

We, De Soto Heights, LLC, acting by and through, Les Conforti, President, do hereby certify that the undersigned is the sole owner/lessor of the property described above, and that the undersigned (or owners) heretofore referred to as Owners (whether one or more of them) are the sole owner/lessor of the property described above.

De Soto Heights, 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, all permanent access easements), and all other easements, rights, and interests, in and to the property described above, to be held in trust for the purpose and use herein shown, thereon for the purpose and use hereinafter 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 hereinafter, the following described parcels of land, to-wit: Parcel 1, a horizontal, on additional eleven feet, six inches (11.5') for ten feet (10') perimeter ground easements of seven feet, six inches (7.5') for sixteen feet (16.0') perimeter ground easements of five feet, six inches (5.5') for sixteen feet (16.0') above the ground level upward, located adjacent to and adjoining said public ground easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby the aerial easement total twenty one feet, six inches (21.5') in width.

[illegible]

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plot 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') wide on each side of the center line of any and all bays, creeks, gulches, rivers, ditches, 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 plot and adjacent to any drainage assessment, 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 building property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FRIEHE, which he hereby covenants and agrees that those streets located within the boundaries of this plot, specifically noted as "Public Streets," shall be owned by the City of Los Angeles, its successors, and assigns to property located within the boundaries of this plot, and always available for the general use of said owners and to the public for firefights, the fighting equipment, police and fire trucks, and other vehicles, and for the use of pedestrians and blind persons, our heirs, successors and assigns to protect and forever defend the title to the land so designated and established on private street or permanent access easement.

IN TESTIMONY WHEREOF, the De Soto Heights, LLC, has caused these presents to be signed by Leo Conde, its DIRECTOR, this 5th day of November, 2024.

De Soto Heights, LLC,
By: 
Leo Conde, Director

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Leo Conde, 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
5th day of November, 2024

Notary Public in and for the State of Texas

 LITA ROGERS
My Notary ID # 135122356
Expires October 8, 2028

My Commission expires: October 8, 2028

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument where appropriate) and subdivision of De Soto Heights 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 (or instrument) when appropriate this _____ day of December, 2024.

By: *Donna Clark*
Lisa M. Clark, Chair
M. Sonny Garza, Vice Chair

By: *Donna Clark*
Vonn Tran,
Secretary

I, Teresthis Ruspseth, 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 December 12, 2024, at o'clock, M., and duly recorded on December 12, 2024, at o'clock, M., and at Film Code Number 19009 of the Map Record of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and last, above written.

1. **PALL ADAMS**, can authorize (or registered) under the laws of the State of Texas to practice the profession of surveying and neatly certify 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 (a) 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 plot boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Paul Coyne
PAUL A. COYNE
Texas Registration No. 6374

PARKS AND OPEN SPACE TABLE	
Number of Existing Dwelling Units (DU)	0
☒ I hereby certify that the information provided is true	

- No land is being established as Private Park or dedicated to the public for Park purposes.

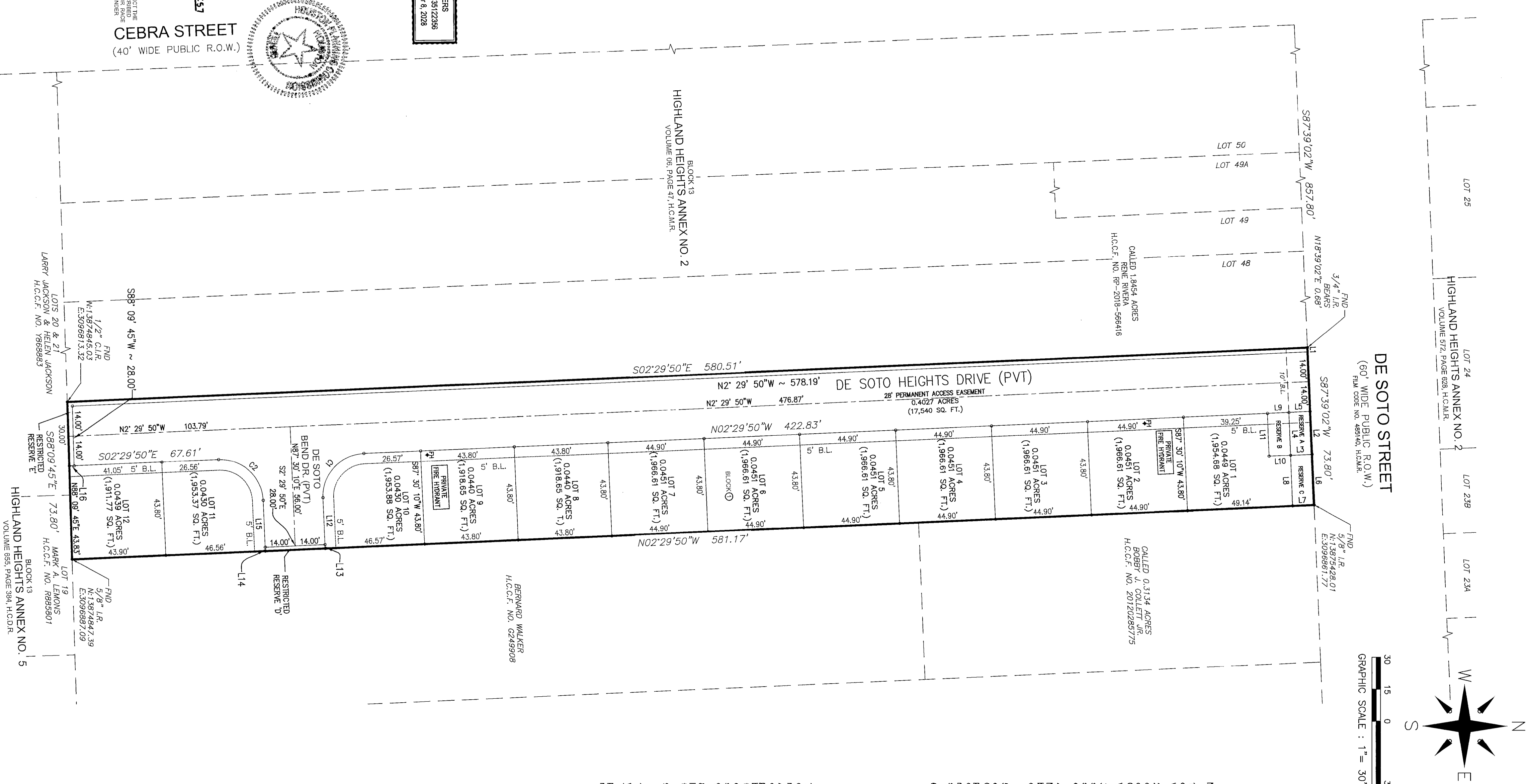
— No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas Has been submitted and accepted by the city.

- This percentage is (100%) shall be applied to the then-current fee in lieu of dedication

NO. OF PROPOSED LOTS	NO. OF ADDITIONAL PARKING	NO. OF ON-STREET PARKING	NO. OF ON-SITE PARKING
12	2	0	2

RESERVED	RESERVED	RESERVED
A RESTRICTED RESERVE "A" (RESTRICTED TO PARKING) 200 SQ. FEET 0.0046 ACRES	B RESTRICTED RESERVE "B" (RESTRICTED TO PARKING) 200 SQ. FEET 0.0046 ACRES	C RESTRICTED RESERVE "C" (RESTRICTED TO LANDSCAPE/OPEN SPACE) 1,227 SQ. FEET 0.02817 ACRES

RESTRICTED RESERVE "C" (RESTRICTED TO LANDSPACE/OPEN SPACE)	RESTRICTED RESERVE "D" (RESTRICTED TO LANDSPACE/OPEN SPACE)
2.38 SQ. FEET	50 SQ. FEET
0.00504 ACRES	0.0011 ACRES

LINE TABLE

LINE #	BEARING	LENGTH
L1	N 87° 39' 02" E	2.00'
L2	S 87° 39' 02" W	20.00'
L3	S 02° 29' 48" E	10.00'
L4	S 87° 39' 02" W	20.00'
L5	S 02° 29' 50" E	10.00'
L6	S 87° 39' 02" W	23.80'
L7	N 02° 29' 50" W	10.00'
L8	N 87° 39' 02" E	23.80'
L9	S 02° 29' 50" E	10.00'
L10	N 02° 29' 48" W	10.00'
L11	N 87° 39' 02" E	20.00'
L12	N 87° 30' 10" E	22.00'
L13	N 87° 30' 10" E	1.80'
L14	S 87° 30' 10" W	1.80'
L15	S 87° 30' 10" W	22.00'
L16	S 02° 29' 50" E	2.35'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD
C1	31.42'	20.00'	S47° 29' 50"E ~ 28.28'
C2	31.42'	20.00'	S42° 30' 10"W ~ 28.28'

MEWLEDA, 2024 30

TETRA
LAND SERVICES

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

RECORDED'S MEMORANDUM

survey@ILSTX.com
Texas Registered Surveying Firm No. F-01127500

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 blackouts, additions and changes were present at the time the

NOTES:

1. All the uses mentioned in the Sixth Family Residential Use as defined by Chapter 46, Code of Ordinance, City of Houston, Texas, which may be amended from time to time.

2. Unless otherwise indicated, the building lines (4-1), whether or not more shown on this subdivision plot are established to evidence compliance with the applicable provisions of Chapter 46, Code of Ordinance, City of Houston, Texas, in effect at the time this plat was approved, when they may be amended from time to time.

3. Lots within this development are ineligible for City of Houston standard zoning, and any COA application proposed for this subdivision should include a request to properly categorize their eligibility.

4. The Cordillera shown herein are along South Central Zone No. 4204, State Plane Grid Coordinates (NAD83), and may be brought to surface by applying the following combined scale factor of 0.99990422361.

5. This subdivision contains one or more permanent access easements that have not been dedicated to or accepted by the public—right-of-way. The City of Houston has no obligation, nor does any other local governmental agency have any obligation, to dedicate or accept a permanent access easement within the subdivision, which obligation

6. P.A.E. indicates permanent access easement.
W.H.D. indicates water hazard drainage.
F.H.I. indicates proposed private fire hydrant.
P.A.T. indicates private.
I.S. indicates from road.
I.V. indicates from volume.
I.O.V. indicates right-of-way.
V.O. indicates volume.
P.A.P. indicates private access.
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.

7. Assent without authorization by the affected utilities, and any other assessments must be kept unobstructed from any and all unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden fences and painted wooden fences along the perimeter are not to be located and painted, wooden fences along the perimeter are not to be located and painted. Public utilities may put their easage should they be an obstruction. Public utilities may put their easage should they be an obstruction. Fences look up, but generally will not replace with new fencing

8. At least 150 square feet of permeable area is required for 12 sq. ft. of impervious area. The impervious area shall be provided within the boundary of this subdivision.

9. All lots shall have adequate wastewater collection service.

10. The subdivision has a private water system. It is not a public water line and fire hydrants to serve this subdivision are private and will be maintain by the owner and/or owners management association.

RP-2024-462100

[illegible]

DE SOTO HEIGHTS

A SUBDIVISION OF 0.9841 ACRES, ALSO BEING A REPLAT OF LOT FORTY-SEVEN (47), IN BLOCK (13), OF HIGHLAND HEIGHTS ANNEX SECTION TWO (2), A SUBDIVISION TO THE CITY OF HOUSTON, HARRIS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 47, MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON TO REPLAT:

CREATE 12 LOTS AND 5 RESERVES

OWNER: DE SOTO HEIGHTS, LLC

DATE: NOVEMBER, 2024 SCALE: 1" = 30'