

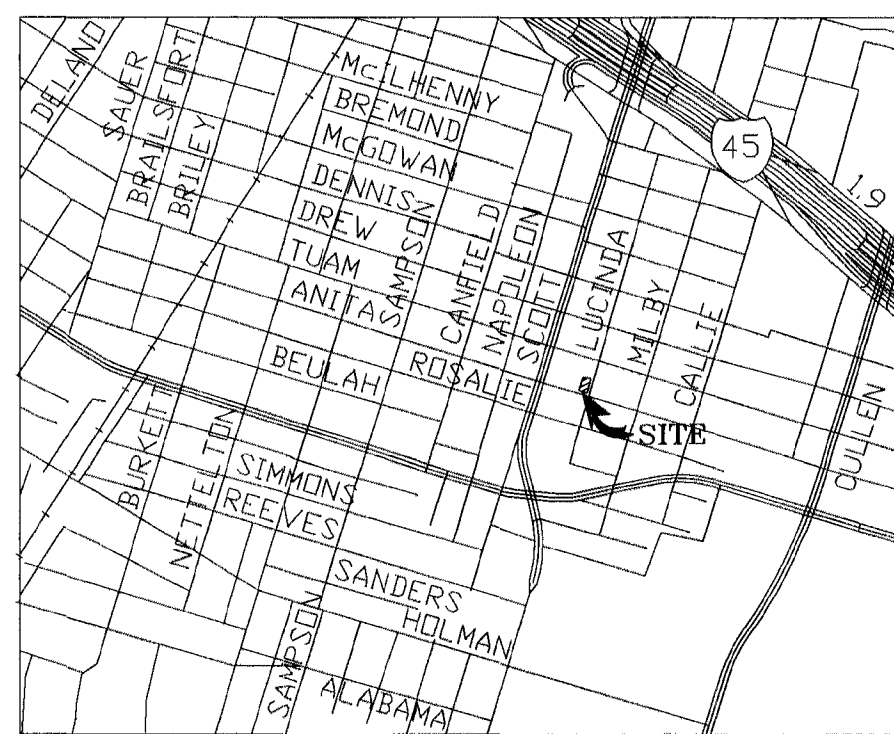
RP-2024-44404

2/8/2024 hccprlp1 60.00

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2/8/2024 10:27 AM

COUNTY CLERK

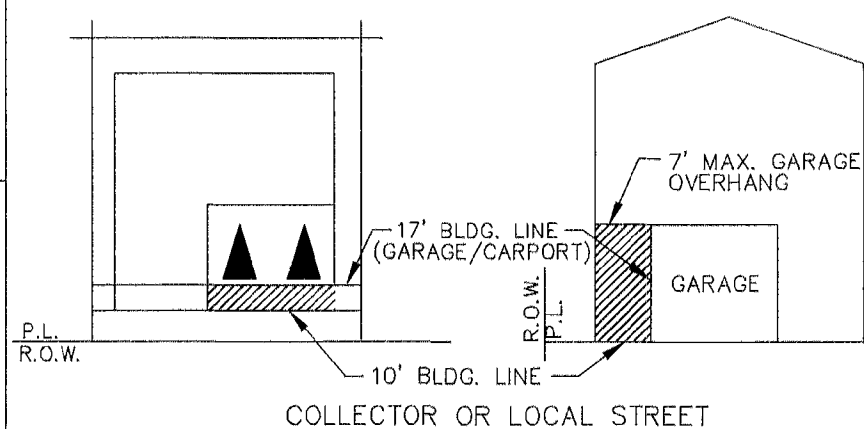
VICINITY MAP
(NOT TO SCALE)
KEY MAP 493Z

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	1,600	60% MAX	960
2	1,550	60% MAX	930
3	1,600	60% MAX	960

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

1. LOTS 1 THRU 3, 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.)
3	0.1148 ACRES	26.13

PARKS AND OPEN SPACE TABLE

A	I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE	
B	NUMBER OF EXISTING DWELLING UNITS (DU)	0
C	NUMBER OF PROPOSED DU	3
D	INCREMENTAL NUMBER OF DU (C-B)	3

STATE OF TEXAS
COUNTY OF HARRIS

WE, ONE STOP HOME IMPROVEMENT SOLUTIONS, INC., ACTING BY AND THROUGH SHAUNAK GHOSH, ITS PRESIDENT, AND MADHUMANTI CHAKRABORTY, ITS SECRETARY, BEING OFFICERS OF ONE STOP HOME IMPROVEMENT SOLUTIONS, INC., OWNER (OR OWNERS) HERINAFTER REFERRED TO AS "OWNERS" (WHETHER ONE OR MORE) OF THE 0.1148 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ROSALIE VILLAGE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LAWS, 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 HEREON 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 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 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, 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.

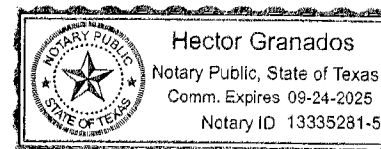
IN TESTIMONY WHEREOF, ONE STOP HOME IMPROVEMENT SOLUTIONS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY SHAUNAK GHOSH, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, MADHUMANTI CHAKRABORTY, THIS 11th DAY OF JANUARY, 2024.

ONE STOP HOME IMPROVEMENT SOLUTIONS, INC.

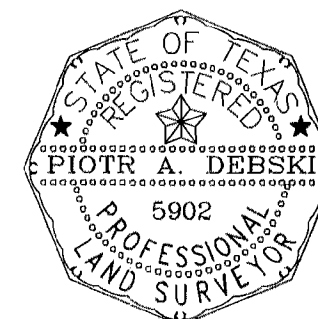
BY:
SHAUNAK GHOSH, PRESIDENTATTEST BY:
MADHUMANTI CHAKRABORTY, SECRETARYSTATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAUNAK GHOSH AND MADHUMANTI CHAKRABORTY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 CORPORATIONS.

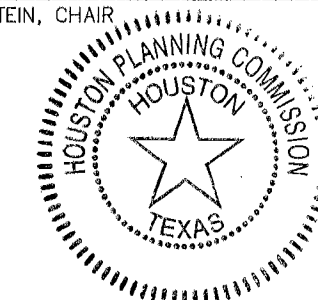
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF JANUARY, 2024.

NOTARY PUBLIC IN AND
FOR THE STATE OF 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.

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 ROSALIE VILLAGE 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 6th DAY OF FEBRUARY, 2024.

BY: MARTHA L. STEIN, CHAIR OR BY:
M. SONNY GARZA, VICE CHAIRMANBY:
MARGARET WALLACE BROWN, AICP, CNU-A,
SECRETARYOFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 708702

ROSALIE VILLAGE

THIS IS PAGE 1 OF 2 PAGES

SCANNER Control IQ4450

KEY MAP

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 Feb 8, 2024, AT 10:27 O'CLOCK A.M., AND DULY RECORDED ON Feb 8, 2024, AT 11:57 O'CLOCK P.M., AND AT FILM CODE NUMBER 708702 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

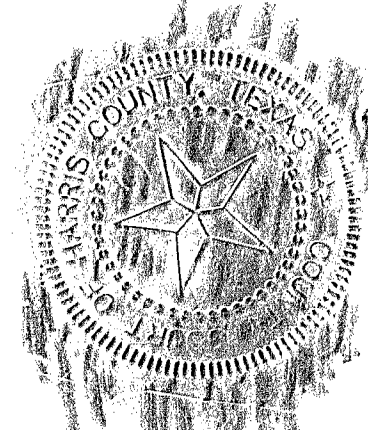
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHIA HUDSPETH

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXASBY:
DEPUTY CHRISTIAN ORNA

This certificate is valid only as to the instrument on which the original signature is placed and only then in the event 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.



ROSALIE VILLAGE

A SUBDIVISION OF 0.1148 ACRES (5,000 SQUARE FEET) OF LAND, BEING A REPLAT OF LOT 6, BLOCK 19, OF LEELAND PARK ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 121, H.C.M.R., HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE THREE (3) SINGLE FAMILY RESIDENTIAL LOTS

LOTS: 3 BLOCK: 1

JANUARY, 2024



ENGINEERS & DEVELOPMENT CONSULTANTS

T.B.P.E. FIRM # 19146

INQUIRY@CEEENGINEERS.COM

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CE ENGINEERS & DEVELOPMENT CONSULTANTS, INC.

(CEEDC PROJ 23-1058)

OWNERS

ONE STOP HOME IMPROVEMENT SOLUTIONS, INC.
3919 FAIRMONT PKWY #226
PASADENA, TX 77504

RECORDERS MEMORANDUM:
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or plain copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

PLAT NOTES:

- 1) LOTS 1 THRU 3, 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 UNIT ON AN ADJACENT LOT SHALL BE SINGLE-FAMILY RESIDENTIAL.
- 4) AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 450 SF 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 15.
- 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 UNIT) OF DWELLING UNITS.

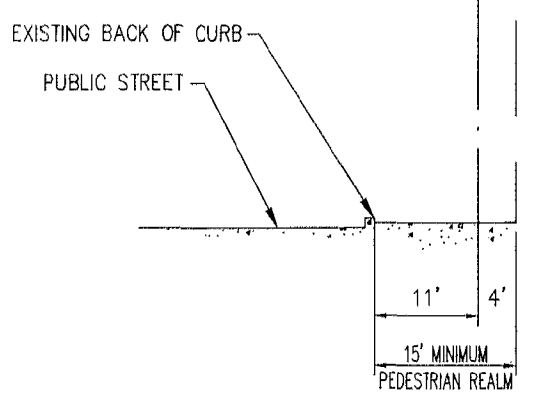
- 14) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLAN GRID COORDINATE (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999889100.

- 15) 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.

- 16) BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE (FIPS 4204) PER GPS OBSERVATIONS.

- 17) THE BUILDING LINE FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENCR OACH INTO ANY VISIBILITY TRIANGLE. THIS AREA SHALL ASSURE ADEQUATE VISIBILITY SIGHT LINES FOR VEHICULAR TRAFFIC APPROACHING THE INTERSECTION.

- 18) ROSALIE STREET IS (A) DESIGNATED PRIMARY TOW STREET(S) ESTABLISHED BY ORDINANCE NO. 2020 - 884. A 15 FOOT PEDESTRIAN REALM IS REQUIRED ALONG THE PRIMARY TOW STREET.



PEDESTRIAN REALM DETAIL