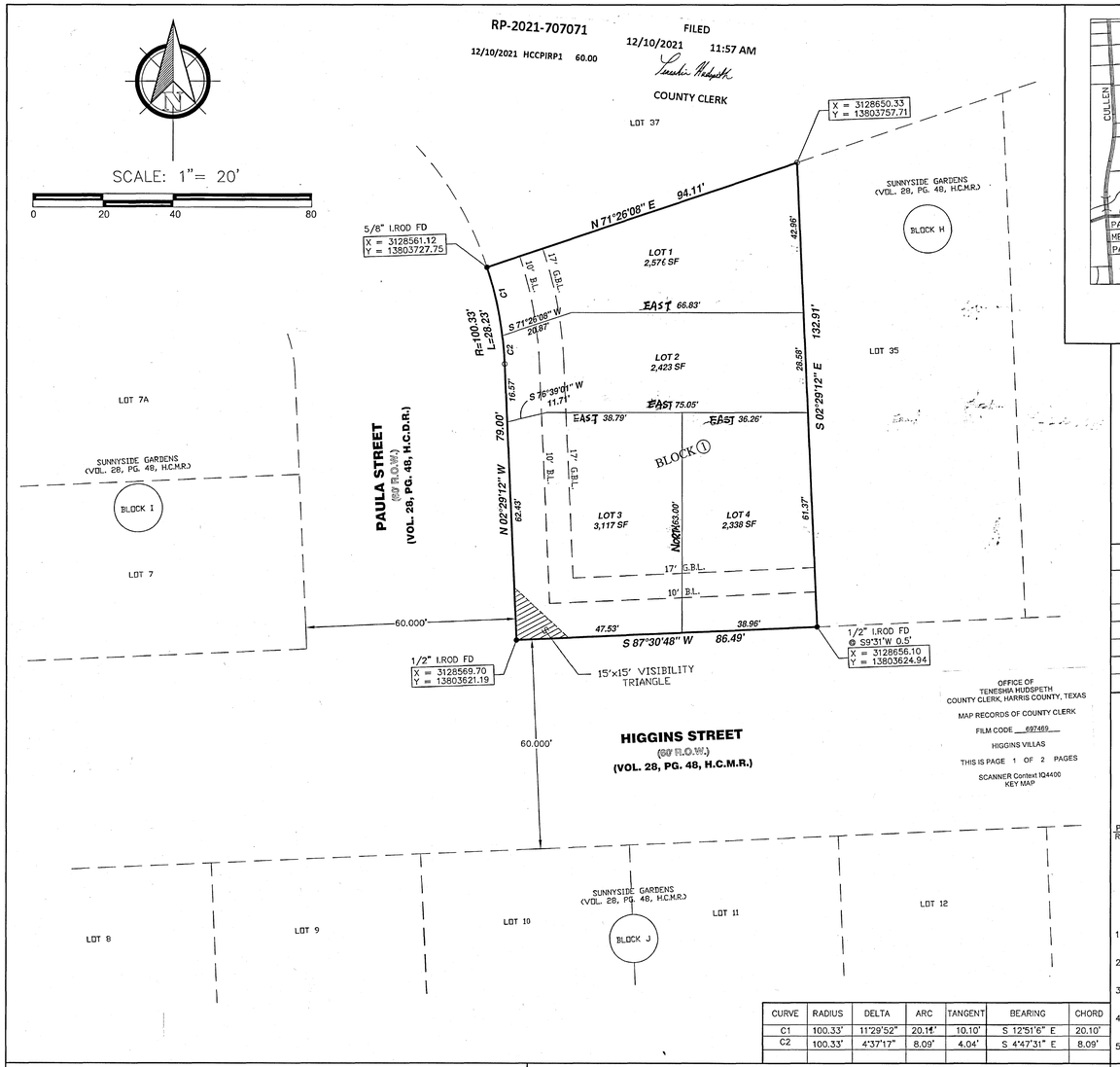
RP-2021-707071

FILED
12/10/2021 11:57 AM
COUNTY CLERK

12/10/2021 HCCPIRP1 60.00



OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

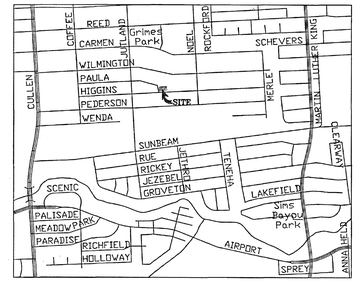
FILM CODE 697469

HIGGINS VILLAS

THIS IS PAGE 1 OF 2 PAGES

SCANNER Contex IQ4400
KEY MAP

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	100.33'	11°29'52"	20.14'	10.10'	S 12°51'6" E	20.10'
C2	100.33'	4°37'17"	8.09'	4.04'	S 4°47'31" E	8.09'



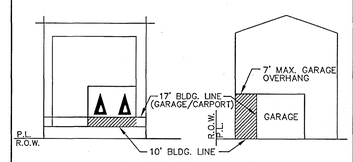
VICINITY MAP
(NOT TO SCALE)
KEY MAP 573D

LEGEND:

1.) "B.L." INDICATES BUILDING LINE
2.) "U.E." INDICATES UTILITY EASEMENT
3.) "H.C.M.R." INDICATED HARRIS COUNTY MAP RECORDS
4.) "H.C.C.F." INDICATES HARRIS COUNTY CLERKS FILE
5.) "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS
6.) "R.O.W." INDICATES RIGHT OF WAY
7.) "ESMT." INDICATES EASEMENT
8.) "H.L.& P." INDICATES HOUSTON LIGHTING & POWER COMPANY
9.) " o " INDICATES IRON ROD SET
10.) " ● " INDICATES IRON ROD FOUND
11.) G.B.L. INDICATES GARAGE BUILDING LINE

LOT SIZE AND COVERAGE TABLE

LOT NO.	LOT SIZE (SQUARE FEET)	% COVERAGE NOT TO EXCEED	MAX BUILDING PAD COVERAGE NOT TO EXCEED (SQ FOOT)
1	2,576	60% MAX	1,546
2	2,423	60% MAX	1,453
3	3,117	60% MAX	1,870
4	2,338	60% MAX	1,402



COLLECTOR OR LOCAL STREET

BUILDING LINE REQUIREMENTS:
(SECTION 42-157, CHAPTER 42, CITY OF HOUSTON CODE OF ORDINANCES)

1. LOTS 1 AND 4, BLOCK 1 ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.
2. A 10-FOOT BUILDING LINE IS ESTABLISHED FOR THE PRINCIPAL STRUCTURE ONLY
3. A 17-FOOT BUILDING LINE IS FOR ANY CARPORT OR GARAGE FACING THE STREET.
4. THE BUILDING ABOVE THE CARPORT OR GARAGE MAY OVERHANG THE BUILDING UP TO 7-FEET.
5. REFERENCE ABOVE TYPICAL LOT LAYOUT.

DWELLING UNIT DENSITY TABLE

DWELLING UNITS	TOTAL GROSS ACREAGE	TOTAL PROJ. DENSITY (UNITS PER AC.)
4	0.2400 ACRES	16.67

PARKS AND OPEN SPACE TABLE

A	I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE	
B	NUMBER OF EXISTING DWELLING UNITS (DU)	1
C	NUMBER OF PROPOSED DU	4
D	INCREMENTAL NUMBER OF DU (C-B)	3

STATE OF TEXAS
COUNTY OF HARRIS

WE, HJR ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH AZIZULLAH ROSS, MANAGER, BEING OFFICERS OF HJR ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER (OR OWNERS) HEREINAFTER REFERRED TO AS "OWNERS" (WHETHER ONE OR MORE) OF THE 0.2400 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HIGGINS VILLAS, 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, SUCCESSOR 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 THE 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 CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON 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 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 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 HJR ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY AZIZULLAH ROSS, ITS MANAGER, THIS 4 DAY OF November 2021.

HJR ENTERPRISES, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
AZIZULLAH ROSS, MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AZIZULLAH ROSS, 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 4th DAY OF November, 2021.

X: _____

Hector Granados
Notary Public, State of Texas
Comm. Expires 09-24-2025
Notary ID 133352814-8

NOTARY PUBLIC IN AND FOR
HARRIS COUNTY, TEXAS.
MY COMMISSION EXPIRES: 09/25

I, PIOTR A. DEBSKI AM AUTHORIZED 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 PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (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
REGISTERED
PIOTR A. DEBSKI
5902
PROFESSIONAL
LAND SURVEYOR

X _____
PIOTR A. DEBSKI
TEXAS REGISTRATION NO. 5902

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF HIGGINS VILLAS 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 3 DAY OF DECEMBER, 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 Dec. 10, 2021, AT 11:57 O'CLOCK A.M., AND DULY RECORDED ON Dec. 10, 2021, AT 3:12 O'CLOCK P.M., AND AT FILM CODE NUMBER 697469 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
TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY
MELISSA ZAMORA

This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording

ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

PLAT NOTES:

1) LOTS 1 THRU 4, BLOCK 1, ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USES AS DEFINED BY CHAPTER 42 OF CITY OF HOUSTON CODE OF ORDINANCE.
2) 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 ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
3) 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 UNITON ON AN ADJACENT LOT SHALL BE SINGLE-FAMILY RESIDENTIAL.
4) AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 600 S.F OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION. REFERENCE 42-1 PERMEABLE AREA DEFINITION.
5) 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 LAND WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
6) EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY DWELLING UNIT IS PROVIDED ONLY ONE ADDITIONAL OFF-STREET PARKING SPACE SHALL BE PROVIDED.
7) ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICES.
8) 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.
9) NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
10) THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 7.
11) THIS PERCENTAGE IS 100% SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATION.
12) THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER (3 UNITS) OF DWELLING UNITS.
13) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLAN GRID COORDINATE (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99988154.
14) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR 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.
15) 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.

HIGGINS VILLAS

A SUBDIVISION OF 0.2400 ACRES (10,456 SQUARE FEET) OF LAND, BEING A REPLAT OF LOT 36, IN BLOCK H, OF A RESUBDIVISION OF BLOCKS 5, 6, 7, 12, 13, 14, 22, 23, 28, 29, 30 AND 32 OF SUNNYSIDE GARDENS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 48, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE THREE (4) SINGLE FAMILY RESIDENTIAL LOTS AND REVISE BUILDING LINES

LOTS: 4 BLOCK: 1

OCTOBER, 2021

OWNERS

HJR ENTERPRISES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
29138 SAGE MEADOW
FULSHEAR, TX 77441

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 blackouts, additions and changes were present at the time the instrument was filed and recorded.

CE
ENGINEERS & DEVELOPMENT CONSULTANTS
T.B.P.E. FIRM # 19146
INQUIRY@CEENGINEERS.COM
www.CEENGINEERS.com
(O): 832-491-1458
CE ENGINEERS & DEVELOPMENT CONSULTANTS, INC.
(CEEDC PROJ 21-1038)