City of Houston Texas

24090171

REVIEWED FOR COMPLIANCE

Performance of this review does not relieve the applicant from full responsibility to comply with all applicable codes, ordinances and regulations. 11/21/24

STATE OF TEXAS

COUNTY OF HARRIS

We, HOMESTAR DEVELOPMENT, LLC, a Texas limited liability company, acting by and through Carlos Gonzalez Macias, its Manager, hereinafter referred to as Owners of the 0.9805 acre tract described in the above and foregoing map of WILBURFORCE LANDING do hereby make and establish said subdivision and development plat 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 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 each 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 each 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 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.

* See additional note

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 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, HOMESTAR DEVELOPMENT, LLC, has caused these presents to be signed by Carlos Gonzalez Macias, its Manager, thereunto authorized this 7th day of May, 2024.

HOMESTAR DEVELOPMENT, LLC

By: ____________________
Carlos Gonzalez Macias
Manager
TDL# 333 M865

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared CARLOS GONZALES MACIAS 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.

EMILIO GONZALES
Notary Public, State of Texas
Comm. Expires 03-18-2028
Notary ID 10471161

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 07TH day of MAY, 2024

____
Notary Public in and for the State of Texas
Printed Name: ____________________
My Commission expires: 03-18-2028

I, Kevin K. Kolb, 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 suitable permanent nature) pipes or rods have 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.

Total Surveyors Inc.
4301 Center St.
Deer Park, Texas 77536
281-479-8719

KEVIN K. KOLB
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5269
STATE OF TEXAS

STATE OF TEXAS — REGISTERED — KEVIN K KOLB — 5269 — PROFESSIONAL LAND SURVEYOR

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of WILBURFORCE LANDING 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 the 12 day of June, 2024.

____
Lisa M. Clark, Chair
or
M. Sonny Garza, Vice-Chair

By: ____________________
Jennifer Ostlind, AICP
Secretary

HOUSTON PLANNING COMMISSION — HOUSTON — TEXAS

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 June 17, 2024, at 3:26 o'clock P.m., and duly recorded on June 18, 2024, at 8:17 o'clock A.m., and in Film Code Number No. 708335 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

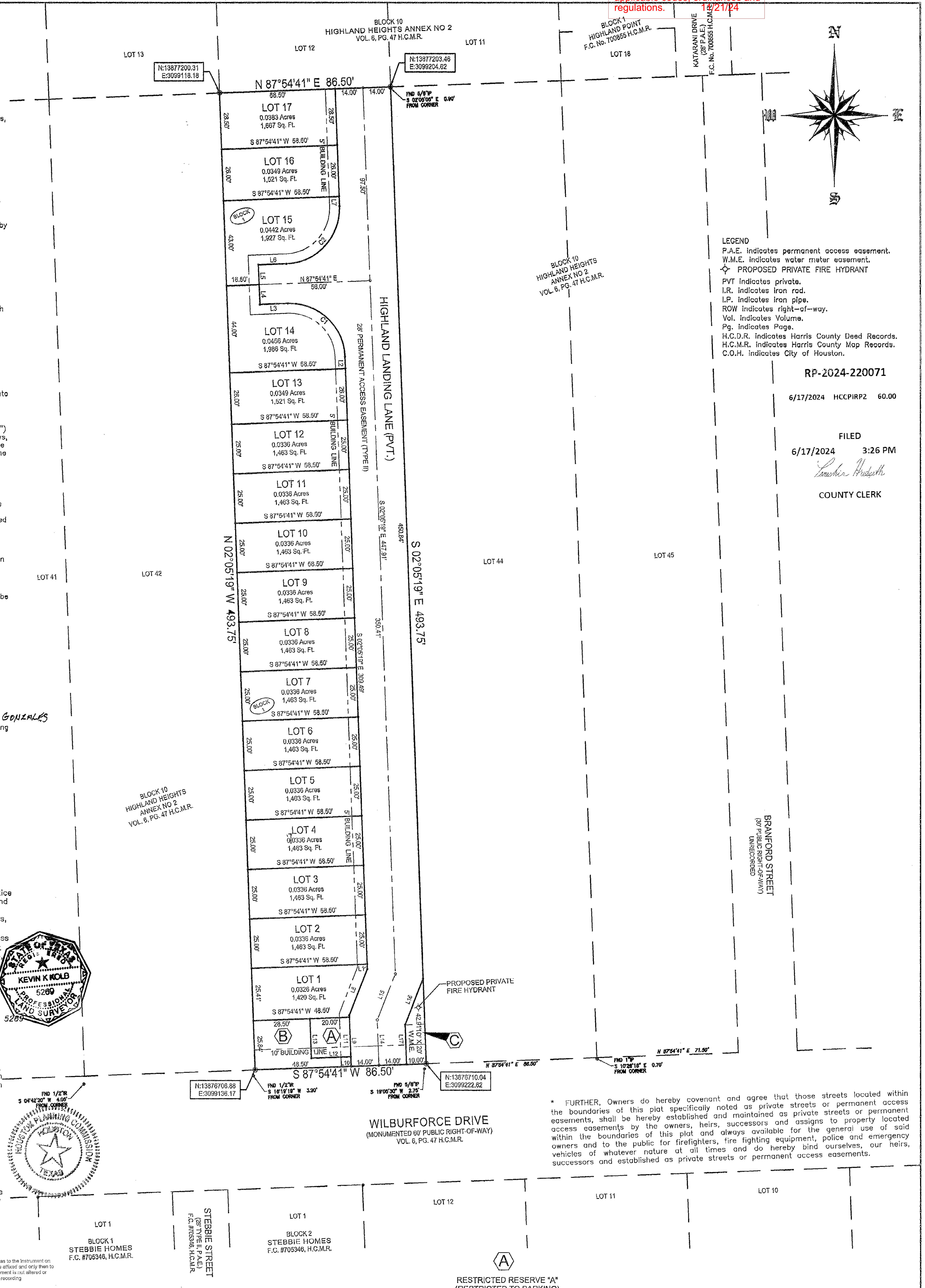
By : ____________________
Deputy JAZLYN CORDOVA

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

GENERAL PLAT NOTES:

1. All lots are restricted to Single Family Residential uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas which may be amended from time to time.
2. Unless otherwise indicated, the building lines (b.l.), 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. Lots within this development are ineligible for City of Houston solid waste pickup. Any HOA agreement prepared for this subdivision should include notice to property owners of their eligibility.
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 factor: 0.9998957.
5. This subdivision contains one or more permanent access easements that have not been dedicated to or accepted by the City of Houston or any other local governmental agency as public right – of – way. The City of Houston has no obligation, nor does any other local governmental agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of the property in this subdivision.
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. At least 150 square feet of permeable area is required for 17 lots. 2,550 square feet of permeable area shall be provided within the boundary of this subdivision.
8. All lots shall have adequate wastewater collection service.
9. The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.
10. The subdivision has a private water system. It is not a public water system, nor has it been constructed with any public funds. The water line and fire hydrants to serve this subdivision are private and will be maintained by the owner and/or owners management association.
11. The Planning Commission granted a variance to allow excessive intersectiion spacing subject to specific conditions on 4/18/2024. THe variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat. (Sec. 42-81)



LEGEND
P.A.E. indicates permanent access easement.
W.M.E. indicates water meter easement.
PROPOSED PRIVATE FIRE HYDRANT
PVT indicates private.
I.R. indicates iron rod.
I.P. indicates iron pipe.
ROW indicates right-of-way.
Vol. indicates Volume.
Pg. indicates Page.
H.C.D.R. indicates Harris County Deed Records.
H.C.M.R. indicates Harris County Map Records.
C.O.H. indicates City of Houston.

RP-2024-220071

6/17/2024 HCCPIRP2 60.00

FILED
6/17/2024 3:26 PM
COUNTY CLERK

* FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements, shall be hereby established and maintained as private streets or permanent access easements 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 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 established as private streets or permanent access easements.

RESTRICTED RESERVE "A"
(RESTRICTED TO PARKING)
400 SQ. FT.
0.0092 ACRES

RESTRICTED RESERVE "B"
(RESTRICTED TO LANDSCAPING & OPEN SPACE)
805 SQ. FT.
0.0185 ACRES

RESTRICTED RESERVE "C"
(RESTRICTED TO LANDSCAPING & OPEN SPACE)
315 SQ. FT.
0.0072 ACRES

DWELLING UNIT DENSITY TABLE

	COLUMN A	*COLUMN B*	*COLUMN C*
	TOTAL NO. DWELLINGS	*TOTAL GROSS ACREAGE (AC)*	*TOTAL PROJECT DENSITY*
TOTAL	*17*	*0.9805*	*17.33*

LOT SIZE AND COVERAGE TABLE

COLUMN A	*COLUMN B*	*COLUMN C*	*COLUMN D*
LOT NO.	*LOT SIZE (SF)*	*MAXIMUM BLDG COVERAGE (SF)*	*MAXIMUM % COVERAGE (COL. C/COL. B)*
1	*1,420*	*852*	*60%*
2 – 12	*1,463*	*877*	*60%*
13	*1,521*	*912*	*60%*
14	*1,986*	*1,191*	*60%*
15	*1,927*	*1,156*	*60%*
16	*1,521*	*912*	*60%*
17	*1,667*	*1,000*	*60%*

Parks and Open Space Table

a	*Number of Existing Dwelling Units (DU)* [X] *I hereby certify that the information provided is true*	*0*

1. *No land is being established as Private Park or dedicated to the public for Park purposes.*
2. *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 Ordinances of the City of Houston, Texas has been submitted and accepted by the City.*
3. *This property is located in Park Sector number 1.*
4. *This percentage (100%) shall be applied to the then–current fee in lieu of dedication.*
5. *The then current fee in lieu of dedication shall be applied to the incremental number of dwelling units.*

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°05'19" W	2.49'
L2	S 02°05'19" E	6.00'
L3	S 87°54'41" W	14.00'
L4	N 02°05'19" W	10.00'
L5	N 02°05'19" W	10.00'
L6	N 87°54'41" E	14.00'
L7	N 02°05'19" W	5.00'
L8	S 21°29'24" W	26.00'
L9	S 02°05'19" E	25.84'
L10	N 02°05'19" W	4.84'
L11	N 02°05'19" W	20.00'
L12	S 87°54'41" W	20.00'
L13	N 02°05'19" W	20.00'
L14	N 02°05'19" W	22.92'
L15	N 21°29'24" E	25.00'
L16	S 21°29'24" W	25.00'
L17	S 02°05'22" E	20.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	28.00'	43.98'	39.60'	N 47°05'19" W	90°00'00"
C2	28.00'	43.98'	39.60'	N 42°54'41" E	90°00'00"

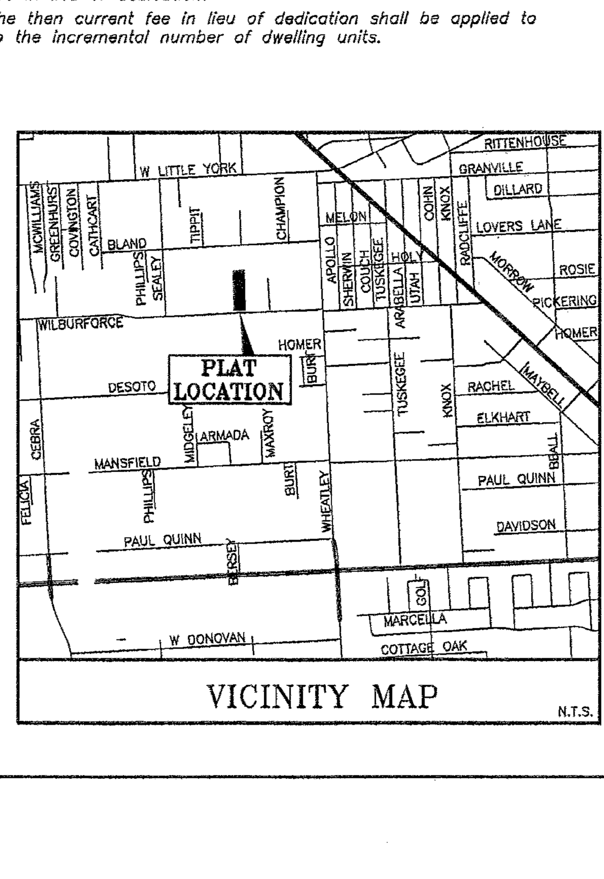
42-186 PARKING FOR SF RESIDENTIAL USE

NO. OF PROPOSED LOTS	NO. OF ADDITIONAL PARKING REQUIRED	NO. OF ON-STREET PARKING	NO. OF ON-SITE PARKING
17	2	0	2

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 708335
WILBURFORCE LANDING
THIS IS PAGE 1 OF 2 PAGES
SCANNER Context IQ4400
KEY MAP

30 0 15 30 60 120

SCALE: 1" = 30'



VICINITY MAP

WILBURFORCE LANDING

0.9805 ACRES OF LAND (42,709 SQ. FT.) SITUATED WITHIN THE E. BENSON SURVEY, ABSTRACT No. 110, BEING A REPLAT OF LOT 43, IN BLOCK 10, OF HIGHLAND HEIGHTS ANNEX NO. 2, SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 47 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 17 SINGLE FAMILY LOTS AND 3 RESTRICTED RESERVES

SCALE: 1" = 30'
17 LOTS

3 RESTRICTED RESERVES

DATE: MAY, 2024
1 BLOCK

OWNER:
HOMESTAR DEVELOPMENT, LLC
a Texas limited liability company

PREPARED BY:

TOTAL SURVEYORS, INC.
4301 CENTER STREET, DEER PARK, TEXAS
PHONE: 281.479.8719 | TOTALSURVEYORS.COM
T.B.P.E.L.S. FIRM REGISTRATION No. 10075300

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.