

STATE OF TEXAS
COUNTY OF HARRIS

We, Vital Home Investment and Construction Group LLC, acting by and through Javad Mohammedpoor, President, being an officer of Vital Home Investment and Construction Group LLC, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 0.775 acre tract described in the above and foregoing map of HIGHLAND HEIGHTS ANNEX NO 2 PARTIAL REPLAT NO 4, 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 ariel easements. The ariel 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 ariel easements (U.E. and A.E.) as indicated and depicted hereon, whereby the ariel 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 ariel easements. The ariel 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 ariel easements (U.E. and A.E.) as indicated and depicted hereon, whereby the ariel 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 some 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, c' 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, ditches, sloughs, or other natural drainage courses located in said plat, or 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 facility and that such obstructions properly 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, the Vital Home Investment and Construction Group LLC, has caused these presents to be signed by Javad Mohammedpoor, its president, hereunto authorized, this 8th day of August, 2023.

Vital Home Investment and Construction Group LLC

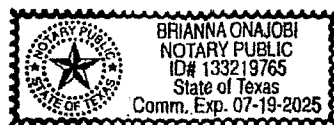
By: Javad Mohammedpoor, President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Javad Mohammedpoor, Owner, 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 8th day of August, 2023.

Notary Public in and for the State of Texas
Print Name: Brianna Onajobi



My Commission expires: 07/18/2026

We, A2 Holdings LLC, owner and holder of a lien against the property described in the plot known as HIGHLAND HEIGHTS ANNEX NO 2 PARTIAL REPLAT NO 4, said lien being evidenced by instrument of record in the Clerk's File No. RP-2022-483543 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plot and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

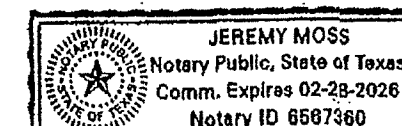
By: Ali A. Attay

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Ali A. Attay, 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 31st day of July, 2023.

Notary Public in and for the State of Texas
Print Name: Jeremy S. Moss



My Commission expires: 2-28-2026

I, Fred W Lawton, 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 grounds 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, south central zone.

Fred W Lawton
Texas Registration No. 2321



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of HIGHLAND HEIGHTS ANNEX NO 2 PARTIAL REPLAT NO 4 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 13th day of September, 2023.

By: Martha L. Stein (or) M. Sonny Garza
Title Chair or Vice Chairman

By: Margaret Wallace Brown, M.P., C.P.U.-A
Secretary

I, Teneisha 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 September 15, 2023, at o'clock A.M., and at Film Code Number 705110.

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

Teneisha Hudspeth
County Clerk
Of Harris County, Texas

By: Deputy
CHRISTIAN ORONA

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

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

** 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 assigns to warrant and forever defend the title to the land so designated and established as private streets or permanent access easements.

LOT 21

LOT 20

NUBER SUBDIVISION
VOL. 655, PG. 612, H.C.D.R.

DE SOTO STREET
(60' PUBLIC R.O.W.)
FILM CODE NO. 485140, H.C.M.R.

RESTRICTED RESERVE "A"
(RESTRICTED TO PARKING OPEN SPACE)
0.0048 ACRES
(200 SQ. FT.)

LA LUCCA DR.
28' P.A.L./P.V.T.
(8,965 SQ. FT.)

LA LARI DR.

RESTRICTED RESERVE "C"
(LANDSCAPE/OPEN SPACE)
0.0085 ACRES (372 SQ. FT.)

RESTRICTED RESERVE "D"
(RESTRICTED TO PARKING)
0.0132 ACRES
(575.34 SQ. FT.)

RESTRICTED RESERVE "B"
(RESTRICTED TO PARKING)
0.0137 ACRES
(598 SQ. FT.)

NUMBER OF DWELLINGS	GROSS ACREAGE	DENSITY UNITS/ACRE
10	0.775	12.90

LOT NUMBER	LOT SIZE (SQ. FT.)	MAX. BLDG. COVERAGE (SQ. FT.)	MAX. PERCENT COVERAGE
1	2361	1416.6	60%
2	2284	1370.4	60%
3	2284	1370.4	60%
4	2284	1370.4	60%
5	2204	1322.4	60%
6	2204	1322.4	60%
7	2284	1370.4	60%
8	2284	1370.4	60%
9	2284	1370.4	60%
10	2561	1536.6	60%

1. At least 150 square feet of permeable area is required per lot 1500 s.f. of permeable area shall be provided within the boundary of this subdivision.
2. 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 all land within the boundaries of this subdivision plot.
3. All lots shall have adequate wastewater collection service.

NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	31.48'	20.00'	90°11'53"	S42°36'24" W	28.33'
C2	31.35'	20.00'	89°48'07"	N47°23'36" W	28.23'

RP-2023-354739

9/15/2023 hccplp1 60.00

FILED
9/15/2023 8:41 AM

COUNTY CLERK

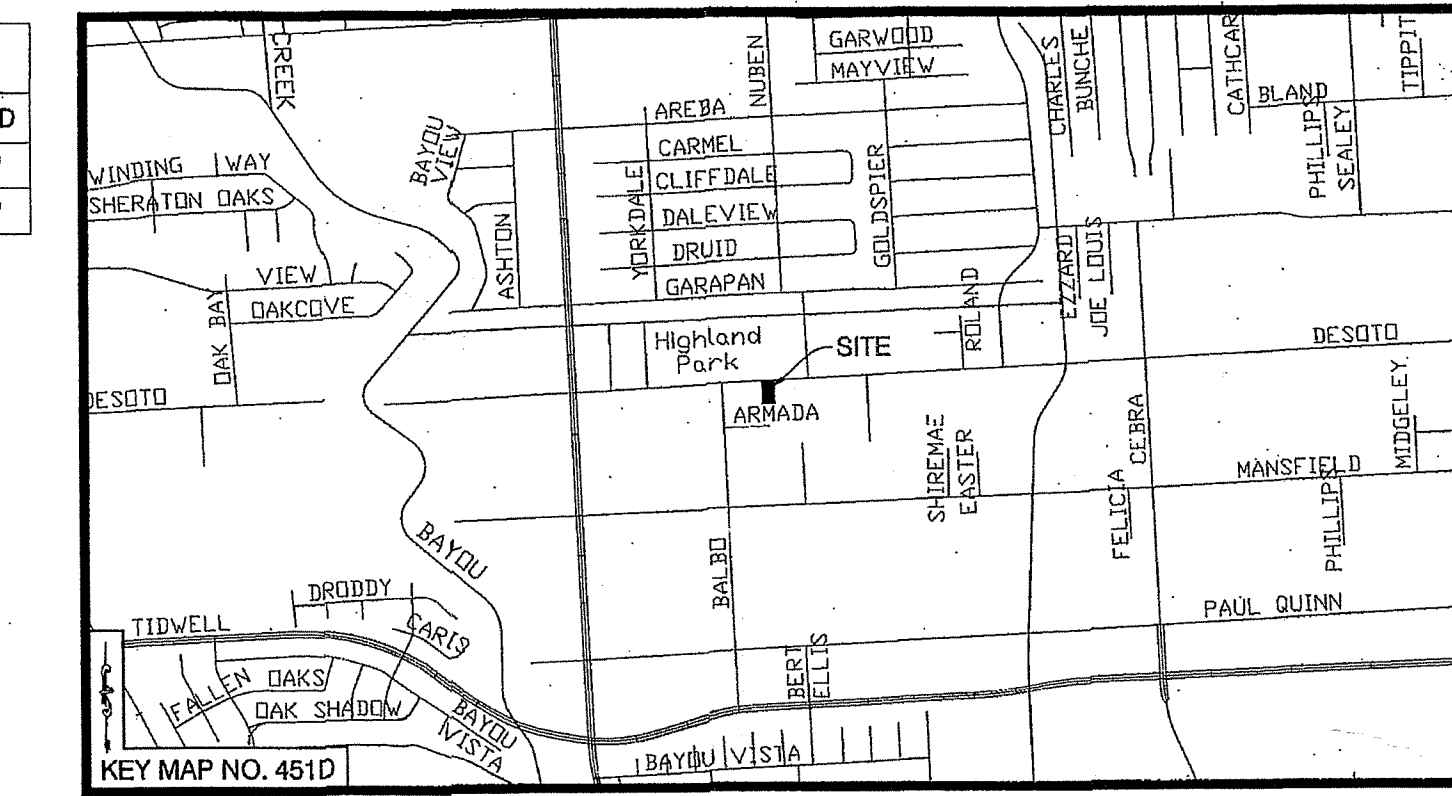
LEGEND:
SQ. FT. - SQUARE FEET
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.C.C.F. - HARRIS COUNTY CLERKS' FILE
H.C.M.R. - HARRIS COUNTY MAP RECORDS
VOL. - VOLUME
PG. - PAGE
FND - FOUND
IP - IRON PIPE
IR - IRON ROD
CIR - CAPPED IRON ROD
STS - STAMPED SOUTH TEXAS SURVEYING
H.C.D.R. - HARRIS COUNTY DEED RECORDS
DR - DRIVE
X - FIRE HYDRANT

42-186 PARKING FOR SF RESIDENTIAL USE

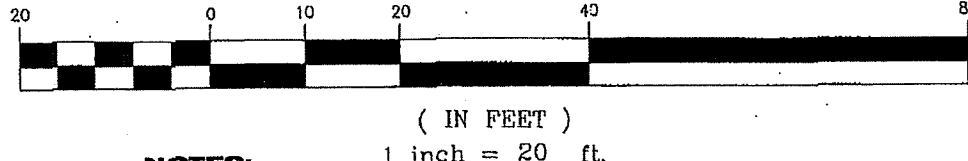
NO. OF PROPOSED LOTS	NO. OF ADDITIONAL PARKING REQUIRED	NO. OF ON-STREET PARKING	NO. OF ON-SITE PARKING
10	1	0	3

RESTRICTED RESERVE "A"
BLOCK 1
NEW LIFE TABERNACLE
SUBDIVISION
FILM CODE NO. 485140, H.C.M.R.

OFFICE OF
TENEISHA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 705110
HIGHLAND HEIGHTS ANNEX NO 2 PARTIAL REPLAT NO 4
THIS IS PAGE 1 OF 2 PAGES
SCANNER Control IQ4400
KEY MAP



VICINITY MAP
NOT TO SCALE
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

NOTES:
1. 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.

2. 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 0.99990400139287.
3. Absent written authorization by the affected utilities, all utility and ariel 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.

4. Single family residential shall mean 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.

5. Each lot shall be restricted to single family residential use.

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 unit is provided only one additional space shall be provided.

7. This subdivision contains one or more permanent access easements that have not been dedicated to the public or occupied by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government 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 property in this subdivision.

8. Lots within this development are not eligible for City of Houston solid waste pickup. Any HOA agreement prepared for this subdivision should include notice to property owners of their ineligibility. (SWD)

HIGHLAND HEIGHTS ANNEX NO 2 PARTIAL REPLAT NO 4 1 BLOCK, 10 LOTS & 4 RESERVES

A SUBDIVISION OF 0.775 ACRES (33,762 SQ. FT.) OF LAND BEING OUT OF LOTS FORTY-THREE (43) AND FORTY FOUR (44) IN BLOCK FOURTEEN (14) OF HIGHLAND HEIGHTS ANNEX, SECTION NO. 2; A 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 PLAT:

TO CREATE 10 SINGLE FAMILY LOTS & 4 RESERVES
SCALE: 1" = 20' DATE: 7/2023

OWNER: VITAL HOME INVESTMENT AND
CONSTRUCTION GROUP LLC
ADDRESS: 3107 DE SOTO ST
HOUSTON, TEXAS 77091

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400



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JOB: 23-0002-001