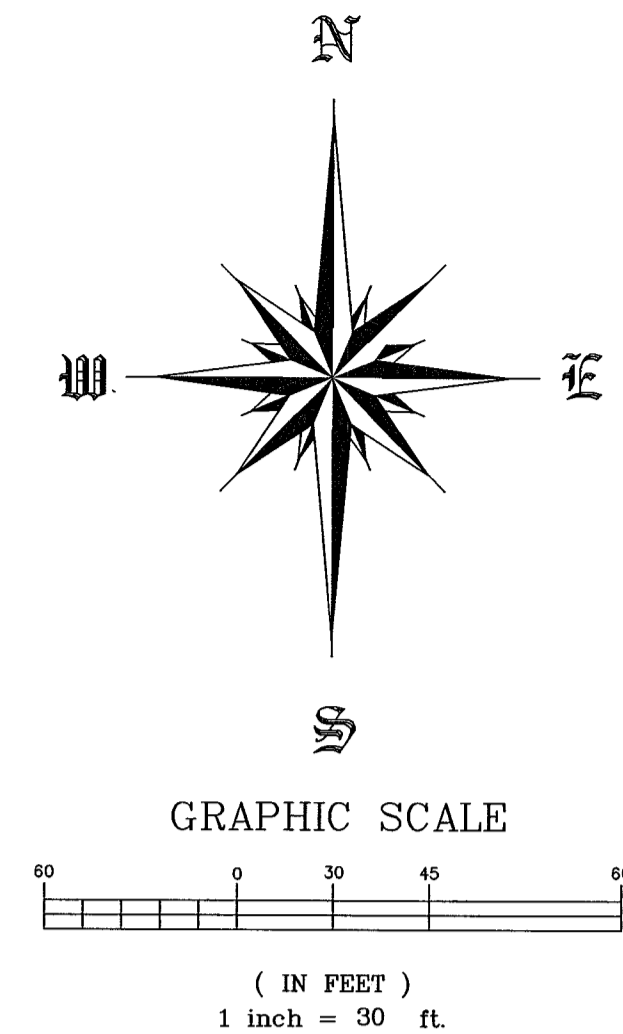
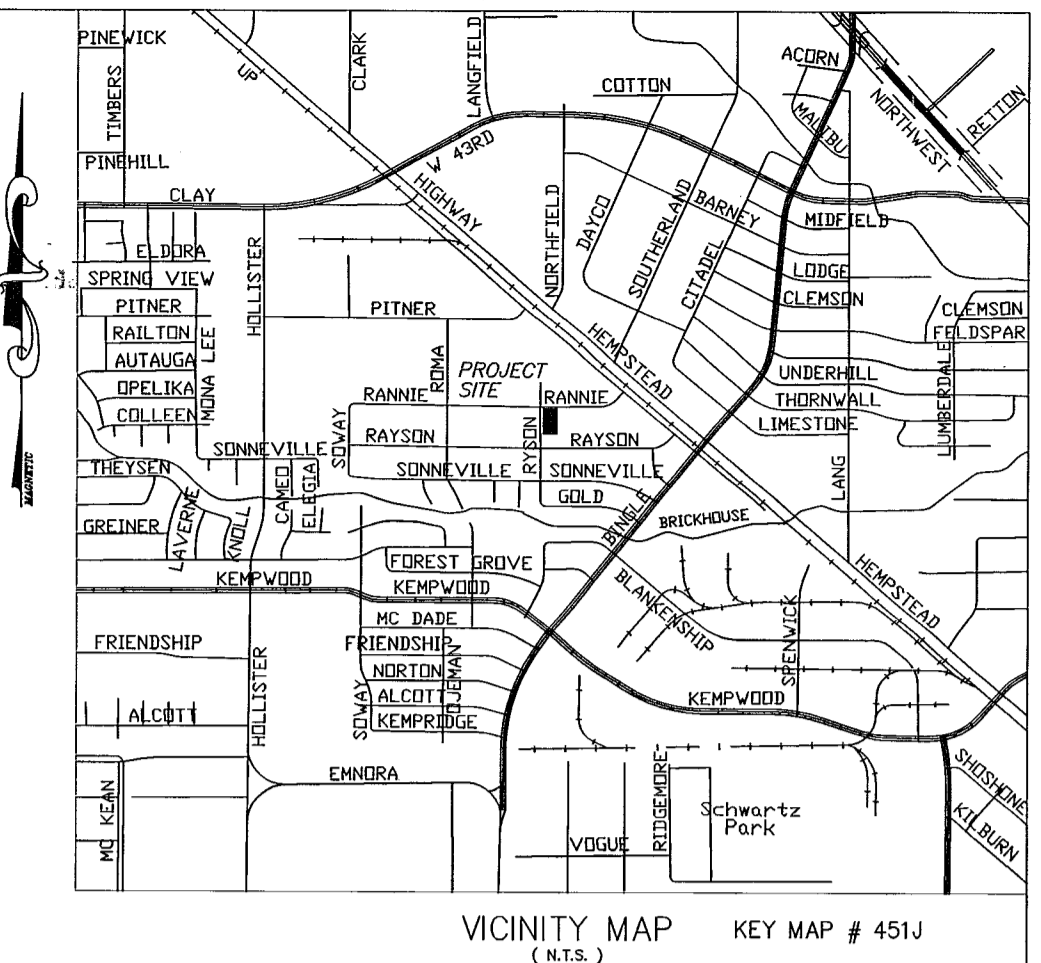


RP-2023-482321  
12/22/2023 hccprp1 60.00



STATE OF TEXAS  
COUNTY OF HARRIS  
I, Tomas Roque, owner of (or owners) hereinafter referred to as Owners (whether one or more) of the 0.2736 acres tract described in the above and foregoing map of RYSON ESTATES, do hereby make and establish said subdivision and development plat 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 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.

FILED  
12/22/2023 11:29 AM  
County Clerk



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 total 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 (15) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, 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.

WITNESS my hand in the city of Houston, Texas, this 2 day of Oct, 2023

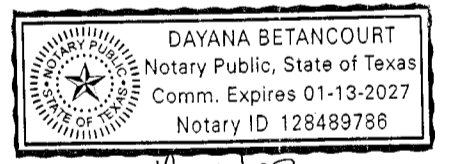
By: Tomas Roque, Owner

- 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. = Foot
C.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
M.A.D. = 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

STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, the undersigned authority, on this day personally appeared Tomas Roque, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2 day of October 2023

Notary Public in and for the State of Texas
My Commission Expires: 1-13-2027

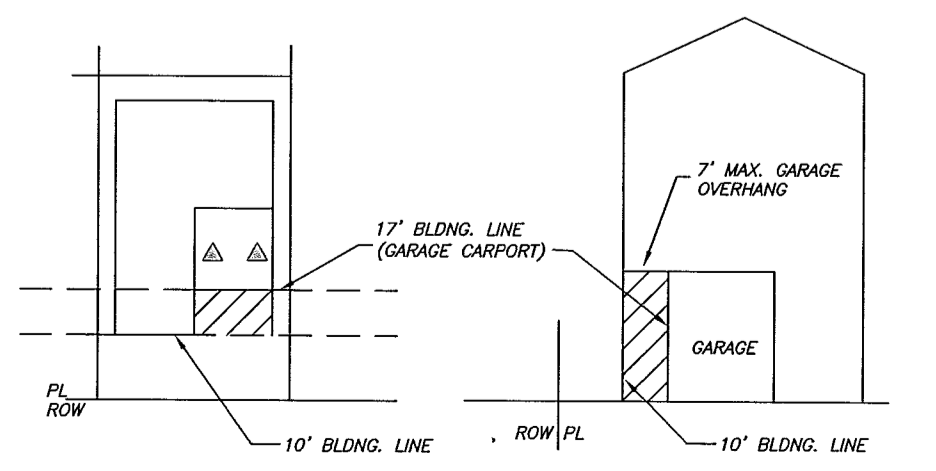


LOT AREA CALCULATIONS AND BUILDING LINE COVERAGE

Table with 4 columns: LOT No., LOT AREA, MAX. FIRST FLOOR BUILDING FOOT PRINT, MAXIMUM COVERAGE. Rows 1-6.

REDUCED BUILDING LINE NOTES

- 1. A 10-FOOT BUILDING LINE IS ESTABLISHED FOR THE PRINCIPAL STRUCTURE ONLY.
2. THE 17-FOOT BUILDING LINE IS FOR ANY CARPORT OR GARAGE FACING THE STREET.
3. THE BUILDING ABOVE THE CARPORT OR GARAGE MAY OVERHANG THE BUILDING LINE UP TO 7 FEET.
4. REFERENCE ACCOMPANYING TYPICAL LOT LAYOUT SCHEMATIC



DWELLING UNIT DENSITY TABLE
No. OF DWELLINGS GROSS AREA DENSITY
6 UNITS 0.2736 AC 21.93

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

- 1. 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.
2. 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.
3. 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 0.999899927.
4. 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;
5. Lots 1 through 6, Block 1 are restricted to single family residential uses.
6. Building coverage is limited to 60% of the area of each lot.
7. At least 150 s.f. of permeable area is required per lot, 900 s.f. of permeable area shall be provided within the boundary of this subdivision

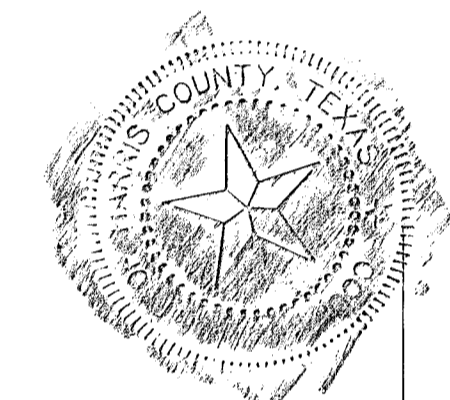


DAVID L. BOWDEN, R.P.L.S.
Texas Registration No. 4884
Date 10-21-23

I, Teneshia 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 Dec. 22, 2023 at 11:29 o'clock A.M., and duly recorded on Dec. 28, 2023 at 10:00 o'clock A.M., and at Film Code Number 706241 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.

TENESHIA HUDSPETH
Teneshia Hudspeth
County Clerk of Harris County, Texas



By: Brenda Loomer, Deputy

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of RYSON ESTATES in conformity 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.

By: Martha L. Stein, Chair
By: Margaret Wallace Brown, Vice Chair



RYSON ESTATES

A subdivision of 0.2736 acres of land,

Being a replat of Lot 116, Block 6, of WILSON COURT, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 31, Page 57 of the map records of Harris County, Texas.

OWNER: Tomas Roque
8461 Rannier Road
Houston, Texas 77080

Reason for Replat: to create 6 Lots, 1 Block

LOTS: 6 BLOCKS: 1

PREPARED BY: PLS Construction Layout, Inc
2010 N LOOP W, SUITE 280
Houston, Texas 77018

Surveyor: Bowden Survey

PROFESSIONAL SURVEYING SERVICES
12000 WESTHEIMER ROAD, SUITE 106
HOUSTON, TEXAS 77077
PHONE: (281) 531-1900 FAX: (281) 531-4900
TBPLS Registration No. 10127400

LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

I, James Maupin, owner and holder of a lien (or liens) against the property described in the plat known as RYSON ESTATES, said lien (or liens) being evidenced by instrument of record in the Clerk's File No. (RP-2019-546652) of the O.P.R.O.R.P. of (Harris) county, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I (or we) hereby confirm that I am (or we are) the present owner (or owners of said lien (or liens) and have not assigned the same nor any part thereof.

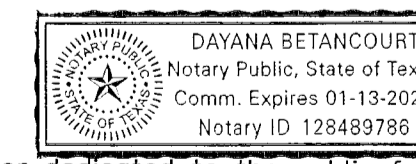
By: James Maupin

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared James Maupin, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2 day of October 2023

Notary Public in and for the State of Texas
My Commission Expires: 1-13-2027



PARKS AND OPEN SPACE

- 1. No land is being established as private park or dedicated to the public for park purposes.
2. 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.
3. This property is located in park sector number 10
4. This percentage (100%) shall be applied to the then-current fee in lieu of dedication
5. The then-current fee in lieu of dedication shall be applied to this number (4 units) of dwelling units.

Table with 3 columns: a) Number of existing Dwelling Units (DU), b) Number of proposed (DU), c) Incremental Number of DU. Values: (2), (6), (4)

RECORDERS MEMORANDUM: At the time of recording, 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.