

STATE OF TEXAS
COUNTY OF HARRIS

WE, ATT PROPERTIES, LLC, a Texas limited liability company, acting by and through its Manager, Alex Attar, and MASS HOME BUILDERS, INC., a Texas corporation, acting by and through Hamidreza Masoudi, its President and attested by Hamidreza Masoudi, its Secretary, hereinafter referred to as Owners of the 0.1900 acre tract described in the above and foregoing map of WILMINGTON LANDING, 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, 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 on 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 on 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.

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 bays, 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, plantings, 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, ATT PROPERTIES, LLC, a Texas limited liability company, has caused these presents to be signed by Alex Attar, its Manager and MASS HOME BUILDERS, INC., a Texas corporation, has caused these presents to be signed by Hamidreza Masoudi, its President and attested by Hamidreza Masoudi, its Secretary, thereto authorized this 10 day of September, 2022.

ATT PROPERTIES, LLC
a Texas limited liability company

MASS HOME BUILDERS, INC.
a Texas corporation

By: Alex Attar
Manager

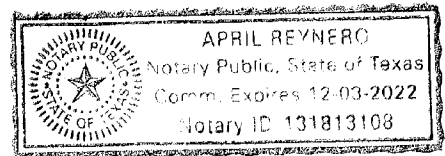
By: Hamidreza Masoudi
President

Attested By: Hamidreza Masoudi
Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Alex Attar, Hamidreza Masoudi, and Hamidreza Masoudi, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of September, 2022



Notary Public for the State of Texas
Printed Name: April Reynoso
My Commission expires: 12-03-2022

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 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 plot boundary corners have been marked by 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. 5289
STATE OF TEXAS

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of WILMINGTON 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 26 day of OCTOBER, 2022.

By: Martha L. Stein, Chair
or
M. Sonny Garza, Vice-Chair

By: H. Rodriguez
Margaret Wallace Brown, ACP, CNU-A
Secretary

I, Tenshia 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 Oct. 27, 2022, at 8:34 o'clock A.M., and duly recorded on Oct. 27, 2022, at 2:43 o'clock P.M., and in Film Code Number No. 701431 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.

Tenshia Hudspeth
County Clerk
Of Harris County, Texas

By: Christian Orona
Deputy

RP-2022-526108

10/27/2022 HCCPRP1 60.00

FILED

10/27/2022 8:34 AM

County Clerk

COUNTY CLERK

WILMINGTON AVE.
(60' R.O.W.)
VOL.42, PG.71, H.C.M.R.

- LEGEND:
1. H.C.M.R. - Harris County Map Records
 2. H.C.D.R. - Harris County Deed Records
 3. Vol. - Volume
 4. Pg. - Page
 5. Sq. - Square
 6. Car. - Garage
 7. R.O.W. - Right-of-way
 8. Ft. - Feet

PLAT
LOCATION

VICINITY MAP

DWELLING UNIT DENSITY TABLE		
COLUMN A	COLUMN B	COLUMN C
TOTAL NO. DWELLINGS	TOTAL GROSS ACREAGE (AC)	TOTAL PROJECT DENSITY
3	0.1900	17.4

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)
2	1,995	1,197	60%
3	2,746	1,647	60%

Parks and Open Space Table		
a	Number of Existing Dwelling Units (DU)	0
b	Number of Proposed DU	3
c	Incremental Number of DU	3

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 7.
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 this number (3 units) of dwelling units.

OFFICE OF
TENSIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 701431
WILMINGTON LANDING
THIS IS PAGE 1 OF 2 PAGES
SCANNER Contact: 124400
KEY MAP

WILMINGTON LANDING

A SUBDIVISION OF 0.1900 ACRES (8,277 SQUARE FEET) OF LAND SITUATED IN THE D.H. FITCH SURVEY, A-272, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, FURTHER BEING A REPLAT OF LOT 1, BLOCK 8 OF REEDWOODS AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 42, PAGE 71 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT:
TO CREATE 3 SINGLE FAMILY LOTS

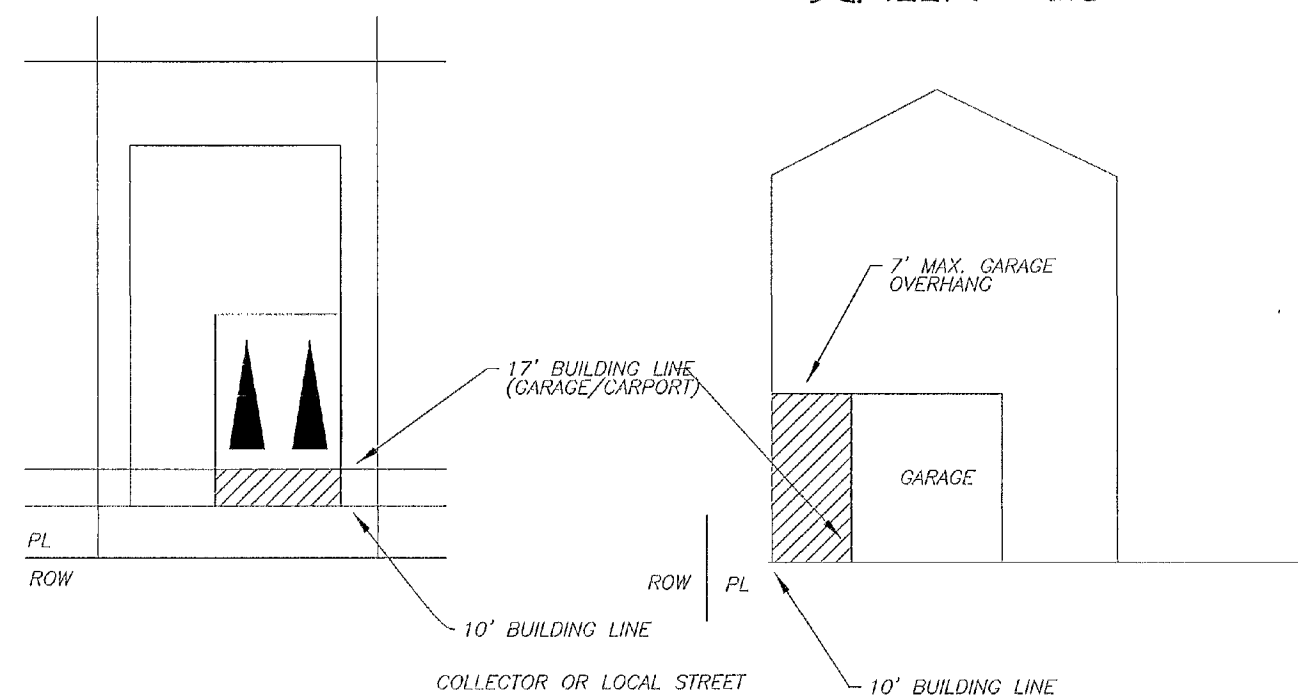
SCALE: 1" = 20'
2 LOTS

DATE: AUGUST, 2022
1 BLOCK

OWNER:
ATT PROPERTIES, LLC
a Texas limited liability company

OWNER:
MASS HOME BUILDERS, INC.
a Texas corporation

PREPARED BY:
TOTAL SURVEYORS, INC.
4301 CENTER STREET, DEER PARK, TEXAS
PHONE: 281.479.8719 FAX: 281.530.8110
TRPLS FIRM REG. # 10075300



NOTES:

1. A 10-FOOT BUILDING LINE IS ESTABLISHED FOR THE PRINCIPAL STRUCTURE ONLY.
2. A 17-FOOT BUILDING LINE IS FOR ANY CARPORT OR GARAGE FACING THE STREET.
3. THE BUILDING ABOVE THE CARPORT OR GARAGE MAY OVERHANG THE BUILDING LINE UP TO 7 FEET.
4. REFERENCE THE ABOVE LAYOUT AND ELEVATION.

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