

STATE OF TEXAS
COUNTY OF HARRIS

WE, FIRST ATLANTIC GROUP, INC. ACTING BY AND THROUGH EKREM KARAGOZLU, BEING OFFICER OF FIRST ATLANTIC GROUP, INC. OWNER HEREAFTER REFERRED TO AS "OWNERS" OF THE 0.9995 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF DESOTO HOMES PLAT, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LEGS, 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 PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERMETER GROUND EASEMENTS, OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (14'-0") PERMETER GROUND EASEMENTS, OR FIVE FEET, SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") PERMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL 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 PURPOSES 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 DESIGNED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTALS THIRTY FEET (30'-0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOMES) 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 SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTES AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS SHALL BE HEREBY ESTABLISHED BY THE OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, CULLIES, RAVINES, DRAWS AND NATURAL DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, FOR BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES 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 ADJUTING 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, FIRST ATLANTIC GROUP, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY EKREM KARAGOZLU, ITS MANAGING MEMBER, THEREUNTO AUTHORIZED THIS 8th DAY OF APRIL, 2025.

FIRST ATLANTIC GROUP, INC.
BY: EKREM KARAGOZLU, OFFICER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EKREM KARAGOZLU, KNOWN TO ME TO BE THE PERSONS WHOSE NAME 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 8th DAY OF April, 2025.

LAURA A HYDER
Notary Public in and for
HARRIS COUNTY, TEXAS.
My Commission Expires 11 Nov 2026

NOTARY PUBLIC IN AND FOR
HARRIS COUNTY, TEXAS.
MY COMMISSION EXPIRES 11 Nov 2026
Laura A. Hyder

I, GILBERT PRIDA, 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 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 STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE NO. 4204.

GILBERT PRIDA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5662

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT OF DESOTO HOMES IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED BY THE RECORDING OF THIS PLAT THIS DAY OF April, 2025.

BY: LISA M. CLARK, CHAIR OR M. SONNY GARZA, VICE-CHAIR
AND H. Rodriguez, CLERK
CITY OF HOUSTON, TEXAS

I, TENESHA 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 APRIL 15, 2025, AT 2:23 O'CLOCK P.M., AND DULY RECORDED ON APRIL 15, 2025, AT 2:23 O'CLOCK P.M., AND AT FILM CODE NUMBER NO. 097532 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.

TENESHA HUDSPETH
COUNTY CLERK
HARRIS COUNTY, TEXAS
BY: JAZLYN GORDON, DEPUTY

DESOTO HOMES
(NOT TO SCALE)

KEY MAP: 4529

PROJECT LOCATION

GENERAL NOTES:

- "B.L." INDICATES BUILDING LINE
- "U.E." INDICATES UTILITY EASEMENT
- "H.C.M.R." INDICATED HARRIS COUNTY MAP RECORDS
- "H.C.C.F." INDICATES HARRIS COUNTY CLERKS FILE
- "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS
- "R.O.W." INDICATES RIGHT OF WAY
- "ESMT." INDICATES EASEMENT
- "(XXX / XXX)" INDICATES RECORDED VOLUME / PAGE
- "H.L. & P." INDICATES HOUSTON LIGHTING & POWER COMPANY
- "••" INDICATES IRON ROD SET
- "P.A.E." INDICATES PERMANENT ACCESS EASEMENT
- "VOL." INDICATES VOLUME
- "PG." INDICATES PAGE
- "SF." INDICATES SQUARE FEET
- "AC." INDICATES ACRES
- "PVT." INDICATES PRIVATE

PARKING TABLE

TOTAL # OF LOTS	REQUIRED # OF PARKING	PROVIDED # OF PARKING
12	1 PARKING SPOT PER 6 LOTS REQUIRED PARKING SPOTS: 2	2

DWELLING UNIT DENSITY TABLE

TOTAL NO. OF DWELLING UNITS	TOTAL GROSS ACREAGE	TOTAL PROJ. DENSITY (UNITS PER AC.)
12	0.9995 ACRES	12.006

LINE TABLE

LINE	BEARING	LENGTH
L1	N 02°13'37"W	30.05'
L2	N 87°46'23"E	23.38'
L3	N 87°46'23"W	19.00'
L4	N 12°47'30"W	19.88'
L5	S 24°32'58"E	21.12'
L6	S 24°32'58"E	5.44'
L7	N 87°44'23"E	19.11'
L8	N 87°46'23"E	5.82'
L9	N 87°44'23"E	28.00'
L10	S 24°48'53"E	26.36'
L11	N 87°46'23"E	24.20'
L12	N 87°46'23"E	24.20'
L13	S 02°13'37"E	24.36'
L14	N 87°44'23"E	10.09'
L15	S 24°43'53"E	26.36'
L16	N 02°13'24"W	5.49'

LOT SIZE AND COVERAGE TABLE

LOT NO.	LOT SIZE (SQUARE FEET)	COVER %	MAXIMUM COVER (SQUARE FEET)
1	2,044	60%	1,226.40
2	2,045	60%	1,227.00
3	1,942	60%	1,165.20
4	1,942	60%	1,165.20
5	1,942	60%	1,165.20
6	1,942	60%	1,165.20
7	1,942	60%	1,165.20
8	1,942	60%	1,165.20
9	1,942	60%	1,165.20
10	2,219	60%	1,331.40
11	2,322	60%	1,393.20
12	2,049	60%	1,229.40

PARKS AND OPEN SPACE TABLE

RESERVE NO.	RESERVE AREA (SQUARE FEET)	RESTRICTION
A	415 SF.	RESTRICTED TO PARKING SPACE
B	451 SF.	RESTRICTED TO OPEN SPACE
C	285 SF.	RESTRICTED TO OPEN SPACE
D	123 SF.	RESTRICTED TO OPEN SPACE

DESOTO HOMES

BEING 0.9995- ACRES (43,539 SQUARE FEET) TRACT OF LAND BEING A PORTION OF LOT 8, BLOCK 3, OF HIGHLAND HEIGHTS ANNEX NO. 2, AN ADDITION TO HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 47, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. LOCATED IN THE ELLIS BENSON SURVEY A-110 HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 12 LOTS AND 3 RESERVE

12 LOTS, 2 BLOCKS, 4 RESERVES

APRIL, 2025

RECORDING MEMORANDUM

As the time of recording, this instrument was found to be authentic, correct and duly recorded in accordance with the provisions of the Texas Public Information Act, Chapter 39, Section 551, and the Texas Public Information Act, Chapter 39, Section 552, and the Texas Public Information Act, Chapter 39, Section 553, and the Texas Public Information Act, Chapter 39, Section 554, and the Texas Public Information Act, Chapter 39, Section 555, and the Texas Public Information Act, Chapter 39, Section 556, and the Texas Public Information Act, Chapter 39, Section 557, and the Texas Public Information Act, Chapter 39, Section 558, and the Texas Public Information Act, Chapter 39, Section 559, and the Texas Public Information Act, Chapter 39, Section 560, and the Texas Public Information Act, Chapter 39, Section 561, and the Texas Public Information Act, Chapter 39, Section 562, and the Texas Public Information Act, Chapter 39, Section 563, and the Texas Public Information Act, Chapter 39, 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Information Act, Chapter 39, Section 976, and the Texas Public Information Act, Chapter 39, Section 977, and the Texas Public Information Act, Chapter 39, Section 978, and the Texas Public Information Act, Chapter 39, Section 979,

TAX CERTIFICATE



ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

FIRST ATLANTIC GROUP INC
9423 MOUNT LOGAN
MISSOURI CITY, TX 77459-7233
USA

Legal Description

LT 8 BLK 13
HIGHLAND HEIGHTS ANNEX SEC 2

Parcel Address: 1209 DE SOTO ST

Legal Acres: 1.0099

Account Number: 055-180-000-0008

Certificate No: 12345386

Certificate Fee: \$10.00

Print Date: 04/09/2025 09:22:23 AM

Paid Date:

Issue Date: 04/09/2025

Operator ID: EAVILA

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2024. AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

FIRST ATLANTIC GROUP INC
9423 MOUNT LOGAN
MISSOURI CITY, TX 77459-7233
USA

Certified Tax Unit(s):

40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
45 Lone Star College System
61 City of Houston

2024 Value:	404,726
2024 Levy:	\$5,000.31
2024 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00



Reference (GP) No: N/A

Issued By:

ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

DESOTO HOMES

FILM CODE 711469

THIS IS PAGE 2 OF 2 PAGES

SCANNER Context IQ4400