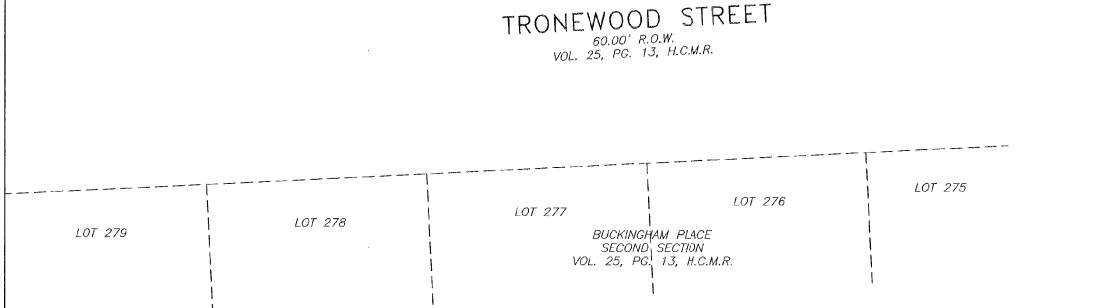
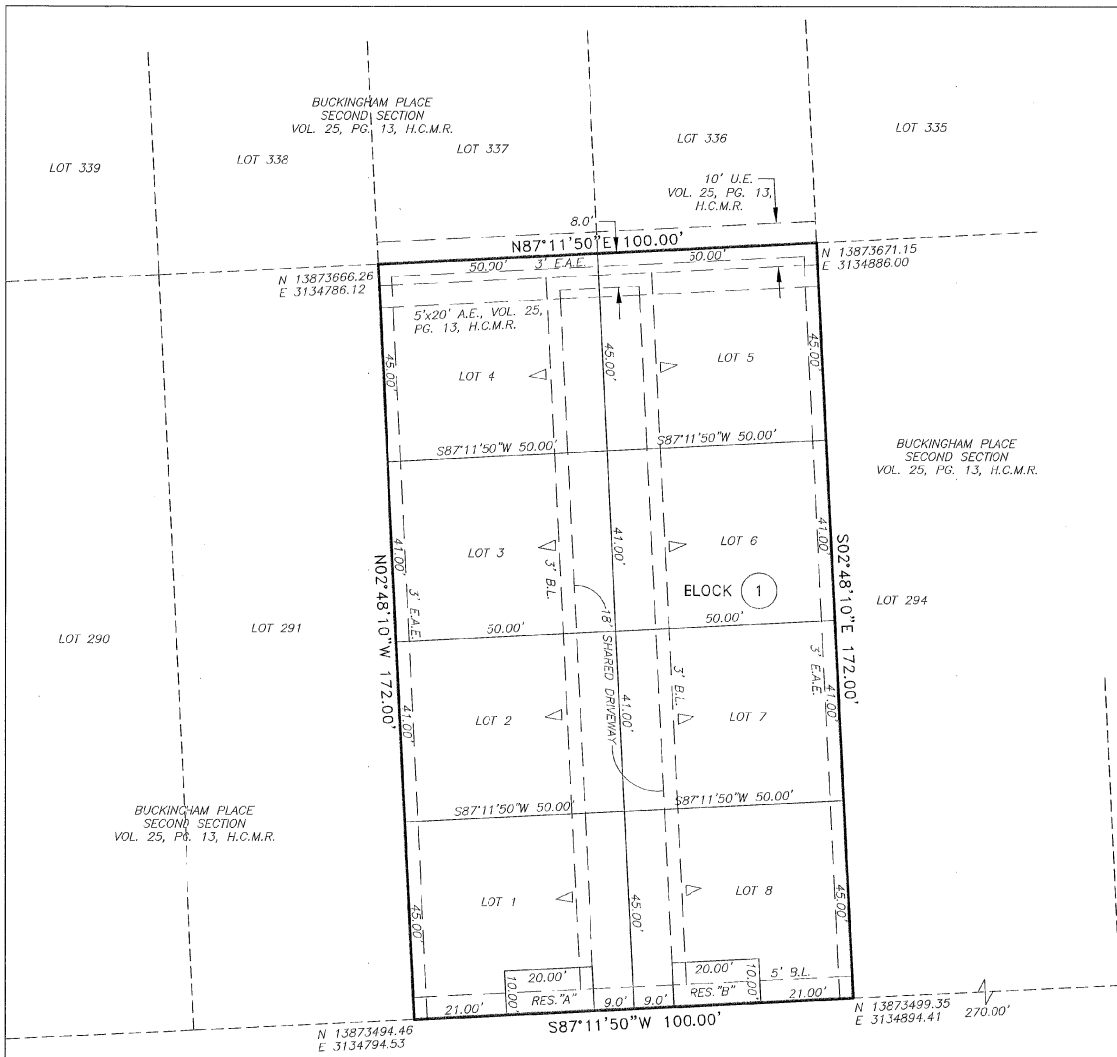




1. All Lots are restricted to Single Family Residential uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.
2. Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plat are established to evidence 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 0.999902934.
4. At least 150 s.f. of permeable area is required per lot, 1,200 s.f. of permeable area shall be provided within this subdivision.
5. All lots have adequate wastewater collection service
6. 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
7. 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.
8.  Arrow denotes direction of driveway access to each lot.
9. Vehicular access to each lot is provided for by a shared driveway only.

RES. "A"	RESTRICTED TO PARKING ONLY	200 S.F.
RES. "B"	RESTRICTED TO PARKING ONLY	200 S.F.

10. 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.
11. 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.

ABBREVIATIONS

AC. = Acre/Acres
A.E. = Aerial Easement
B.L. = Building Line
B.O.C. = Bottom Of Concrete
D.U. = Dwelling Units
E.A.E. = Emergency Access Easement
ESMP. = 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.O.W. = Right-of-Way
R.P.L.S. = Registered Professional Land Surveyor
S.F. = Square Feet
U.E. = Utility Easement

LOT AREA CALCULATIONS
AND BUILDING LINE COVERAGE

LOT No.	LOT AREA	MAX. FIRST FLOOR BUILDING FOOT PRINT	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

We, Zurich Homes, acting by and through, Nathalie Rios, Project Manager, and Mitchell James Gonzales, Secretary being officers of Zurich Homes, owner of (or owners) hereinafter referred to as Owners (whether one or more) of the 0.3949 acres tract described in the above and foregoing map of Maranello 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.

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.

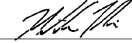
FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, 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 area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the Zurich Homes, has caused these presents to be signed by Nathalie Rios, its Project Manager, thereunto authorized, attested by its Secretary Mitchell James Gonzales this 31 day of Jan, 2025

Zurich Homes

BY: 
Nathalie Rios, Project Manager

BY: 
Mitchell James Gonzales, Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Nathalie Rios and Mitchell James Gonzales, 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	20.28

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 4
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 the incremental (proposed minus existing) dwelling units.

☒ Number of existing Dwelling Units (DU) 0 hereby certify that the information provided herein is true... (0)

RP-2025-60849

2/20/2025 hccplrp1 60.00

FILED

2/20/2025 2:11 PM



COUNTY CLERK



David L. Bowden, R.P.L.S.
Texas Registration No. 4864

This certificate is valid only as to the instrument on which the original is attached and is void if the instrument on which this instrument is not attached or changed after recording.

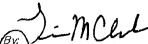
I, Tenshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on February 20, 2025 at 2:11 o'clock P. M., and duly recorded on February 20, 2025 at 3:15 o'clock P. M., and at Film Code Number 710526 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.

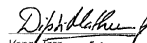


Tenshia Hudspeth
County Clerk of
Harris County, Texas
By:  Deputy

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Maranello Estates 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 19 day of February, 2025

By: 
Lisa M. Clark
Chair

Or: M. Sonny Garza
Vice Chair

By: 
Vonn Tran
Secretary

OFFICE OF:
TENSISHA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
MARANELLO ESTATES
FILM CODE 710526
THIS IS PAGE 1 OF 2 PAGES
SCANNER Control IQ4400
KEY MAP

Maranello Estates

A subdivision of 0.3949 acres of land,

Being a replat of Lots 292-293, Buckingham Place, Section 2, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 25, Page 13, of the map records of Harris County, Texas.

OWNER:
Zurich Homes
1432 Bingle Road
Houston, Texas 77055

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

LOTS: 8 BLOCKS: 1 RESERVES: 2

PREPARED BY:

RLS 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



January 22, 2025

SCALE: 1" = 20'