

STATE OF TEXAS
COUNTY OF HARRIS

We, EUROPA HOMES CORP., acting by and through, Israel Sierra, President, and Guillermo Sierra, General Manager (both officers of EUROPA HOMES CORP., owner of (a) certain) heretofore referred to as Owners (whether one or more) of the 0.3949 acres tract described in the above and foregoing map of Buckingham Place Views, do hereby make and establish said subdivision and development plat of said property according to all laws, regulations, restrictions and notices 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.

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 seven feet, six inches (7' 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 subdivisions) and shall be restricted for some 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 water into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

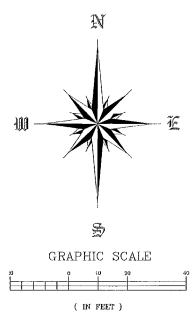
FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center creek, gully, creek, gulch, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other 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 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 plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was deleted by deed restrictions to residential use for not more than two (2) residential units per lot.

IN WITNESS WHEREOF, the EUROPA HOMES CORP., has caused these presents to be signed by Israel Sierra, its President, authorized, attested by its General Manager Guillermo Sierra this 31 day of Jan, 2025

EUROPA HOMES CORP.
Israel Sierra, President
Guillermo Sierra, General Manager



- ABBREVIATIONS:**
- A.C. = Acre/Feet
 - A.E. = Aerial Easement
 - B.L. = Building Line
 - B.O.C. = Bottom of Concrete
 - D.L. = Dwelling Units
 - E.A.E. = Emergency Access Easement
 - E.M.P. = Easement
 - F.O.C. = Face of Concrete
 - F.C. = Foot
 - G.S.L. = Garage Building Line
 - H.C.M.R. = Harris County Deed Records
 - H.C.P. = Harris County Plat & File
 - H.C.M.R. = Harris County Map Records
 - INC. = Incorporated
 - L.L.C. = Limited Liability Corporation
 - N.A.D. = North American Datum
 - N.T.S. = Not To Scale
 - PL. = Plat
 - P.L. = Property Line
 - P.O.L. = Volume
 - R.S. = Return
 - R.O. = Road
 - R.P.L.S. = Registered Professional Land Surveyor
 - R.O.P. = Right-of-Way
 - S.F. = Square Feet
 - U.E. = Utility Easement

- 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.
- 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 true and referenced to Texas South Central Zone No. 1424 State Plane Coordinate NAD83 and may be converted to survey by applying the corrected posts 0.999992297.
- All lot 150 a.f. of permeable area is required per lot, 1,200 s.f. of permeable area shall be provided within the boundary of this subdivision.
- All lots have adequate wastewater collection service.
- Assent 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 unobstructed improvements or obstructions may be removed by any public utility of the property owner's expense. While wooden posts and painted wooden fences along its perimeter and back to back easements and drainage near 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 additional wooden posts and painted wooden fences back up, but generally will not replace with new findings.
- 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 the property in this subdivision.
- [> Arrow denotes direction of driveway access to each lot.
- Vehicle access to each lot is provided for by a shared driveway only.

LOT AREA CALCULATIONS AND BUILDING LINE COVERAGE

LOT No.	LOT AREA	MAX. FIRST FLOOR BUILDING FOOTPRINT	MAXIMUM COVERAGE
1	2,050 S.F.	1,230.0 S.F.	60%
2	2,050 S.F.	1,230.0 S.F.	60%
3	2,050 S.F.	1,230.0 S.F.	60%
4	2,250 S.F.	1,350.0 S.F.	60%
5	2,250 S.F.	1,350.0 S.F.	60%
6	2,050 S.F.	1,230.0 S.F.	60%
7	2,050 S.F.	1,230.0 S.F.	60%
8	2,050 S.F.	1,230.0 S.F.	60%

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Israel Sierra and Guillermo Sierra, 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 31 day of Jan, 2025

Notary Public in and for the State of Texas
My Commission Expires April 8, 2026

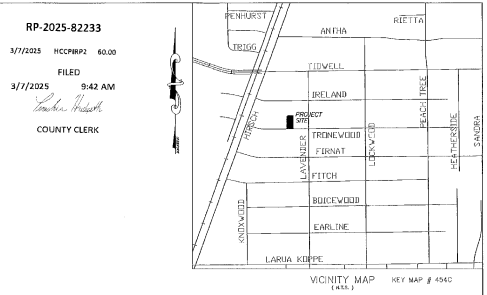
DWELLING UNIT DENSITY TABLE

No. of DWELLINGS	GROSS AREA	DENSITY
8 UNITS	0.3949 AC	20.26

PARKS AND OPEN SPACE

- No land is being established as private parks or dedicated to the public for park purposes.
- No building, animal or other parcel, except parcels for construction of public improvements, all be located by the City of Houston, Texas for construction until such time as the plat is approved by the City of Houston, Texas, in effect at the time 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 (00%) 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 proposed (proposed minus existing) dwelling units.

[] Number of existing dwelling units (00) _____ (0)
[] I/We hereby certify that the information provided herein is true. _____ (0)



I, David L. Rowan, an authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that this 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 one eighth (1/8) 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.

David L. Rowan, R.P.L.S.
Texas Registration No. 4884
Date 1-29-25

I, Tanesha Hudgath, 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 this 1st day of March, 2025 at 1:14:00 PM, and duly recorded in the Public Records of Harris County, Texas, at 1:14:00 PM, and at Film Code Number 110106 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.

Tanesha Hudgath
County Clerk
Harris County, Texas

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Buckingham Place Views 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 8 day of March, 2025.

City of Houston
Chair
Vice Chair

Notary Public in and for the State of Texas
My Commission Expires April 8, 2026

NOTARY PUBLIC
COUNTY CLERK
HARRIS COUNTY, TEXAS
WITNESSETHAT THESE INSTRUMENTS WERE FILED FOR RECORD IN THE PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AT 1:14:00 PM, AND AT FILM CODE NUMBER 110106 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

Buckingham Place Views

A subdivision of 0.3949 acres of land,
Being a replat of Lots 477-478, Buckingham Place, Third Section, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 25, Page 35, of the map records of Harris County, Texas.

OWNER:
EUROPA HOMES CORP.
9100 Southwestern Freeway, Suite 500
Houston, Texas 77074

Reason for Replat:
to create 8 Lots, 1 Block, 2 Reserves

LOTS: 8 BLOCKS: 1 RESERVES: 2

PREPARED BY:
P.L.S. Construction Layout, Inc
2010 N LOOP W, SUITE 280
Houston, Texas 77078

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

January 22, 2025 SCALE: 1" = 30'