

RP-2023-22263
6/15/2023 HCCPRP1 60.00
FILED
6/15/2023 2:47 PM
COUNTY CLERK

STATE OF TEXAS
COUNTY OF HARRIS

We, CVZLAND, LLC., acting by and through, Yesenia Galicia Managing Member, being officer of CVZLAND, LLC, owner of (or owners) hereinafter referred to as Owners (whether one or more) of the 0.1928 acres described in the above and foregoing map of Sherbourne Court, do hereby make and establish said subdivision and development plot 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, alleys, parks, water courses, drains, easements and public places shown hereon 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 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 ground level upward, located adjacent to and adjoining said public utility easements that are designed 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten (10'00") for ten feet (10'0") back-to-back ground easements, or eight (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 designed 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 units thereon 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, alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the centerline of any and all bays, creeks, gulches, 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 easements at any time 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 is hereby restricted to keep such drainage ways and easements clear of fences, pools, buildings, sheds, plantings or planters 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 these easements 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, the CVZLAND, LLC, has caused these presents to be signed by Yesenia Galicia, its Managing Member, thereunto authorized, this 21 day of April, 2023.

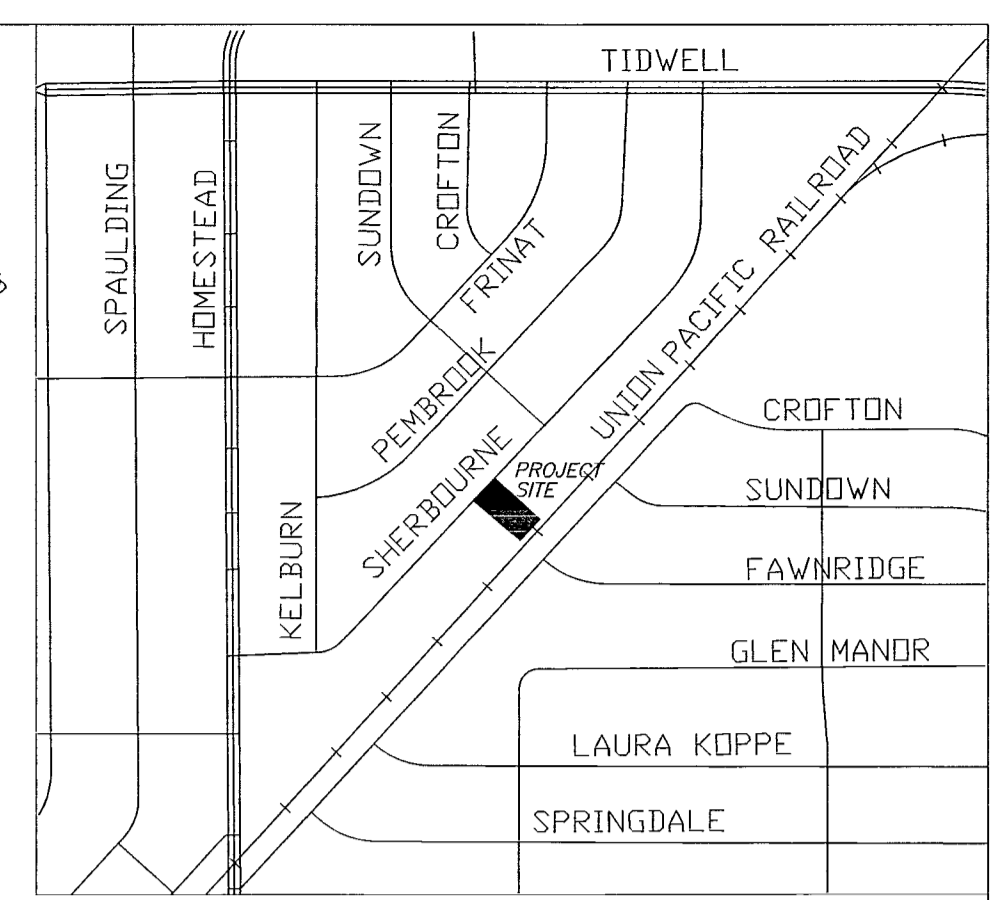
CVZLAND, LLC
By: *Yesenia Galicia*
Yesenia Galicia, Managing Member

STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, the undersigned authority, on this day personally appeared Yesenia Galicia known to me to be the person (s) whose name (s) 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.

P ELIZABETH FIGUEROA
Notary ID #128235907
My Commission Expires
April 8, 2026

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21 day of April, 2023

Elizabeth Figueroa
Notary Public in and for the State of Texas



VICINITY MAP (R.T.S.) KEY MAP # 455E

I, David L. Bowden, am 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) 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.



DLB
DAVID L. BOWDEN, R.P.L.S.
Texas Registration No. 4884
4-21-23
Date

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 June 15, 2023 at 2:47 o'clock P.M., and duly recorded on June 15, 2023 at 3:30 o'clock P.M., and at Film Code Number 704121 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.

TENSISHA HUDSPETH
Tenshia Hudspeth
County Clerk of
Harris County, Texas

By: *Christina Orma*
CHRISTINA ORMA
Deputy

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

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 is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sherbourne Court 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 14 day of June, 2023.

By: *Martha L. Stein*
Martha L. Stein
Chair

By: *Margaret Wallace*
Margaret Wallace
AICP, ONU-A, Secretary

By: *M. Sonny Orma*
M. Sonny Orma
Vice Chair



Sherbourne Court

A subdivision of 0.1928 acres of land,

Being a replat of Lot 595, Block 15, of Barclay Place, Second Section, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 22, Page 17, of the map records of Harris County, Texas.

OWNER:
CVZLAND, LLC
14835 Croton Street
Houston, Texas 77015

Reason for Replat:
to create 2 Lots, 1 Block

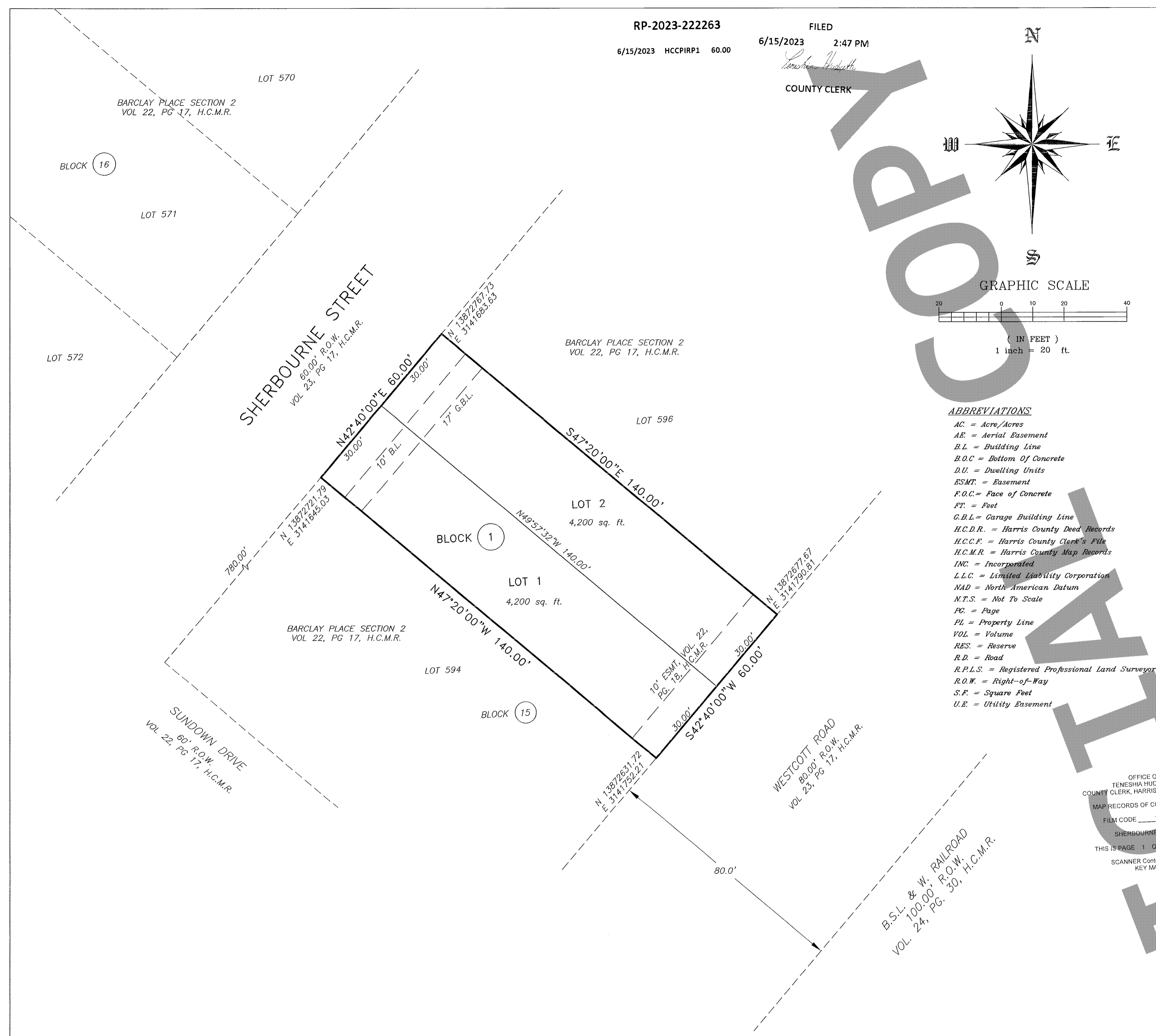
LOTS: 2 BLOCKS: 1

PREPARED BY:
PLS Construction Layout, Inc
2500 E TC Jester Blvd Ste 180
Houston, Texas 77008

Surveyor:
Bowden Survey

PROFESSIONAL SURVEYING SERVICES
1200 WESTHEIMER ROAD, SUITE 106
HOUSTON, TEXAS 77077
PHONE: (281) 531-1900 FAX: (281) 531-4900
TBPLS Registration No. 10127400

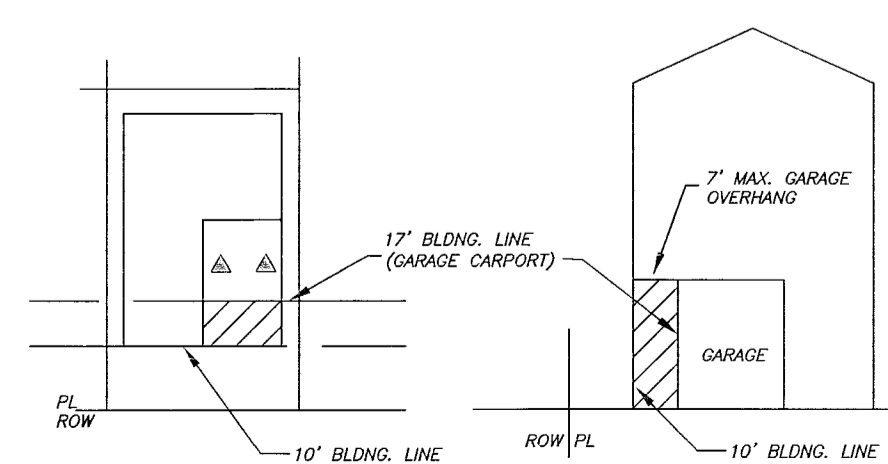
April 21, 2023 SCALE: 1" = 20'



- ABBREVIATIONS
- AC = Acre/Acres
 - AE = Aerial Easement
 - B.L. = Building Line
 - B.O.C. = Bottom Of Concrete
 - D.U. = Dwelling Units
 - ESMT. = Easement
 - F.O.C. = Face Of Concrete
 - FT. = Feet
 - G.B.L. = Garage Building Line
 - H.C.D.R. = Harris County Deed Records
 - H.C.C.F. = Harris County Clerk's File
 - H.C.M.R. = Harris County Map Records
 - INC. = Incorporated
 - L.L.C. = Limited Liability Corporation
 - NAD = North American Datum
 - N.T.S. = Not To Scale
 - PG. = Page
 - PL = Property Line
 - VOL. = Volume
 - RES. = Reserve
 - R.D. = Road
 - R.P.L.S. = Registered Professional Land Surveyor
 - R.O.W. = Right-of-Way
 - S.F. = Square Feet
 - U.E. = Utility Easement

REDUCED BUILDING LINE NOTES

- LOTS 1 THROUGH 2, BLOCK 1 ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USES AS DEFINED BY CHAPTER 42 OF THE CITY OF HOUSTON, CODE OF ORDINANCES.
- A 10-FOOT BUILDING LINE IS ESTABLISHED FOR THE PRINCIPAL STRUCTURE ONLY.
- A 17-FOOT BUILDING LINE IS ESTABLISHED FOR ANY CARPORT OR GARAGE FACING THE STREET.
- THE BUILDING ABOVE THE CARPORT OR GARAGE MAY OVERHANG THE BUILDING LINE UP TO 7 FEET.
- REFERENCE ACCOMPANYING TYPICAL LAYOUT ASCHMATIC



DENSITY TABLE

No. OF DWELLINGS	GROSS AREA	DENSITY
4 UNITS	0.1928 AC	20.74

The number of single family residential dwelling units that can be constructed within the proposed subdivision does not exceed an equivalent density of 27 units to the gross acre of land within the boundaries of the subdivision plat.

PARKS AND OPEN SPACE

- 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 4
- This 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 this number (4) (100%) of dwelling units.

a	Number of existing Dwelling Units (DU)	(0)
b	Number of proposed (DU)	(4)
c	Incremental Number of DU	(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.
- 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.
- The coordinates shown hereon are grid and referenced to Texas South Central Zone No. 4204 State Plane Coordinates NAD83 and may be converted to surface by applying the combined scale 0.9999024655.
- 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.
- Lots 1 through 2, Block 1 are restricted to single family residential uses.
- Building coverage is limited to 60% of the area of each lot.
- At least 150 s.f. of permeable area is required for lot, 150 s.f. of permeable area shall be provided within the boundary of this subdivision

8. All lots in the subdivision have adequate waste water 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 alongside rear lots 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 wooden fences back up, but generally will not replace with new fencing.

TAX CERTIFICATE



ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

VALDIVIA RICARDO A
7418 PARKER RD
HOUSTON, TX 77016-3431
USA

Legal Description

LT 595 BLK 15
BARCLAY PLACE SEC 2

Parcel Address: 0 SHERBOURNE ST

Legal Acres: .0000

Account Number: 071-030-015-0595

Certificate No: 12225269
Certificate Fee: \$10.00

Print Date: 04/11/2023 03:36:37 PM
Paid Date:
Issue Date: 04/11/2023
Operator ID: CPEREZ

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2022. AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

VALDIVIA RICARDO A
7418 PARKER RD
HOUSTON, TX 77016-3431
USA

Certified Tax Unit(s):

- 1 Houston I.S.D.
- 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

2022 Value:	25,200
2022 Levy:	\$554.86
2022 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



Reference (GF) No: N/A
Issued By: *Ann Harris Bennett*
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 704122

SHERBOURNE COURT

THIS IS PAGE 2 OF 2 PAGES

SCANNER Context IQ4400