

Donnerstag

The Applicant accepts this building permit subject to the foregoing representation and warranties and agrees that if such construction or use be in violation of any deed restrictions or covenants running with land that such building permit shall automatically become null and void without the necessity of any action on the part of the City of Houston or the property owner(s).

Payment method: Credit card VI		\$603.32
Date	Department	Project Comments
12/15/2025	STRUCTURAL P	DUPLEX 267 SQ FT ADDITION & REMODEL 1-2-5-R3-B 2021 IRC
12/15/2025	STRUCTURAL P	2ND FLOOR LIVING ADDITION.
12/15/2025	STRUCTURAL P	ADDITIONAL PERMITS REQUIRED: MECH, ELEC, PLUM.
12/15/2025	STRUCTURAL P	AOR: JERMAYN V. MACK #21913
12/15/2025	STRUCTURAL P	EOR: LARRY DEAVERS #74428 F-16777

Square footage	1,925	400.90
Plan Review Deposit		-59.27
Admin Fee		33.10
Total Permit Fee		374.73

1 CERT OF COMPL 92.71

1 Application - Base Fee (3 reviews/Revisions)	102.78
Admin Fee	33.10
Total Permit Fee	135.88

** CONTINUED ON NEXT PAGE \ **

POST PERMIT ON JOB LOCATION

Building Inspections	832-394-8840	Sign Administration	832-394-8890	Occupancy Inspections	832-394-8880
Electrical Inspections	832-394-8860	Interactive Voice Response	713-222-9922	Gas Utility Release	832-394-8870
Boiler A/C Inspections	832-394-8850	Right of Way Inspections	832-394-9496	Plumbing Inspections	832-394-8870
Mobile Homes	832-394-8842	Electrical Utility Release	832-394-8860	Plan Review	832-394-8810

An inspection must be called within 180 days of purchase or this permit will lapse. After 360 days of purchase a new permit may be required per section 105.5 of the Building Code, or the expiration date specified on the Permit or Receipt. Any structural work authorized by this permit is issued based on a declaration stating that the work above does not violate any applicable deed restrictions or supercede any orders issued by the D.B. Hearing Office.

HOUSTON PUBLIC WORKS

Houston Permitting Center - Code Enforcement

The applicant, by the making, executing, and submitting this application to Houston Public Works, represents and warrants that the proposed construction described in said application is not in violation of or contrary to any deed restriction or covenant running with the land in which the herein described lot, tract or parcel of land is situated.

The Applicant further represents and warrants to the City of Houston and to the property owners lying and situated within the addition or subdivision in which the herein tract of land is situated, that such application, and the erection of the herein described construction and the eventual use thereof will not be used for any purpose which is prohibited by the deed restriction or covenants running with the land within such subdivision or addition.

The Applicant accepts this building permit subject to the foregoing representation and warranties and agrees that if such construction or use be in violation of any deed restrictions or covenants running with land that such building permit shall automatically become null and void without the necessity of any action on the part of the City of Houston or the property owner(s).

Date 06-FEB-2026		Originally Printed: 05-FEB-2026				Receipt No. 9395346		Proj. Type REMDL		Project No. 25083376	
Occupant ENJOY RENTAL PROPERTIES LLC						Sprinklers % Type					
Address 6702 ENGLAND ST						Space A & B		TID No. - - -			
City HOUSTON		Zip Code 77021		County		Bldgs 001	Units 0002	Story 002	Shopping Cart 03958732		Sales Order 04344786
Contractor ENJOY RENTAL PROPERTIES LLC						Lic. No.		Phone 7133769795			
Paid by JOHNSON, JOI						Lic. No.		Phone 7133769795			
Other						Lic. No.		Phone			
Use line2 DUPLEX 267 SQ FT ADDITION & REMODEL 1-2-5-R3-B 2021 IRC											

** CONTINUED FROM PRIOR PAGE **

***** RECEIPT GRAND TOTAL *****

\$603.32

POST PERMIT ON JOB LOCATION

FOR REINSPECTION CALL:

Building Inspections 832-394-8840	Sign Administration 832-394-8890	Occupancy Inspections 832-394-8880
Electrical Inspections 832-394-8860	Interactive Voice Response 713-222-9922	Gas Utility Release 832-394-8870
Boiler A/C Inspections 832-394-8850	Right of Way Inspections 832-394-9496	Plumbing Inspections 832-394-8870
Mobile Homes 832-394-8842	Electrical Utility Release 832-394-8860	Plan Review 832-394-8810

An inspection must be called within 180 days of purchase or this permit will lapse. After 360 days of purchase a new permit may be required per section 105.5 of the Building Code, or the expiration date specified on the Permit or Receipt. Any structural work authorized by this permit is issued based on a declaration stating that the work above does not violate any applicable deed restrictions or supercede any orders issued by the D.B. Hearing Office.

PROJECT INFORMATION

City Project Number: 25083376

Date: 15 Sept 25

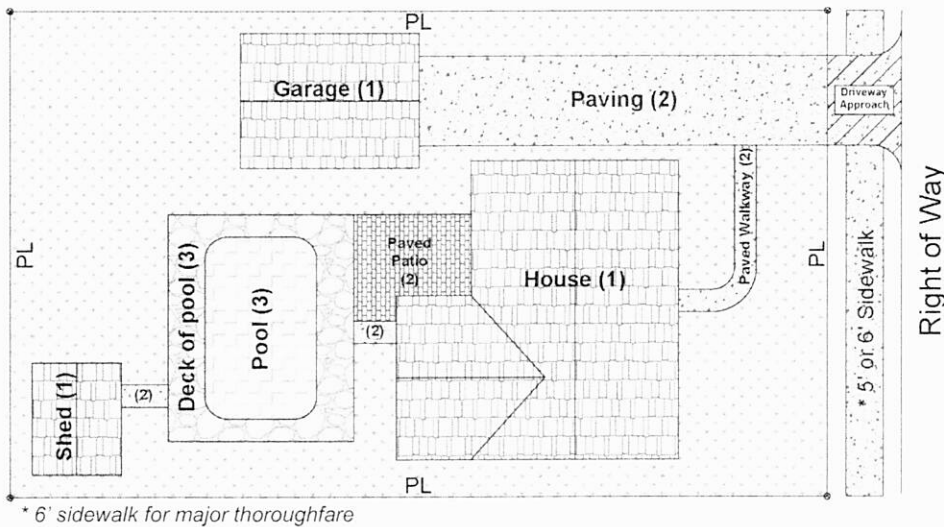
Address: 6702 England Street

Applicant's Printed Name: Jermayn Mack

Applicant's Signature: _____

CALCULATION OF IMPERVIOUS AREA PERCENTAGE

A. Total area of impervious cover located on private property.



This diagram is to assist in identifying the various items considered impervious.

IMPORTANT NOTES

1. If > 65%, refer the Infrastructure Design Manual (IDM), Chapter 9, Section H for additional provisions and provide calculation in the submitted plans for review.
2. Permeable Paver/Pavement System must be considered impervious in the table below.
3. Stormwater Quality Permit is requested (according to IDM, Ch. 9) for using these Low Impact Development (LID) techniques.
4. All drainage plans will be reviewed by the Storm Review team.

	Existing Sq. Ft.		Proposed Sq. Ft.		Final Sq. Ft.	Disturbed Sq. Ft.
1. Building(s) (e.g., house, garage, shed, carport)	971	+	0	=	971	0
2. Paving (e.g., driveway, sidewalk, patio, etc.)	-500	+	624	=	124	500
3. Detention Ponds, etc.	0	+		=		
4. Swimming Pool	0	+		=		
5. Others	0	+		=		
Totals	471	+	624	=	1095 sq. ft. (A)	624 sq. ft.

B. Total Area of Lot: 5150 sq. ft.

C. Percentage Impervious Area Calculation

$$\left(\frac{1095}{5150} \right) \times 100 = 21\%$$

INSTRUCTIONS: New single-family residential plans must be submitted with this completed checklist and the documents identified for the plans to be considered meeting the prerequisite requirements as a complete set of plans for plan review. Complete and upload this form into the Prerequisite Checklist subfolder under Documents. **All items are required, unless specifically noted otherwise.** Check the box on the list if the item is included and indicate the sheet number where the item can be found. Mark "N/A" if a sheet number is not applicable.

NOTE: Plans submitted for review must be ready for construction. Submitted plans sheets and details may "NOT" be marked "Preliminary" or "Not for Construction."

Required Reviews		
Indicate the reviews required for your project: (Subject to internal review)		
☒ Planning & Development	☐ Utility Analysis	☐ Traffic
☒ Structural	☐ Storm Drainage	☐ Floodplain Management
☐ Houston Airport System		

General Requirements	
	Item Description
☒	Building Permit Application – Complete an online application via the iPermits portal.
☐	Deed Restrictions Declaration – Complete the appropriate form below and upload to iPermits when completing the building permit application. The form must be signed by the property owner and will be validated against HCAD records. If ownership does not match HCAD, applicants must also upload proof of ownership. Individual Owner Business Entity Owner
☒	Plan Set – For plan submission, follow the upload instructions in the Residential EPR User Guide .
☐	Storm Review - Projects will require a Storm review when the lot(s) or tract(s) are: (a) Greater than 15,000 SF in lot/tract size; or (b) Contains more than 65% of impervious cover, or (c) Belongs to a subdivision greater than 15,000 SF and replatted after the year 2000; or (d) If any lot(s) or tract(s) do not have direct access to the public right-of-way.

Documents & Forms		
	Item Description	Sheet No.
☒	Energy Code Documents – Outputs from IC3 , REScheck and REM/Rate software are accepted and shall match construction shown in plans. Or, show prescriptive requirements on the plans.	attached
☐	Wastewater Capacity Reservation (WCR) Letter – Water and sewer letters are required for all new single-family residential construction.	attached
☐	Stormwater Information Form - Required for construction, additions, and sitework projects. Form must be completed and signed by the property owner and authorized agent if applicable.	
☐	Calculation of Impervious Percentage Form #CE-1207	n/a
☐	Grading Permits Worksheet Form #CE-1094	n/a

☐	Elevation Certificate – Required if in the 100-year or 500-year floodplain. Certificate shall be based on construction drawings prepared, signed, and sealed by Texas registered professional surveyor or Texas professional engineer.	
☐	Access Agreement for Construction and Maintenance – Required if the proposed construction is less than three feet to the property line of an adjacent single-family residence.	n/a
☐	Certificate of Appropriateness – Required if the project is in a historic district. Note: Upon approval of a COA application, plans must be stamped by the Historic Preservation Office prior to submitting plans to Building Code Enforcement.	

Drawings & Design Elements		
	Item Description	Sheet No.
☒	Site Plan – Always required. Show all buildings, off-street parking, and impervious areas, and ensure site plan dimensions match the dimensions on the plat and survey. Site plans should also include any obstructions/items within the area between the property line and the edge of the roadway. For Traffic Review criteria, see Form #OCE-0002. Note: A copy of the survey showing a small addition is acceptable as a site plan.	A1.00
☒	Subdivision Plat or Replat – Required if the property is already platted. Plat copies are available from the Harris County Clerk's Office (hctx.net) (713) 274-8600 or the Search Houston Permitting Center (832) 394-8800. Look for plat restrictions, i.e., building lines, easements, lot size, density, park fees, and variance requirements. Don't know the name of the subdivision plat? Check the legal description on Harris Central Appraisal District (hcad.org) . Note: Additional requirements may apply, Planning & Development Department (houstontx.gov)	attached
☒	Survey – Required for residential additions.	attached
☒	Landscaping – Required for new construction. Not required for an auxiliary unit (ADU) or additions. The site plan must illustrate the trees and be chosen from the APPENDIX A-1. - LARGE TREES FOR HOUSTON Code of Ordinances Houston, TX Municode Library APPENDIX A-2. - SMALL TREES FOR HOUSTON Code of Ordinances Houston, TX Municode Library Lots less than 5,000 sq. ft. = plant or preserve one tree. Lots 5,000 sq. ft. lot or larger = plant or preserve two trees.	A1.00
☒	Building Lines – described in a survey, deed restricted, subdivision plat, ordinance, Special Minimum Building Line ordinance (SMBL), and the Major Thoroughfare Freeway Plan (MTFP). The more restricted building line applies. See Houston Map Viewer (arcgis.com)	A1.00
☒	Easements – survey or subdivision plat.	attached
☒	Sidewalks – Required for new residential construction or reconstruction of sidewalks. Mini TOC: Chapter 40 - STREETS AND SIDEWALKS Code of Ordinances Houston, TX Municode Library	A1.00
☒	Parking – Generally, 2 spaces for the main house. 1 space for an auxiliary unit (ADU) between 1,001 and 1,500 sq. ft. of living space. No space required for an auxiliary unit (ADU) of 1,000 sq. ft. and less of living space. Check subdivision plat for restrictions. ARTICLE VIII. - OFF-STREET PARKING AND LOADING Code of Ordinances Houston, TX Municode Library .	A1.00

☒	Label each room on the floor plan according to use and include drawing details for the proposed scope of work.	A2.00
☒	Structural/architectural plan sheets must be sealed, signed, and dated by a Texas licensed architect or engineer, in conformance with the Texas Architectural and Engineering Practices Act.	all shts.
☒	List door and window sizes and include energy code details and key the wall schedule sections to the floor plan for all wall types.	A2.01
☒	Single-family residences three stories or less must reference the 2021 International Residential Code (IRC) and local amendments. Review Form #CE-1132 for a list of commonly missed code references.	A1.00
☐	Four-story, single-family residences must reference the 2021 International Building Code (IBC) and local amendments and identify that a National Fire Protection Association (NFPA) 13R sprinkler system will be installed. Review Form #CE-1132 for a list of commonly missed code references.	n/a
☐	Mitigation Plan – Required if in the 100-year or 500-year floodplain. Construction drawings shall be prepared, signed, and sealed by Texas professional engineer (3 copies if submitting by paper). <i>NOTE: Additional flood requirements may apply. Contact Floodplain Management Office at (832) 394-8854, fmo@houstontx.gov or review Chapter 19 for more information.</i>	n/a

Code Analysis

Complete the code related project specific information listed below:

Code Editions	Building: <u>IRC 2021 with amendments</u>	Electrical: <u>NEC 2023</u>
	Mechanical: <u>UMC 2021</u>	Plumbing: <u>UPC2021</u>
	Energy: <u>IECC 2021</u>	
Height / Stories	Height (in feet): <u>34'-6"</u>	No. of Stories: <u>2</u>
	Building Area: <u>1925</u>	Fire Separation Distance: <u>N/A</u>
Type of Construction	Type of Construction: <u>VB</u>	
	Automatic Fire Protection System: Yes ☐ No ☒	Type: NFPA 13 ☐ 13R ☐ 13D ☐
	Fire Alarm: Yes ☐ No ☒	

Example plan drawings, code references and other guidelines may be found at the City of Houston's Building Code Enforcement [Resources](#) page.

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EASMT
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RP-2026-22963
01/21/2026 RP1 \$49.00



REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from responsibility to comply with applicable code and regulations.
02/03

CONSTRUCTION AND MAINTENANCE EASEMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

1. Grantor, Enjoy Rental Properties LLC, acting by and through its duly authorized officers and representatives, ("Grantor"), is the owner of the property located at 4210 Yellowstone BLVD, TX 77021 and 6702 England St A & B, Houston, TX 77021 (address), and more particularly described in Exhibit "A" attached to this Easement ("Grantor's property").

10K

2. Grantee, Enjoy Rental Properties LLC, acting by and through its duly authorized officers and representatives, ("Grantee"), is the owner of the property located at 4210 Yellowstone BLVD, TX 77021 and 6702 England St A & B, Houston, TX 77021 (address), and more particularly described in Exhibit "B" attached to this Easement ("Grantee's property").

1EE

3. Grantor represents that the Grantor is the sole owner of Grantor's property and that there are no lienholders, mortgagees, or trustees that have an ownership interest in Grantor's property except those lienholders, mortgagees, or trustees that have signed this Easement evidencing their consent to the conveyance of this Easement and their consent to the terms and conditions of this Easement.

4. Grantee desires to construct a building on Grantee's property that is within three feet of Grantor's property. Grantee desires that Grantor convey an easement on Grantor's property to Grantee for the purpose of performing construction, repairs, and maintenance on Grantee's property ("Easement").

5. For and in consideration of the mutual covenants and conditions contained in this Easement, and for other good and valuable consideration, Grantor conveys to Grantee a perpetual, nonexclusive easement over and across a portion of Grantor's property that is adjacent to Grantee's property for purposes of performing construction, repairs, and maintenance on Grantee's property.

6. Scope. Grantee and Grantee's agents and contractors shall have an Easement that shall extend 3 feet from the portion of Grantor's property line that abuts the portion of Grantee's property line that is adjacent to the portion of the building on Grantee's property that is closer than three feet from Grantor's property. Grantee's and Grantee's agents and contractors shall have the right to enter onto Grantee's property for the purpose of accessing this Easement. Grantee and Grantee's agents and contractors shall have access to the Easement at all reasonable times for the purposes described herein.

7. Purpose. The use of the Easement shall include the performance of construction, repairs, and maintenance on Grantee's property of buildings, landscaping, lighting, utilities, fixtures, and other improvements. Grantee agrees that the use of the Easement for construction, repairs, and maintenance of a building on Grantee's property shall be limited to the size, scale, measurements, number of stories, and the

RP-2026-22963

distance from Grantor's property as described in Exhibit "C" attached to this Easement. Grantee shall not permit a building constructed on Grantee's property to encroach onto Grantor's property in any way except as provided for in Exhibit "C" attached to this Easement.

8. The Easement shall encumber Grantor's property and be a covenant running with the land, and shall be binding on all of Grantor's heirs, successors, agents, assignees, lessees, and other occupiers of Grantor's property, until the time that the Easement is released.

9. Maintenance of Easement. Grantor shall be responsible for reasonable maintenance of the Easement including reasonable maintenance of the lawn, landscaping, trees, and any structures or objects in the Easement that are owned by Grantor. Grantor retains all rights to use the Easement in any way that does not reasonably interfere with Grantee's use of the Easement for the purposes described in this Easement. Grantor shall keep the Easement free of obstructions that might reasonably interfere with the purpose of the Easement described herein. Grantee shall be responsible for any damage done to Grantor's property in connection with Grantee's use of the Easement.

10. Termination. Grantor agrees not to revoke this Easement while the building remains on Grantee's property in the form described in Exhibit "C" attached to this Easement. If a building described in Exhibit "C" attached to this Easement is demolished or altered from its description contained in Exhibit "C," this Easement shall be terminated except if the building described in Exhibit "C" attached to this Easement is demolished and rebuilt according to the "Reconstruction after Casualty" provisions of Chapter 42, Code of Ordinances, Houston, Texas, then this Easement shall continue to be effective.

11. If a condition of this Easement is violated, abandoned, waived, or otherwise found to be invalid, the remaining terms and conditions of this Easement shall remain in full force and effect to the extent possible.

EXECUTED on January 21, 2026

by Enjoy Rental Properties LLC / Joi Johnson

[Signature]
Managing Member, Grantor

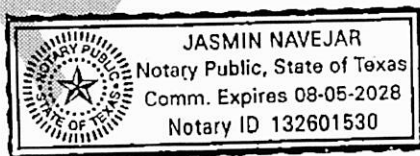
THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 21 January 2026, by
Enjoy Rental Properties LLC / Joi Johnson

Seal Showing Name and
Commission Expiration

[Signature]
Notary Public in and for the
State of Texas





2508.3376

REVIEWED FOR COMPLIANCE

Performance of this review does not relieve the applicant from responsibility to comply with applicable code and regulations.
02/03

EXECUTED on _____

_____, Lienholder for Grantor's property

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____, by
_____.

Seal Showing Name and
Commission Expiration

Notary Public in and for the
State of Texas

RP-2026-22963

EXECUTED on January 21, 2026

Enjoy Rental Properties LLC / Joi Johnson

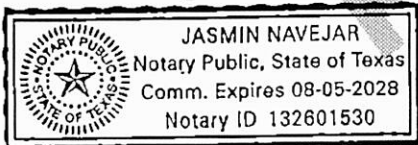
[Signature]
Grantee
managing member

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 21 January 2026, by
Enjoy Rental Properties LLC / Joi Johnson *[Signature]*

Seal Showing Name and
Commission Expiration

[Signature]
Notary Public in and for the
State of Texas



RP-2026-22963



25083376

REVIEWED FOR COMPLIANCE

Performance of this review does not relieve the applicant from responsibility to comply with applicable code and regulations.
02/03

Exhibit "A"

Legal Description of Grantor's Property

4210 Yellowstone BLVD
Houston, TX 77021Lot 2 Block 1
Enjoy Properties subdivision
Houston, TX 770216702 England A & B
Houston, TX 77021Lot 1 Block 1
Enjoy Properties subdivision
Houston, TX 77021

Harris County

Ref: Joi Johnson
✓✓ 12514 Belknap Bay Drive
Pearland, TX 77584

RP-2026-22963



25063376

REVIEWED FOR COMPLIANCE

Performance of this review does not relieve the applicant from responsibility to comply with applicable code and regulations.
02/03

Exhibit "B"

Legal Description of Grantee's Property

4210 Yellowstone BLVD
Houston, TX 77021

Lot 2 Block 1
Enjoy Properties subdivision
Houston, TX 77021

6702 England A & B
Houston, TX 77021

Lot 1 Block 1
Enjoy Properties subdivision
Houston, TX 77021

1 duplex

RP-2026-22963



25083376

REVIEWED FOR COMPLIANCE

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12/13/11

Exhibit "C"**Description of Buildings on Grantee's Property
(See Section 7 and 10 of Easement)**

4210 Yellowstone BLVD, TX 77021 and
6702 England St A & B, Houston, TX 77021

Lot 1 and 2, Block 1
Enjoy Properties subdivision
Houston, TX 77021

1 duplex

RECORDER'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 blockouts, additions and changes were present at the time the instrument was filed and recorded.



25083376

REVIEWED FOR COMPLIANCE

Performance of this review does not relieve the applicant from responsibility to comply with applicable code and regulations.

FILED FOR RECORD

2:04:15 PM

Wednesday, January 21, 2026

COUNTY CLERK, HARRIS COUNTY, TEXAS

RP-2026-22963

UNOFFICIAL COPY

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.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Wednesday, January 21, 2026

COUNTY CLERK
HARRIS COUNTY, TEXAS

25083376

DUPLEX 267 SQ FT
ADDITION & REMODEL
1-2-5-R3-B 2021 IRC

COH Project Number

CITY OF HOUSTON

Building Code Enforcement

APPROVED

FOR BUILDING PERMIT ONLY
CITY OF HOUSTON
CODE ENFORCEMENT DIVISION

The owner is responsible for compliance with the Building Code. Such approved plans and specifications shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the approved plans.

Mark Williams

12/15/2025

Structural

THIS PLAN WAS APPROVED IN THE ONE-STOP OFFICE FOR BUILDING CODE COMPLIANCE ONLY. THE ELECTRICAL, PLUMBING AND HVAC WAS NOT REVIEWED FOR CODE COMPLIANCE AND IS SUBJECT SOLELY TO FIELD INSPECTION.

Electrical

Mechanical

Plumbing

Storm

Traffic

RECOMMENDED APPROVAL

PLANNING AND
DEVELOPMENT DEPARTMENT

DEVELOPMENT SERVICES

Errin Edwards 2/2/2026

LANDSCAPING REQUIRED

Planning

Utility Analysis

Airport (HAS)

Flood

Health

Health/Pool

Fire Marshal

High Pile/HazMat

LPG Tank

Sprinkler



City of Houston
Building Code Enforcement
CODE WORD 2021

INTERPRETATIONS AND APPLICATIONS OF
THE HOUSTON ADOPTED CODES,

2021 IBC, 2021 IRC, 2021 IFC, 2021 IEBC, 2021 UMC, 2021 UPC,
2021 IECC and ASHRAE 90.1-2019, 2021 ISPSC, & 2023 NEC

Published 01-02-2024



REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from
responsibility to comply with applicable code and regulations.
02/03

CW No:	2021-B28	Page:	2	of	2
Administrative Processes for Alteration/Remodel/Demo, Cont.					

- D. **Building demolition** means the demolition, removal, or disassembly of any portion of the structure that meets or exceeds the "total calculated demolition factor" of **1.50**. Please fill out the cells provided below to determine the "total calculated demolition factor".

AREA	EXISTING	REMOVED	CALCULATED DEMOLITION FACTOR
ROOF AREA (SQ.FT.)	830.00	830.00	1.00
INTERIOR AREA (SQ.FT.)	1,883.00	0.00	0.00
EXTERIOR WALL LENGTH (FT)	250.00	34.00	0.14
TOTAL CALCULATED DEMOLITION FACTOR			1.14

Demolition, removal, or disassembly that exceeds the "total calculated demolition factor" of **1.50** at any time during an alteration project constitutes a building demolition and requires plan review and inspection as new construction.

Proposed construction on an existing foundation of project types identified in items C and D above, relocated buildings, and new construction on new foundations will be reviewed as a new structure or building. No vertical building additions or floor additions shall be approved on existing foundations without a structural analysis of the existing foundation and supporting framing that is sealed, signed, and dated by a Texas registered professional engineer indicating compliance with all appropriate provisions of the Houston *Construction Code* for the occupancy, type of construction, and number of stories proposed.

Approved:

Byron D. King
Houston Building Official



STATE OF TEXAS
COUNTY OF HARRIS

We, Enjoy Rental Properties, a Texas limited liability company, acting by and through its authorized Managing Member, being officers of Enjoy Rental Properties, a Texas limited liability company, owner hereinafter referred to as Owners of the 0.114 acre tract described in the above and foregoing plat of ENJOY PROPERTIES, do hereby make and establish said subdivision and development plat of said property according to all laws, dedications, restrictions, and covenants on said plat and hereby dedicate to the use of the public, forever, all streets (except those shown designated as private streets) or permanent access easements, utility easements, 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 by warrant and forever defend the title of the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose (lower unobstructed area easements). The area easements shall extend northerly an additional seven feet six inches (7' 6") for lot 16 (10' 0") perimeter ground easements or seven feet six inches (7' 6") for lot 17 (14' 0") perimeter ground easements of the five (5) six inches (5' 6") for lot 18 (16' 0") perimeter ground easements from a plane seven feet (7' 0") above the ground level upward, located adjacent to and adjoining public utility easements that are designated with area easements (L.E. and A.E.) as indicated and depicted herein, whereby the area 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 (lower unobstructed area easements). The area easements shall extend northerly an additional seven feet six inches (7' 6") for lot 16 (10' 0") back to back ground easements or eight feet six inches (8' 6") for lot 17 (14' 0") back to back ground easements or seven feet six inches (7' 6") for lot 18 (16' 0") back to back ground easements from a plane seven feet (7' 0") above ground level, upward, located adjacent to both sides and adjoining said public utility easements that are designated with area easements (L.E. and A.E.) as indicated and depicted herein, whereby the area easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all portions of said designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon to the placement of these home subdivisions and shall be restricted for same under the terms and conditions of said restrictions and 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, rain, or any other drainage, 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 seven feet (7' 0") wide on each side of the center line of any and all streets, creeks, gutters, drains, ditches, 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, gutter, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of houses, buildings, parking and other obstructions to the operation 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 restrictions or limitations.

IN TESTIMONY WHEREOF, the Enjoy Rental Properties, a Texas limited liability company, has caused these presents to be signed by its authorized Managing Member, hereinafter authorized, this _____ day of _____, 2025.

Enjoy Rental Properties, a Texas limited liability company

By: _____
Managing Member

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name 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 _____ day of _____, 2025.

Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of ENJOY PROPERTIES in accordance with the laws of the State of Texas and the ordinances of the City of Houston, as shown herein, and authorized the recording of this plat this _____ day of _____, 2025.

By: _____
Lisa M. Clark
Chair

By: _____
M. Sunny Garcia
Vice Chairman

By: _____
Verna Tran
Secretary

We, Tide Loans LLC, a Texas limited liability company, owner and holder of a lien against the property described in the plat known as ENJOY PROPERTIES, said lien being evidenced by instrument of record in the Clerk's File No. RH-2025-24564 of the O.P.R.D.N.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 we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____

Print Name: _____
Representative of Tide Loans LLC, a Texas limited liability company

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name 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 _____ day of _____, 2025.

Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

We, Jumpstart Auxiliary Enterprises, LLC, a North Carolina limited liability company, owner and holder of a lien against the property described in the plat known as ENJOY PROPERTIES, said lien being evidenced by instrument of record in the Clerk's File No. RH-2025-24564 of the O.P.R.D.N.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said subdivision plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____

Print Name: _____
Representative of Jumpstart Auxiliary Enterprises, LLC, a North Carolina limited liability company

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name 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 _____ day of _____, 2025.

Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

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.
- The coordinates shown herein are Texas South Central Zone NAD83 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following computed scale of 0.99998434.
- All bearings are referenced to the Texas Coordinate System of 1983, South Central Zone.
- As set within 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 poles and painted wooden fences along the perimeter and back to back easements and alongside rear lot 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 painted wooden fences back up, but generally will not replace with new fencing.
- All lots shall have adequate wastewater collection service.
- The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.
- Lot 17, Block 1 shall be limited to one dwelling unit only.

Teresha 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 _____ at _____ o'clock _____ M., and duly recorded on _____ at _____ o'clock _____ M., and at File Code _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office at Houston, the day and date above written.

Teresha Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

DWELLING UNIT DENSITY TABLE		
COLUMN A	COLUMN B	COLUMN C
TOTAL OF DWELLING UNITS	TOTAL GROSS ACRES	TOTAL PROJECT DENSITY
3	0.114 AC	25.42

- At least 150 square feet of permeable area is required per lot.
- At least 1% of permeable area shall be provided with the boundary of this subdivision. Permeable area definition:

LOT SIZE AND COVERAGE TABLE		
LOT NO.	LOT SIZE	COVERAGE %
1	2075 SF	1566.25 SF 75 %
2	3075 SF	2306.25 SF 75 %

TYPICAL LOT LAYOUT		
LOT NO.	LOT SIZE	COVERAGE %
1	2075 SF	1566.25 SF 75 %
2	3075 SF	2306.25 SF 75 %

NOTES

- 1) A 10' building line is established for the principal structure only.
- 2) A 15' building line is for any carport or garage facing the street.
- 3) The building shown above the carport or garage may overhang the building line up to 6 feet.
- 4) Reference above is a typical lot layout.
- 5) Meet the performance standards requirements of Section 42.155(a)(1).

THIS UNRECORDED COPY OF THE SUBDIVISION PLAT HAS BEEN APPROVED FOR USE IN REVIEWING THE PROJECT SITE PLANS AND HOLD WILL BE PLACED ON FINAL INSPECTION OF THE PROJECT UNTIL A COPY OF THE RECORDED PLAT IS SUBMITTED TO THE PLANNING AND DEVELOPMENT DEPARTMENT.

BY: _____ DATE: 01/07/2026

Daniel W. Goodlaw
Texas Registration No. 4819

Daniel W. Goodlaw
Texas Registration No. 4819

Daniel W. Goodlaw
Texas Registration No. 4819

- No lot 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 Units, required under provisions of Section 42.034 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.
- This property is included in Block Section number 15.
- 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 the increments (assessed minus existing) dwelling units.

NOTES

- 1) A 10' building line is established for the principal structure only.
- 2) A 15' building line is for any carport or garage facing the street.
- 3) The building shown above the carport or garage may overhang the building line up to 6 feet.
- 4) Reference above is a typical lot layout.
- 5) Meet the performance standards requirements of Section 42.155(a)(1).

THIS UNRECORDED COPY OF THE SUBDIVISION PLAT HAS BEEN APPROVED FOR USE IN REVIEWING THE PROJECT SITE PLANS AND HOLD WILL BE PLACED ON FINAL INSPECTION OF THE PROJECT UNTIL A COPY OF THE RECORDED PLAT IS SUBMITTED TO THE PLANNING AND DEVELOPMENT DEPARTMENT.

BY: _____ DATE: 01/07/2026

Daniel W. Goodlaw
Texas Registration No. 4819

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Texas Registration No. 4819

Daniel W. Goodlaw
Texas Registration No. 4819

PARKS AND OPEN SPACE TABLE		
NUMBER OF EXISTING DWELLING UNITS		
1		X

I hereby certify that the information is true.

LEGEND

- B.L. BUILDING LINE
- G.B. GARAGE BUILDING LINE
- C.M. CONTROL MOVEMENT
- H.C.M. HARRIS COUNTY DEED RECORDS
- H.C.D. HARRIS COUNTY DEED RECORDS
- R.O.W. RIGHT OF WAY
- R. ROAD

KEY MAP 533H

Vicinity Map not to scale

YELLOWSTONE BOULEVARD
PLATTED AS 8TH STREET
VOL. 655 PG. 598 H.C.D.R.
(60 R.O.W.)

ENGLAND STREET
PLATTED AS 5TH STREET
VOL. 655 PG. 598 H.C.D.R.
(60 R.O.W.)

CONCRETE STREET

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

[illegible][illegible][illegible]

By _____
 (Signature)
 Managing Member

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared John Doe, known to me to be the person whose name is

My Commisaur engines

By _____
Wm. T. Luu
Secretary

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

We, **integrated** **Assurance** **Enterprises, LLC**, a North Carolina limited liability company, own and reside at a residential property described in the past known as **ENDOW PROPERTIES**, said address evidenced by instrument of record in the Clerk's File No. **HD 2025-24461** of the **CITY OF Harris County, Texas**, duly verified in a **Final** **subordinate** **order** entered in said property to the **jurisdiction** and **effects** of said past and the said orders and judgments and decrees of said past and are hereby coming out and

BEFORE ME, an undersigned authority, on this day personally appeared _____, known to me to be the person whose name 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 _____ day of _____, 2025.

Notary Public, in and for the _____

[illegible]

I, Teresa Husbeth, County Clerk of Harris County, do hereby certify that the within instrument was the certificate of administration was filed for registration in my office on _____, 20____ at _____ o'clock, _____ M. and day recorded on _____ at _____ o'clock _____ M. and at _____ Court Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office at Houston, this day and date set above written.

Teresa Husbeth

DWELLING UNIT DENSITY TABLE			
GOMA	LOMB	GOMC	
TOTAL FLOOR Dwellings	GROSS INCREASE	TOTAL PROJECT DENSITY	PERCENT
	0.118AC		79.47

[illegible]

DWELLING UNIT DENSITY TABLE				
DWELLING TOTAL	COLM.A. TOTAL	COLM.B. TOTAL	COLM.C. TOTAL	COLM.D. TOTAL
1	2	3	4	5
DWELLINGS	GROSS AREA	DENSITY		
	0.11 AC	75.42		

1. At least 150 square feet of permeable area is required per 100 sq. ft. of impermeable area. See the project with the boundary of this subdivision. (Reference 42.)

2. All lots shall have adequate wastewater treatment service.

LOT NO.	LOT SIZE	BUILDING FOOTPRINT	COVERAGE %
1	2073 SF	1536 25 SF	75 %
2	9075 SF	2306 25 SF	75 %

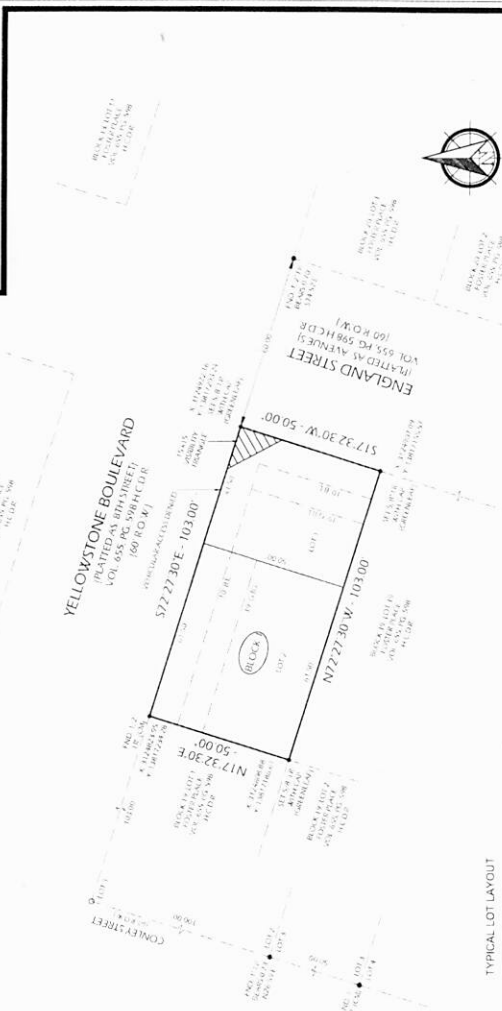
of Texas to sanction the professor's surveying and neatly print out the above subdivision is true and accurate, was certified from an actual survey of the property, made under my supervision or the ground that existed as shown in boundary corners along north, south, east and west lines of the property, and that the boundary points of the section and other points of reference have been marked with iron for clear objects of reference. The original copies of such survey are deposited in the office of the Surveyor General of Texas, and a copy of the same has been filed in the office of the Surveyor General of Texas, and that the said boundary survey was made by me, or under my direction, in the year 1883, and made public in 1884.



A SUBDIVISION OF 0.118 ACRES OF LAND
BEING A REPLAT OF LOT 20, BLOCK 19
FOSTER PLACE
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 655, PAGE 588 OF THE
THE HARRIS COUNTY DEED RECORDS
OF HOUSTON, HARRIS COUNTY, TEXAS

REASON FOR REPLAY TO CREATE 2 LOTS
2 LOTS - BLOCK
OWNER

EXCERPTAL PROPERTIES,
 A TEXAS LIMITED LIABILITY COMPANY
 DATE: SEPTEMBER 2025 SCALE: 1" = 20'
 OWENS MANAGEMENT SYSTEMS, LLC
 17401 S. HUNTER TRAIL, SUITE 100
 HOUSTON, TEXAS 77058
 713.643.6333 WWW.OWENSBLD.COM
 GREENLAND LAND SERVICES, LLC
 1500 NORTHWIND TOWER, SUITE 100
 HOUSTON, TEXAS 77056
 FIRM NO. 2019-0917
 832.660.5613
 1500 GREENBRIER DRIVE, SUITE 200
 WWW.GREENLANDLANDSERVICES.COM



NOTES

- 1) A 10' building line is established for the principal structure only.
- 2) A 15' building line is for any carport or garage facing the street.
- 3) The building shown above the carport of garage may overhang the building line up to 5 feet.
- 4) Rebar/cue above is a typical layout.
- 5) Meet the performance standard requirements of Section 42.157.03.03.



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions



25083376

REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the Applicant from responsibility to comply with applicable code and regulations.
02/03

Agenda Item:

Staff Recommendation:

Action Date:

Plat Name:

Developer:

Applicant:

App No / Type:

Total Acreage:

Total Reserve Acreage:

Number of Lots:

Number of Multifamily Units:

COH Park Sector:

Street Type (Category):

Water Type:

Wastewater Type:

Drainage Type:

Utility District:

County

Zip

Key Map ©

City / ETJ

Conditions and requirements for approval:



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions



Agenda Item:

Staff Recommendation:

Action Date:

Plat Name:

Developer:

Applicant:

App No / Type:

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PHONE- 281-996-1113 Fax - 281-996-0112