

STATE OF TEXAS
 COUNTY OF HARRIS

We, GLUCK HOMES LLC, a Texas limited liability company acting by and through, ALIUSHA KROHN & HERMANN KROHN, being officers of GLUCK HOMES LLC, a Texas limited liability company hereinafter referred to as Owners (whether one or more of the 0.1371 acre tract described in the above and foregoing map of ENCLAVE AT STEVENS, do hereby make and establish said subdivision an 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.

IN TESTIMONY WHEREOF, GLUCK HOMES LLC, a Texas limited liability company has caused these presents to be signed by ALIUSHA KROHN & HERMANN KROHN, officers, thereunto authorized this 24 day of April, 2024.

GLUCK HOMES LLC, a Texas limited liability company
 By: *Aliusha Krohn*
 ALIUSHA KROHN, Managing Member
 By: *Hermann Krohn*
 HERMANN KROHN, Managing Member

STATE OF TEXAS
 COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared ALIUSHA KROHN & HERMANN KROHN, known to me to be the persons whose names 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 24 day of April, 2024.

Carlos Espinoza y Sanchez
 Carlos Espinoza y Sanchez, Notary Public, State of Texas
 Notary ID 132817371
 My Commission expires: 12-19-2024

I, Billy L. Shanks 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; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Billy L. Shanks
 BILLY L. SHANKS, RLS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 1921



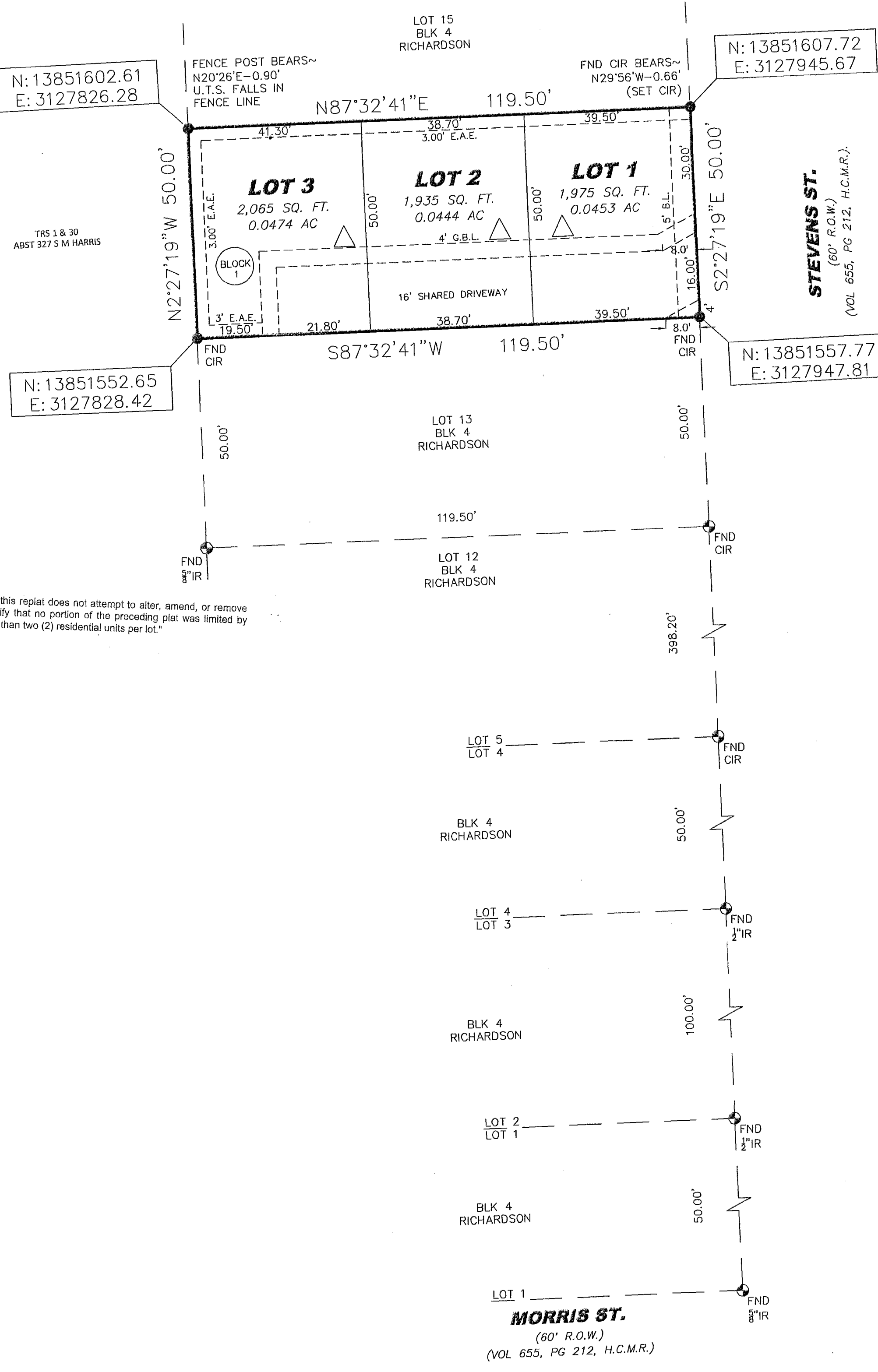
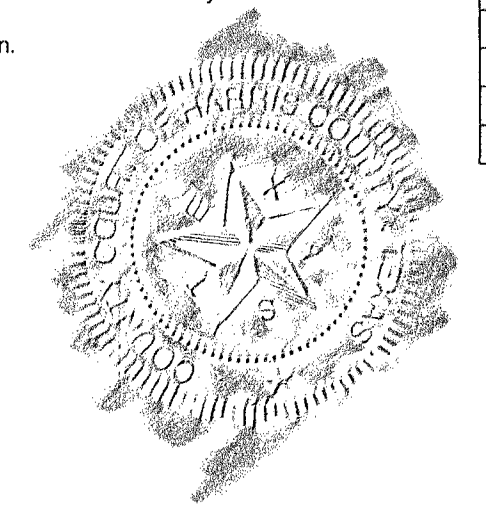
PARKS AND OPEN SPACE TABLE	
Number of Existing Dwelling Units	0
Owner hereby certifies that information provided is true	0

DWELLING UNIT DENSITY TABLE		
COLUMN A	COLUMN B	COLUMN C
TOTAL NO. OF DWELLINGS	TOTAL GROSS ACREAGE (AC)	TOTAL PROJECT DENSITY
3	0.1371	21.88

LOT SIZE AND COVERAGE TABLE (45-184(1))			
COLUMN A	COLUMN B	COLUMN C	COLUMN D
LOT NO.	LOT SIZE (SF)	MAXIMUM BLDG COVERAGE (SF)	MAXIMUM % COVERAGE (COL. C/COL. B)
BLOCK 1			
1	1,975	1,185	60%
2	1,935	1,161	60%
3	2,065	1,239	60%

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 May 10, 2024 at 11:02 o'clock A.M. and duly recorded on May 10, 2024 at 12:37 o'clock P.M., and at Film Code Number 707957 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: *Jazlyn Cordova*
 JAZLYN CORDOVA
 Deputy

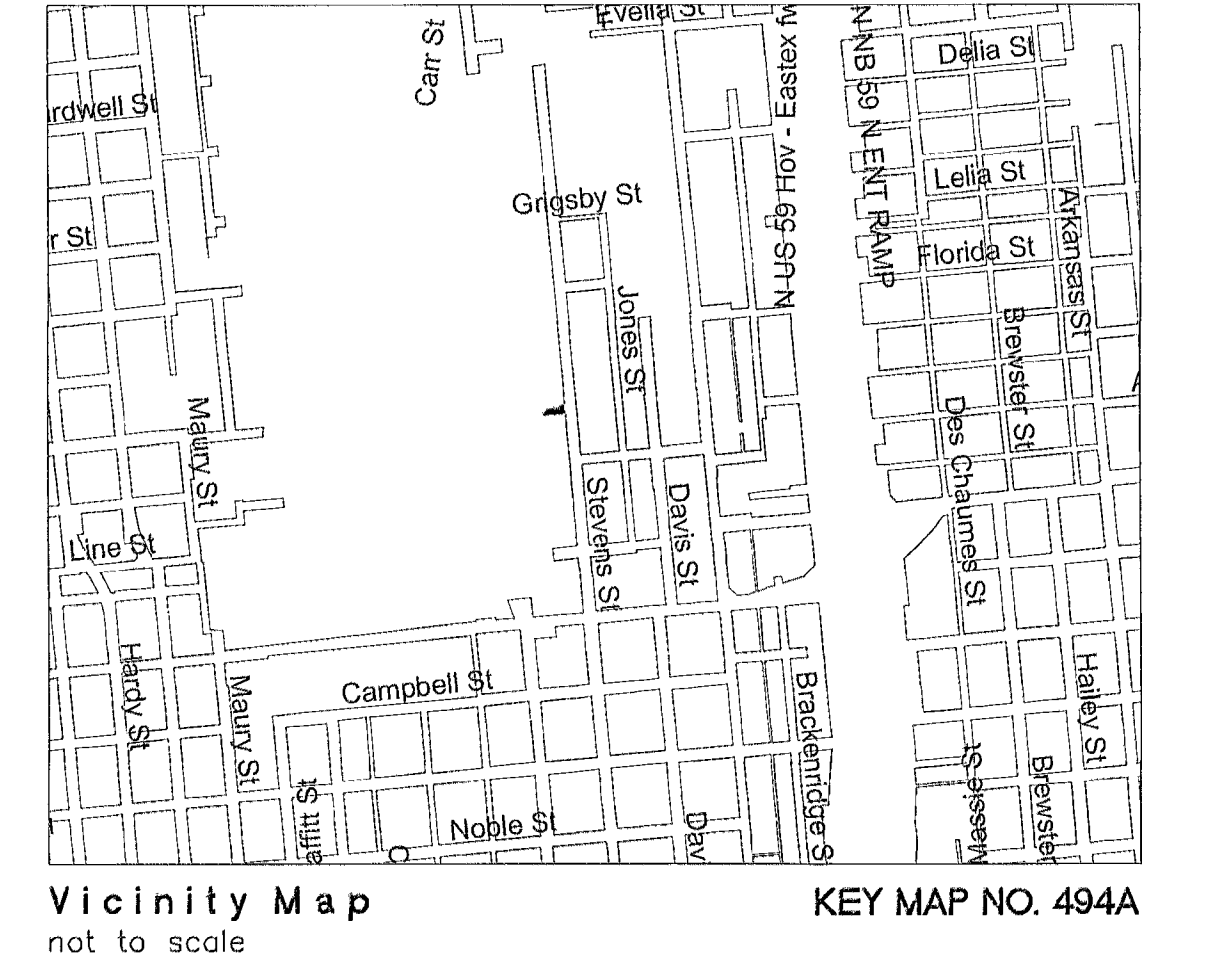


LEGEND:
 AC - ACREAGE
 B.L. - BUILDING LINE
 G.B.L. - GARAGE BUILDING LINE
 C.I.R. - CAPPED IRON ROD
 CM - CONTROL MONUMENT
 FND - FOUND
 AC - ACRES
 VOL. - VOLUME
 PG. - PAGE
 SF. - SQUARE FOOTAGE
 E.A.E. - EMERGENCY ACCESS EASEMENT
 V.T. - VISIBILITY TRIANGLE
 H.C.M.R. - HARRIS COUNTY MAP RECORD
 H.C.D.R. - HARRIS COUNTY DEED RECORD
 N/A - NOT APPLICABLE

RP-2024-170872
 5/10/2024 HCCRP2 60.00

FILED
 5/10/2024 11:02 AM
 COUNTY CLERK

OFFICE OF
 TENSISHA HUDSPETH
 COUNTY CLERK, HARRIS COUNTY, TEXAS
 MAP RECORDS OF COUNTY CLERK
 FILM CODE 707932
 ENCLAVE AT STEVENS
 THIS IS PAGE 1 OF 2 PAGES
 SCANNER Context IQ4400
 KEY MAP



- GENERAL NOTES:
- All lots are restricted to Single-Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.
 - Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
 - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may be brought to surface by applying the following scale factor 0.999994184764196.
 - 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.
 - 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.
 - At least 150 square feet of permeable area is required per lot (450) sq. of permeable area shall be provided within the boundary of this subdivision. Reference 42-1 permeable area definition.
 - All lots shall have an adequate wastewater collection service.
 - This property lies within Park Sector No. 17.
 - 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 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 the incremental (proposed minus existing) dwelling units.
 - This 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 property in this subdivision.
 - The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.
 - No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.
 - Vehicular access to each lot is provided for by a shared driveway only.

ENCLAVE AT STEVENS

A SUBDIVISION OF 0.1371 ACRES OF LAND SITUATED IN LOT 14, BLOCK 4, OF RICHARDSON ADDITION, VOL. 655 PG. 212, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS HOUSTON, TEXAS

DATE: MARCH, 2024 SCALE: 1" = 20'
 LOTS: 3, RESERVE: 0, BLOCKS: 1
 REASON FOR REPLAT: TO CREATE THREE (3) SINGLE-FAMILY RESIDENTIAL LOTS WITH SHARED DRIVEWAY ACCESS.

LAND PLANNER: CGEA | PLANNING + DESIGN
 2016 MAIN STREET #917
 HOUSTON, TEXAS 77002
 O:713.965.7385
 E: INFO@CGEAPLANNING.COM

OWNER: GLUCK HOMES LLC
 1305 W 11th St #3084
 Houston, TX 77008

HABLAMOS ESPAÑOL

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