

STATE OF TEXAS
COUNTY OF HARRIS

We, RDGZ BROS PROPERTIES LLC, acting by and through, HOMERO RODRIGUEZ, being officers of RDGZ BROS PROPERTIES LLC, hereinafter referred to as Owners (whether one or more) of the 0.1492 acre tract described in the above and foregoing map of DOUBLE AVENUE PLACE, 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 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 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 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 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 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 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 facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, RDGZ BROS PROPERTIES LLC, has caused these presents to be signed by HOMERO RODRIGUEZ, officers, thereto authorized this _____ day of _____, 2022.

RDGZ BROS PROPERTIES LLC,

By: HOMERO RODRIGUEZ
Officer

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared HOMERO RODRIGUEZ, known to me to be the persons whose names 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 _____ day of _____, 2022.

Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

I, Daniel W. Goodale, 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 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.

Daniel W. Goodale, RP/LS
Registered Professional Land Surveyor
Texas Registration No. 4919

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 _____, 2022, at _____ o'clock _____ M. and duly recorded on _____, 2022, at _____ o'clock _____ M., and at Film Code Number _____ of the Map Records of Harris County for said county.

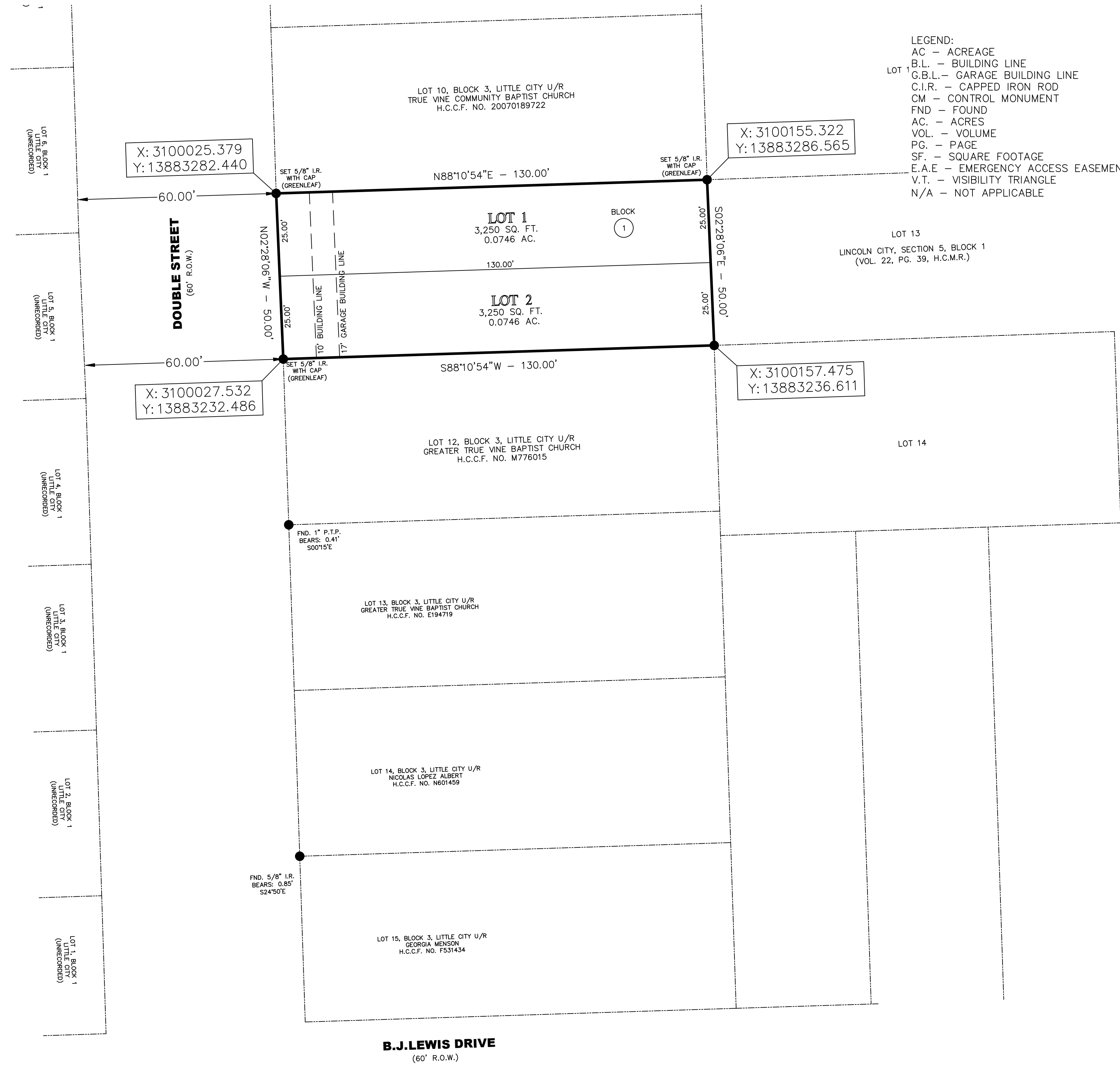
Witness my hand and seal of office, at Houston, the day and date last above written.

Tenshia Hudspeth
County Clerk
Of Harris County, Texas

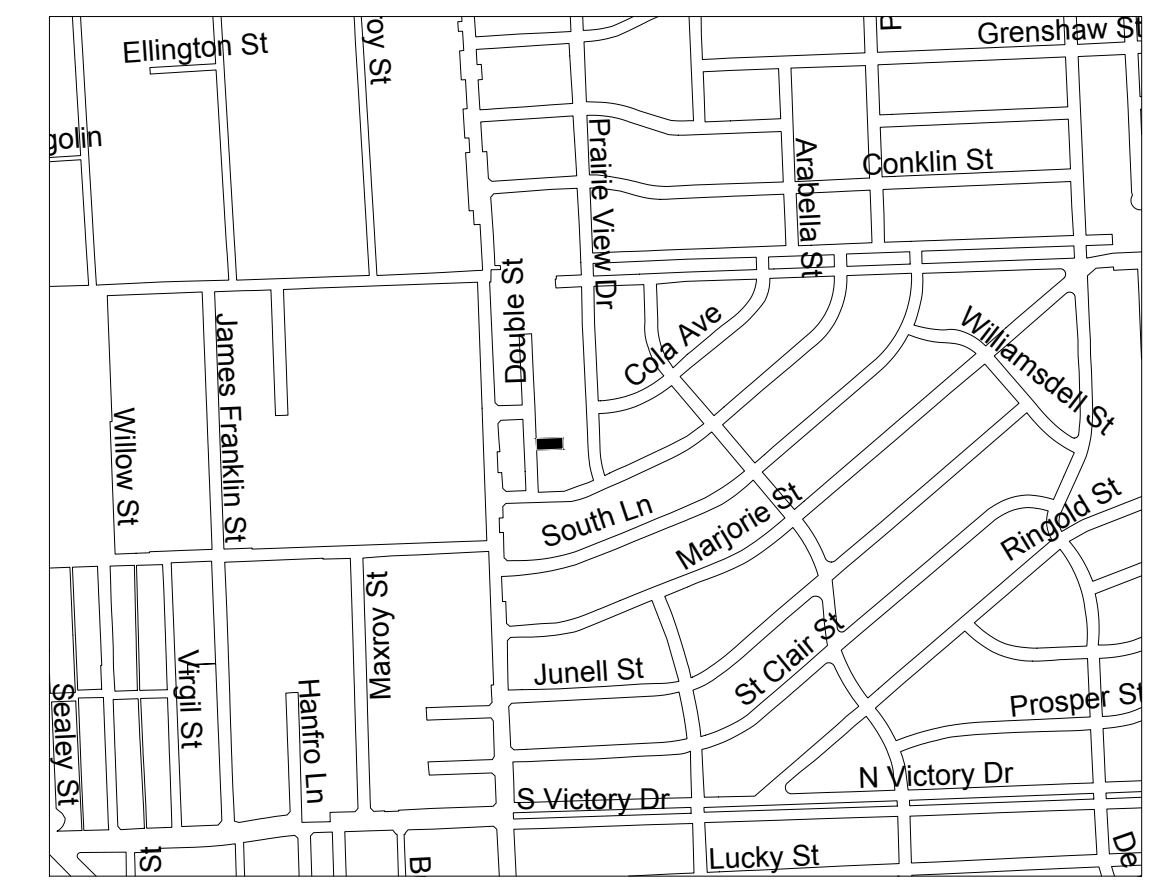
By: _____
Deputy

By: Martha L. Stein
Chair
Or: M. Sonny Garza
Vice-Chairman

By: Margaret Wallace Brown, AICP,
CNU-A, Secretary



LEGEND:
AC - ACREAGE
B.L. - BUILDING LINE
G.B.L. - GARAGE BUILDING LINE
C.I.R. - CAPPED IRON ROD
CM - CONTROL MONUMENT
FND - FOUND
AC. - ACRES
VOL. - VOLUME
PG. - PAGE
SF. - SQUARE FOOTAGE
E.A.E. - EMERGENCY ACCESS EASEMENT
V.T. - VISIBILITY TRIANGLE
N/A - NOT APPLICABLE



Vicinity Map not to scale KEY MAP NO. 412T

- NOTES:
1. Single-Family Residential shall mean the 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.
2. Each lot shall provide a minimum of two off-street parking spaces per unit.
3. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83).
4. 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.
5. 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.
6. At least 150 square feet of permeable area is required per lot (300 sq. ft. of permeable area shall be provided within the boundary of this subdivision.
7. 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 plat.
8. All lots shall have an adequate wastewater collection service.
9. This property lies within Park Sector No. 1.
10. No land is being established as Private Park or dedicated to the public for Park Purposes.
11. 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.
12. This percentage is (100%) shall be applied to the then-current fee in lieu of dedication.
13. The then current fee in lieu of dedication shall be applied to this number (4 units) of dwelling units.
14. Lots 1-2, Block 1 are restricted to single family residential use.

DOUBLE AVENUE PLACE

A SUBDIVISION OF 0.1492 ACRES, SITUATED IN THE PHILLIP THOMPSON SURVEY, ABSTRACT NO. 768, HARRIS COUNTY, TEXAS, BEING LOT 11, IN BLOCK 3, OF LITTLE CITY ADDITION, AN UNRECORDED SUBDIVISION. HOUSTON, TEXAS

DATE: JULY, 2022 SCALE: 1" = 20'
LOTS: 2 BLOCKS: 1

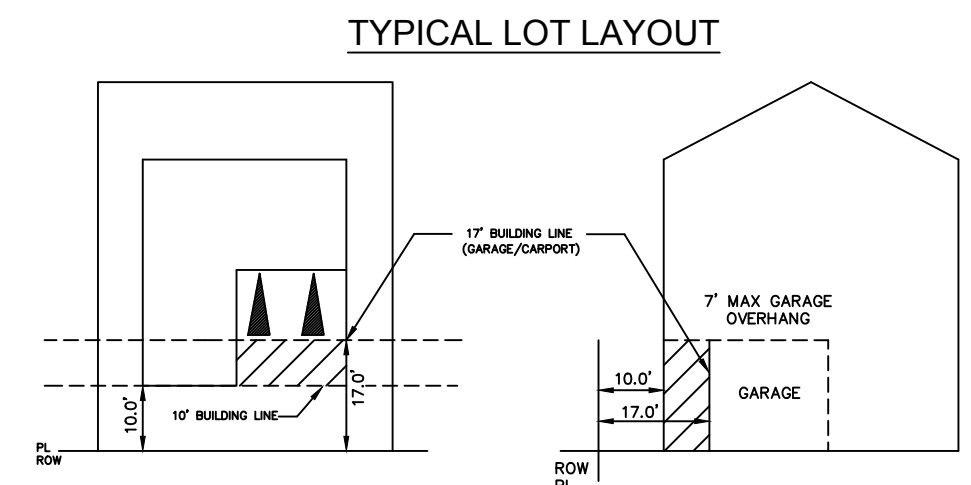
LAND PLANNER: CGES | BAILEY PLANNING
OWNER: RDGZ BROS PROPERTIES LLC
2016 MAIN STREET HOUSTON, TEXAS 77002
O: 713.965.7385
E: INFO@CGESBAILEY.COM

HABLAMOS ESPAÑOL

PARKS AND OPEN SPACE TABLE with columns for Number of Existing Dwelling Units, Owner hereby certifies that information provided is true, Number of Proposed Dwelling Units, and Number of Incremental Dwelling Units.

DWELLING UNIT DENSITY TABLE with columns for COLUMN A, COLUMN B, COLUMN C, TOTAL NO. OF DWELLINGS, TOTAL GROSS ACREAGE (AC), and TOTAL PROJECT DENSITY.

LOT SIZE AND COVERAGE TABLE (45-184(1)) with columns for COLUMN A, COLUMN B, COLUMN C, COLUMN D, LOT NO., LOT SIZE (SF), MAXIMUM BLDG. COVERAGE (SF), and MAXIMUM % COVERAGE (COL. C/COL. B).



- NOTES:
1) Lots 1 - 2, Block 1 are restricted to single family residential use.
2) A 10' building line is established for the principle structure only.
3) A 17' Building line is for any carport or garage facing the street.
4) The Building shown above the carport or garage may overhang the building line up to 7 feet.
5) Reference above is a typical lot layout.

