STATE OF TEXAS

COUNTY OF HARRIS

We, Moore Investment Group, LLC, acting by and through, Oludayo Ajisafe, being officers of Moore Investment Group, LLC, hereinafter referred to as Owners (whether one or more) of the 0.0918 tract described in the above and foregoing map of Orem Circle, do hereby make and establish said subdivision and 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 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 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 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.

IN TESTIMONY WHEREOF, the Moore Investment Group LLC, has caused these presents to be signed by Dayo Moore, officer, thereunto authorized this _____ day of _____2021.

BY: _____
Oludayo Ajisafe

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Oludayo Ajisafe, known to me to be the person whose name is 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 therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this_____ day of _____, 2021.

_____
Notary Public in and for the
State of Texas

Print Name: _____

My Commission expires: _____

I, Daniel Villa, Jr., 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.

STATE OF TEXAS · DANIEL VILLA JR · 6751 · REGISTERED PROFESSIONAL LAND SURVEYOR

_____
Daniel Villa, Jr.
Texas Registration No. 6751

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Orem Circle, 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_____ day of _____2021.

By: _____ Or By: _____
Martha L. Stein, Chair — M. Sonny Garza, Vice-Chairman

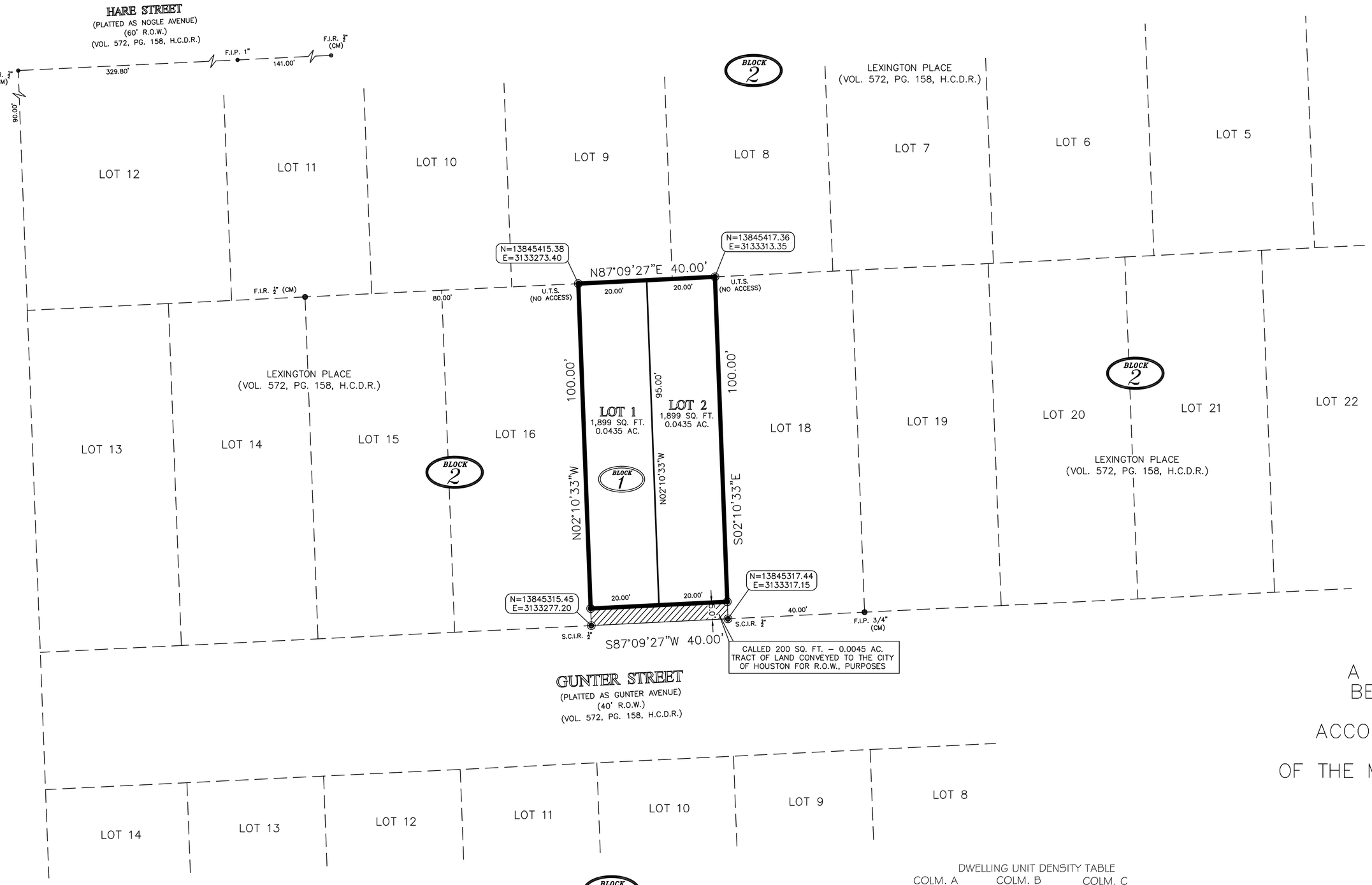
By: _____
Margaret Wallace Brown, AICP, CNU-A
Secretary

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_____, 2021, at_____o'clock____M.,__and duly recorded on _____2021, at_____o'clock____M.,__and at Film Code Number _____ 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, County Clerk
Of Harris County, Texas

By: _____
Deputy



We, City of Houston, owner and holder of a lien (or liens) against the property described in the plat known as Rodriguez Plaza, said lien (or liens) being evidenced by instrument of record in the Clerk's File No. RP-2020-522700 & RP-2019-14310, 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: _____
Print name

BEFORE ME, the undersigned authority, on this day personally appeared Dayo Moore 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.

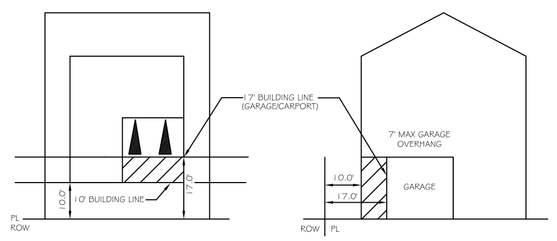
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this_____day of _____, 2021.

_____
Notary Public in and for the
State of Texas

Print Name: _____

My Commission expires: _____

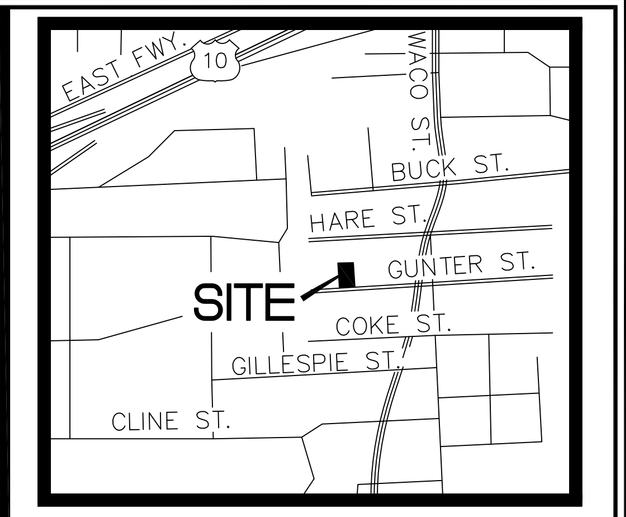
TYPICAL LOT LAYOUT



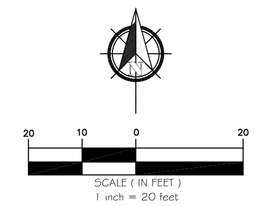
NOTES:
1) Lots 1 & 2 Block 1 are restricted to single family residential use.
2) A 10' building line is established for the principle structure only.
3) A 17' Building line is for any carport or garage facing the street.
4) The Building shown above the carport or garage may overhang the building line up to 7 feet.
5) Reference above is a typical lot layout.

PARKS AND OPEN SPACE TABLE	
Number of Existing Dwelling Units Owner hereby certifies that information provided is true	1
Number of Proposed Dwelling Units	2
Number of incremental Dwelling Units	2

I HEREBY CERTIFY THAT THE INFORMATION IS TRUE
– 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 property is located in Park Sector number 11.
– 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 this number (2 units) of dwelling units.



Vicinity Map
not to scale
KEY MAP 494K



NOTES:

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. A lot upon which is located free standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
2. 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.
3. Unless otherwise indicated, the building lines, whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, code of ordinance, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
4. The coordinates shown hereon are Texas South Central Zone No.4204 State Plane grid coordinates (NAD83) and may be brought to surface by applying the following combined scale (0.99989216)
5. Bearings shown hereon are referenced to the Texas Coordinate system of 1983, (NAD83) South Central Zone (FIPS 4204) per GPS observations and are based on Control Monuments Depicted on this survey.
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 said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
7. Each lot shall be restricted to single family residential use.
8. All lots shall have an adequate waste water collection service.

LEGEND
AC. – Acres
B.L. – Building Line
G.B.L. – Garage Building line
H.C.M.R. – Harris County Map Records
SQ. FT. – Square Feet
R.O.W.– Right of Way
VOL. – Volume
PG. – Page

DWELLING UNIT DENSITY TABLE		
COLM. A	COLM. B	COLM. C
TOTAL # OF DWELLINGS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
2 UNITS	0.091	21.978 UNITS/AC.

1) At least 150 sq. ft. of permeable area is required per lot 300 sq. ft. of permeable area shall be provided with the boundary of this subdivision. reference 42-1 permeable are definition.

2) 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.

OREM CIRCLE

A SUBDIVISION OF 0.0918 ACRES OF LAND
BEING A REPLAT OF LOT 17, BLOCK 2
OF LEXINGTON PLACE
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOL. 572, PG, 158
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS
CITY OF HOUSTON

OWNER: MOORE INVESTMENTS GROUP, LLC

REASON FOR REPLAT: TO CREATE 2 LOTS

DATE: MARCH, 2021 SCALE: 1" = 20'

LOTS: 2 BLOCKS: 1

NEW ERA DEVELOPMENT

DVJ

CIVIL ENGINEERING
&
LAND SURVEYING
TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609
5295 HOLLISTER STREET, SUITE 104
HOUSTON, TX 77040
832.518.9910