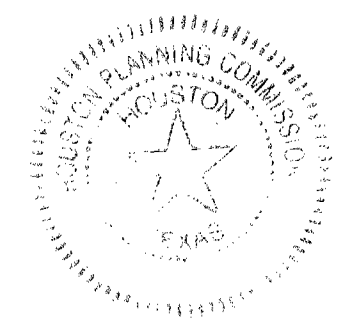
VICINITY MAP  
KEY MAP NO. 412-Y



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Maneshkarimy Pickering 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 25 day of October 2023.

By: [Signature]  
Martha L. Stein or M. Spiny Garza  
Title Chair or Vice Chairman

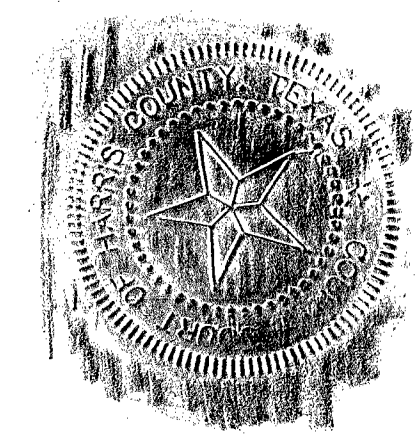
By: [Signature]  
Margaret Wallace Brown, AICP, CAU-A  
Secretary



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 Oct. 26, 2023, at 11:33 o'clock A.M., and duly recorded on Oct. 27, 2023, at 11:25 o'clock A.M., and at Film Code Number of the Map Records of Harris County for said county. 705614

Witness my hand and seal of office, at Houston, the day and date last above written.

TENSHIA HUDSPETH  
Tenshia Hudspeth  
County Clerk  
Of Harris County, Texas



By: [Signature]  
Deputy CHRISTIAN ORONA

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, 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.

| 42-186 PARKING FOR SINGLE FAMILY RESIDENTIAL USE |                                    |                          |                        |
|--|------------------------------------|--------------------------|------------------------|
| NO. OF PROPOSED LOTS                             | NO. OF ADDITIONAL PARKING REQUIRED | NO. OF ON-STREET PARKING | NO. OF ON-SITE PARKING |
| 8  | 1                                  | 0                        | 2                      |

| ABBREVIATIONS & SYMBOLS LEGEND |   |
|--------------------------------|---|
| AC.                            | ACRE  |
| R.O.W.                         | RIGHT-OF-WAY  |
| R.P.L.S.                       | REGISTERED PROFESSIONAL LAND SURVEYOR               |
| P.E.                           | PROFESSIONAL ENGINEER                               |
| BLDG.                          | BUILDING  |
| SQ. FT.                        | SQUARE FEET   |
| FND.                           | FOUND   |
| F.C.                           | FILM CODE   |
| I.R.                           | IRON ROD  |
| M.R.H.C.                       | MAP RECORDS OF HARRIS COUNTY                        |
| O.P.R.R.P.H.C.                 | OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY |
| D.R.H.C.                       | DEED RECORDS OF HARRIS COUNTY                       |
| H.C.C.F.                       | HARRIS COUNTY CLERK'S FILE NO.                      |

## MANESHKARIMY PICKERING STREET DEVELOPMENT

CONTAINING: 3 RESERVES & 8 LOTS

A SUBDIVISION OF 0.5000 OF AN ACRE, (21,780 SQ. FT.), BEING A REPLAT OF LOTS TEN (10) AND ELEVEN (11), IN BLOCK FORTY-NINE (49), OF HIGHLAND HEIGHTS ANNEX NO. 6, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 8, PAGE 24 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SITUATED IN THE H. & T.C.R.R. COMPANY SURVEY, BLOCK 1, SECTION 9, ABSTRACT NO. 430, CITY OF HOUSTON, HARRIS COUNTY, TEXAS

JUNE, 2023

PURPOSE FOR REPLAT: TO CREATE 8 SINGLE FAMILY LOTS AND 3 RESERVES

~ ENGINEER / SURVEYOR ~  
DOSHI ENGINEERING & SURVEYING COMPANY  
2019 SHADOW PARK DRIVE  
KATY, TEXAS 77494-2135  
H.H. DOSHI, P.E., R.P.L.S.  
(281)995-9906  
doshiengsur@gmail.com  
ENGINEERING FIRM REG. # F-9873  
SURVEY FIRM REG. # 10087000

~ OWNERS ~  
FARDAD MANESHKARIMY & MORTEZA JAFARI  
779 PICKERING STREET  
HOUSTON, TEXAS 77091  
(832)884-4363