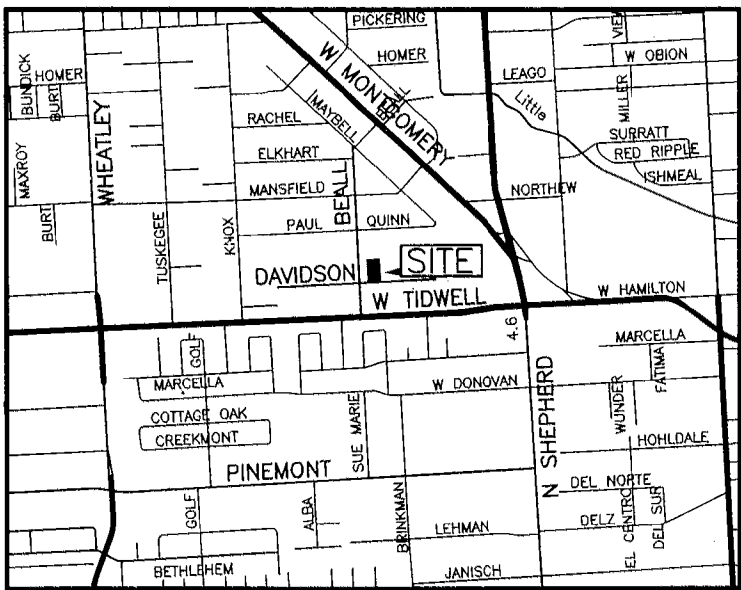




VICINITY MAP
K.M. 452C

PARKS AND OPEN SPACE TABLE

(a) Number of existing dwelling units: 0

I hereby Certify that the information provided herein 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 or 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 property is located in Park Sector number 1.
- This percentage is (100%) shall be applied to the then-current fee in lieu of dedication.
- The then-current fee in lieu of dedication shall be applied to the incremented (proposed minus existing) dwelling units.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

NOTES:

- B.L. INDICATES BUILDING LINE
- H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS
- H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- P.A.E. INDICATES PRIVATE ACCESS EASEMENT
- U.E. INDICATES UTILITY EASEMENT
- VOL. IN INDICATES VOLUME, PG. INDICATES PAGE
- W.M.E. INDICATES WATER METER EASEMENT
- P.F.H. INDICATES PROPOSED PRIVATE FIRE HYDRANT
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) (US SURVEY FEET) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99988969.
- 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.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICES.
- 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.
- AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 2,400 S.F. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION.
- 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 POTS AND paneled WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE 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.
- 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. THE OBLIGATION TO PROVIDE SOLID WASTE COLLECTION SERVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THE SUBDIVISION. NOTWITHSTANDING THE FOREGOING, THE CITY RESERVES THE RIGHT TO AMEND THE LEVEL OF SOLID WASTE COLLECTION SERVICES IT PROVIDES.
- THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHT-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THE SUBDIVISION
- 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.
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

LOT COVERAGE TABLE			
Colm A	Colm B	Colm C	Colm D
Lot No.	Lot Size (sf)	Bldg. Coverage (sf)	% Coverage (Colm C/colm B)
1	1,750	1,050.11	60.00%
2	1,750	1,050.11	60.00%
3	1,750	1,050.11	60.00%
4	1,750	1,050.11	60.00%
5	1,750	1,050.11	60.00%
6	1,750	1,050.11	60.00%
7	1,776	1,065.60	60.00%
8	1,776	1,065.60	60.00%
9	2,011	1,206.47	60.00%
10	1,932	1,159.20	60.00%
11	1,750	1,050.11	60.00%
12	1,750	1,050.11	60.00%
13	1,750	1,050.11	60.00%
14	1,750	1,050.11	60.00%
15	1,750	1,050.11	60.00%
16	1,750	1,050.11	60.00%

DWELLING UNIT DENSITY TABLE		
Colm A	Colm B	Colm C
Total no. of Dwellings	Total Gross Acreage (ac)	Total Project Density (Colm A/Colm B)
16	0.9844	16.2532

RP-2025-260872

7/7/2025 hccprp1 60.00

FILED

7/7/2025 1:51 PM

County Clerk

PARKING TABLE			
Number of Proposed Lots	Number of Additional Parking Required	Number of On-Street parking	Number of On-Site parking
16	2	0	2

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	20.00'	31.42'	90°00'00"	S42°32'21"W
C2	20.00'	31.42'	90°00'00"	N47°27'39"W

LINE TABLE	
L1	S88°05'29"W 31.10'
L2	N88°05'29"E 31.10'

RESERVE LETTER	S.F./ACREAGE	RESTRICTED USE
(A)	511 / 0.0117	PARKING
(B)	511 / 0.0117	PARKING
(C)	2,436 / 0.0559	DETENTION

STATE OF TEXAS
COUNTY OF HARRIS

WE, Davidson Development, LLC, acting by and through Faisal Punjwani, Member, hereinafter referred to as Owners, of the 0.9994 acre tract described the above and foregoing map of Davidson Manors, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions, and notations, on said map or plat and hereby dedicate the use of the public forever, the use of the public forever, all streets (except those streets designated as private streets), 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 to 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 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 purposes 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 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 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 (or the placement of mobile home subdivision) 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, 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 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 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 facilities 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 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 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 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 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, Davidson Development, LLC, has caused these presents to be signed by Faisal Punjwani, Member, this 27 day, of May, 2025.

Davidson Development, LLC

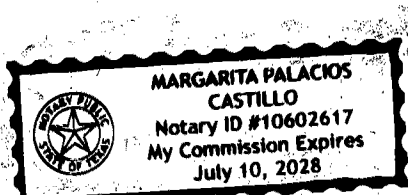
By: Faisal Punjwani

Faisal Punjwani - Member

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day appeared Faisal Punjwani, known to me to be person, whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27 day of May, 2025.



Margarita Palacios
Notary Public in and for State of Texas
My commission expires July 10, 2028

I, Mike H. Rubaiy, 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 Coordinate System of 1983, central zone.



Mike H. Rubaiy, R.P.S.
Texas Registration No. 2907

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Davidson Manors 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 25 day of June, 2025.

By: Lisa M. Clark, Chair or M. Sonny Garza, Vice-Chairman

By: Vonn Tran
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 July 7, 2025, at 1:51 o'clock P.M., and duly recorded on July 8, 2025, at 8:29 o'clock A.M., and at Film Code Number 712215 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.

OFFICE OF
TENSISHA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
DAVIDSON MANORS
FILM CODE 712215
THIS IS PAGE 1 OF 2 PAGES
SCANNER Context (24400)
KEY MAP

DAVIDSON MANORS

A SUBDIVISION OF 0.9994 ACRES BEING THE REPLAT OF LOTS 36 AND 37, BLOCK 40, OF HIGHLAND HEIGHTS ANNEX NO. 6, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 24 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

16 LOTS 3 RESERVES 3 BLOCKS MAY, 2025

REASON FOR REPLAT: TO CREATE 16 SINGLE-FAMILY LOTS AND 3 RESTRICTED RESERVES

OWNERS:
DAVIDSON DEVELOPMENT LLC
1800 W Loop South #2110
Houston, Texas 77027
PH: (281) 816-7247

SURVEYOR:
PROFESSIONAL
LAND SERVICES
Firm No. 10052403
P. O. Box 1974
Mont Belvieu, TX 77580
(Office) 281 385-2087 (Fax) 281 385-5792

APPLICANT:
RP & ASSOCIATES
2901 C. Houston Ave
Houston, Texas 77206
(713) 416-4894



At the time of recording, this instrument was filed in the public records of the State of Texas for the purpose of creating a new plat of land. The plat is subject to the provisions of the Texas Property Code, Chapter 63, which provide that a plat of land is void if it is not recorded in the public records of the State of Texas. The plat is also subject to the provisions of the Texas Property Code, Chapter 63, which provide that a plat of land is void if it is not recorded in the public records of the State of Texas.