

STATE OF TEXAS
COUNTY OF HARRIS

I, DARRYL KEITH SHARPTON, II, owner hereinafter referred to as Owner of the 0.1148 acre tract described in the above and foregoing map of BRIA PLACE, 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, Owner has dedicated and by these presents do dedicate to the use of the public for public utility purposes 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 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, Owner has 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 sold 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, Owner does 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, Owner does 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, Owner does 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 is hereby 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 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 hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

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

By: _____
Darryl Keith Sharpton, II

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Darryl Keith Sharpton, II known to me to be the persons whose name are subscribed to the acknowledged to me that they executed the same for the purposes and considerations therein foregoing instrument and expressed and in the capacity therein and herein stated.

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

Notary Public in and for the State of Texas
My Commission expires: _____

STATE OF TEXAS
COUNTY OF HARRIS

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of BRIA PLACE 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 _____, 2023.

By: _____ OR _____
Martha L. Stein, Chairwoman OR M. Sonny Garza, Vice Chairwoman
By: _____
Margaret Wallace Brown, AICP, CNU-A Secretary

I, Tenshesia 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 _____, 20____ at _____ o'clock ____M., and duly recorded on _____, 20____ at _____ o'clock ____M., and at Film Code No. _____ of the Map Records of Harris County for said county.

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

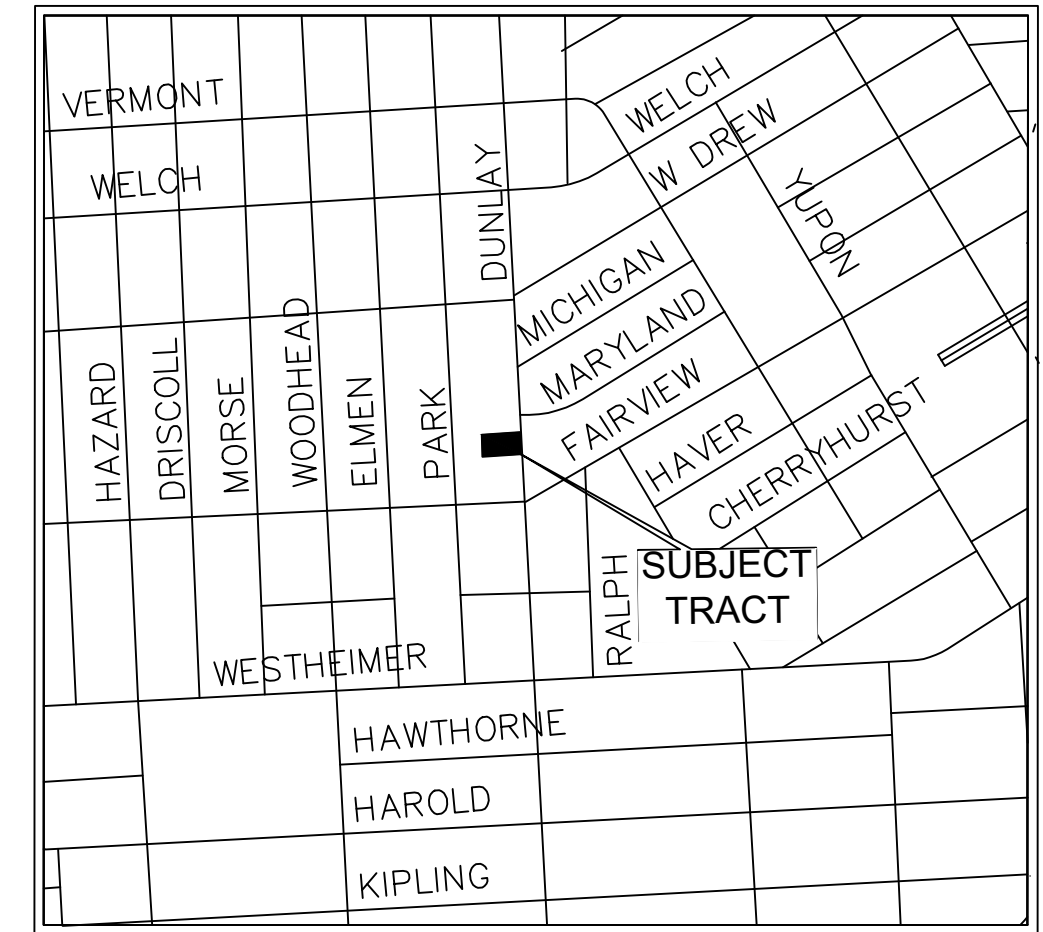
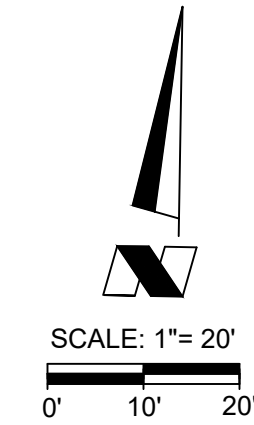
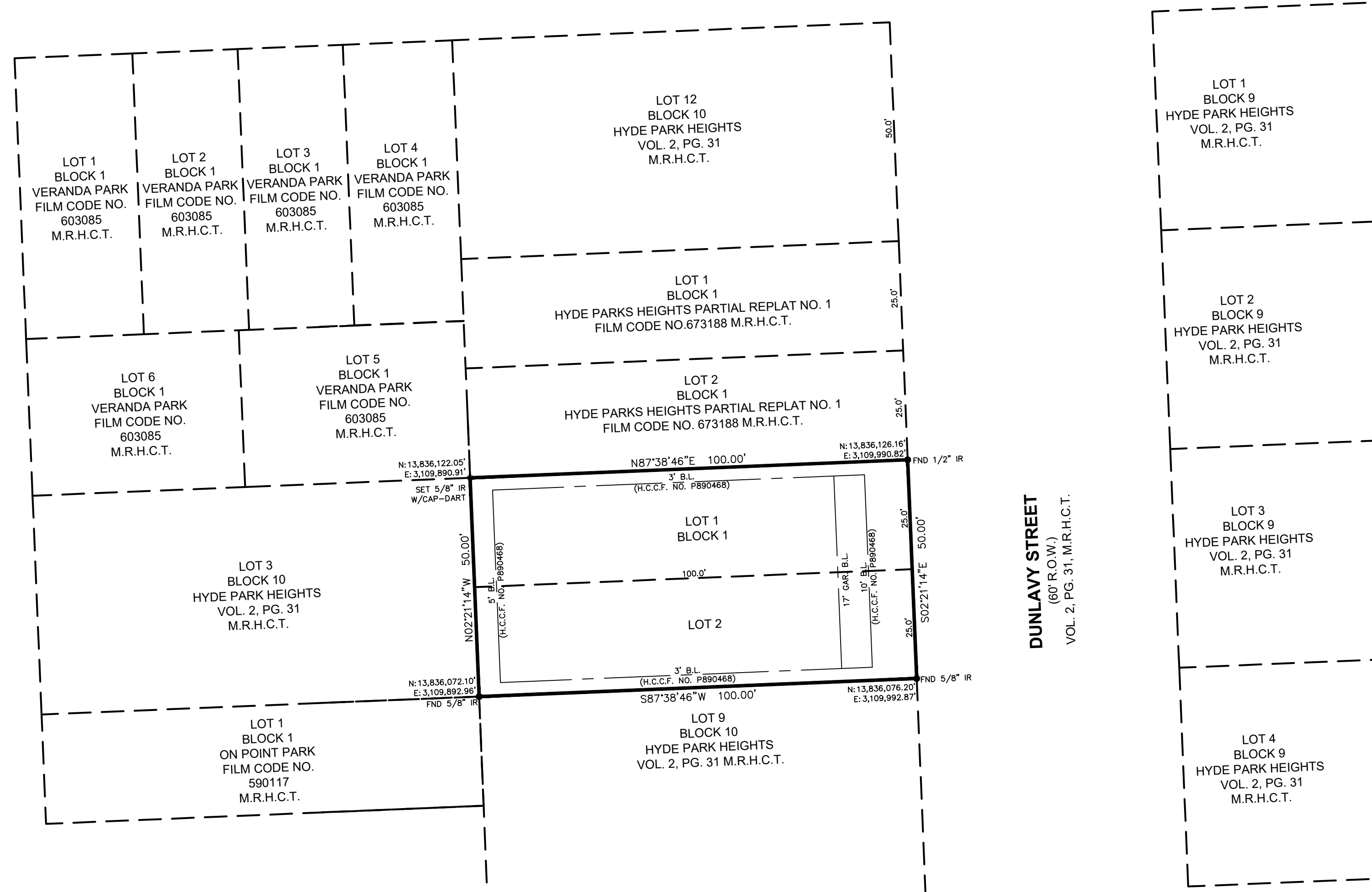
By: _____
Tenshesia Hudspeth, County Clerk of Harris County, Texas
By: _____
Deputy

I, Benjamin Jauma, 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.

Benjamin Jauma Texas Registration No. 6417

MARYLAND STREET
(60' R.O.W.)
VOL. 2, PG. 31, M.R.H.C.T.

DUNLAVY STREET
(60' R.O.W.)
VOL. 2, PG. 31, M.R.H.C.T.

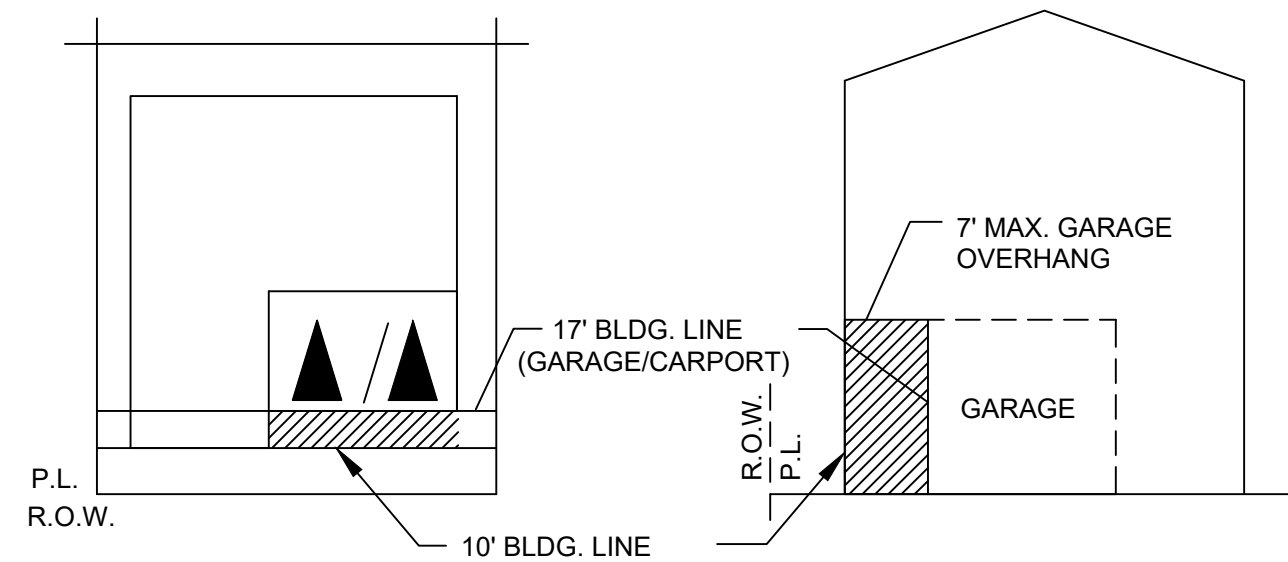


VICINITY MAP
KEY MAP 455U
NOT TO SCALE

LEGEND	
M.R.H.C.T.	MAP RECORDS HARRIS COUNTY TEXAS
H.C.C.F.#	HARRIS COUNTY CLERK'S FILE NUMBER
D.R.H.C.T.	DEED RECORDS HARRIS COUNTY TEXAS
R.O.W.	RIGHT OF WAY
UE	UTILITY EASEMENT
B.L.	BUILDING LINE
VOL	VOLUME
PG.	PAGE
GAR.	GARAGE
GAR.B.L.	GARAGE BUILDING LINE
SQ. FT.	SQUARE FEET
NO.	NUMBER

NOTES:

- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83)
- ALL 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: 0.999951143
- UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OR ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- 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
- 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.
- 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 A 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.
- AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. (300) S.F. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION. REFERENCE 42-1 PERMEABLE AREA DEFINITION.
- 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
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
- THIS PROPERTY(S) IS LOCATED IN PARK SECTOR NUMBER 14.
- NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
- THE 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 (0 UNITS) OF DWELLING UNITS.
- 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
- EACH LOT SHALL BE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USES AS DEFINED BY CHAPTER 42 OF THE CITY OF HOUSTON CODE OF ORDINANCES.
- THE BUILDING LINE REQUIREMENTS ESTABLISHED BY CHAPTER 42 ARE MINIMUM STANDARDS. WHERE DEED RESTRICTIONS PROVIDE FOR A GREATER BUILDING SETBACK, THE DEED RESTRICTIONS SHALL CONTROL OVER THE PROVISIONS OF THIS DIVISION.



- Lots 1-2, Blocks 1 are restricted to single family residential use.
- A 10-foot building line is established for the principal structure only.
- A 17-foot building line is for any carport or garage facing the street.
- The building above the carport or garage may overhang the building line up to 7 feet.
- Reference above typical lot layout.

DWELLING UNIT DENSITY TABLE

TOTAL NO. OF DWELLING UNITS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
2	0.1148	17.42

PARKS AND OPEN SPACE TABLE

(a) Number of Existing Dwelling Units (DUs)	0
(X) I hereby certify that the information is true	
(b) Number of Proposed DUs:	2
(a) Number of Incremental DUs: (b-a)	2

LOT SIZE AND COVERAGE TABLE

LOT NO.	LOT SIZE (SQUARE FEET)	BLDG. COVERAGE (SQUARE FEET)	% COVERAGE
1	2,500	1,500	60
2	2,500	1,500	60

BRIA PLACE

A SUBDIVISION OF 0.1148 ACRE (5,000 SQUARE FEET) OF LAND SITUATED IN THE CITY OF HOUSTON BEING A REPLAT OF LOT 10, BLOCK 10, OF HYDE PARK HEIGHTS. A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 31 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS
1 BLOCK | 2 LOTS

REASON FOR REPLAT
TO CREATE TWO SINGLE FAMILY LOTS

FEBRUARY , 2023

OWNER:
DARRYL KEITH SHARPTON, II

PLAT & SURVEYING PREPARED BY:
DART LAND SERVICES
16350 PARK TEN PLACE #103
HOUSTON, TEXAS 77084
281-584-6688