

1	1701.87	60% MAX	1020.71
2	1472.00	60% MAX	883.21
3	1472.00	60% MAX	883.21
4	1472.00	60% MAX	883.21
5	1472.00	60% MAX	883.21
6	1510.40	60% MAX	904.54
7	1490.80	60% MAX	884.41
8	1612.80	60% MAX	977.28
9	1533.40	60% MAX	1172.00
10	2341.80	60% MAX	1417.00
11	1642.00	60% MAX	997.50
12	1652.80	60% MAX	1003.20
13	1645.90	60% MAX	995.50
14	2030.80	60% MAX	1218.50
15	1645.90	60% MAX	1003.20
16	1602.80	60% MAX	981.50
17	1644.80	60% MAX	1004.00

OWNER, OWNER DEDICATES AND BY THESE PRESENTS DEDICATE TO THE USE OF THE PUBLIC PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS TO EXTEND HORIZONTALLY AN ADDITIONAL EIGHT FEET, SIX INCHES (11'-6") FOR TEN FEET (10'-0") METER GROUND EASEMENTS, OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (14'-0") METER GROUND EASEMENTS, OR FIVE FEET, SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") METER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (I.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS ARE TWENTY-ONE FEET, SIX INCHES (21'-6") IN WIDTH.

OWNER, OWNER DEDICATES AND BY THESE PRESENTS DEDICATE TO THE USE OF THE PUBLIC PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FEET (10'-0") 4'-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 4 SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (I.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30'-0") IN WIDTH.

OWNER, OWNER HEREBY COVENANTS AND AGREES THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS, ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

OWNER, OWNER HEREBY DEDICATES TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, DULLES, RAMMES, DRAWS, JOBS, 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 BODY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

OWNER, OWNER HEREBY COVENANTS AND AGREES THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, DULLE, CREEK OR OTHER DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE FLOW AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

OWNER, OWNER HEREBY DECLARES THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL DWELLING UNITS AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH INSTRUMENTS FILED SEPARATELY.

TESTIMONY WHEREOF, DISSEN FAMILY TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN STUART DISSEN ITS TRUSTEE ON THIS 18th DAY OF October, 2013.

DISSEN FAMILY TRUST

BY: *John Stuart Dissem*
JOHN STUART DISSEN, TRUSTEE

ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN STUART DISSEN 1 TO ME TO BE THE PERSON WHOSE NAME WAS SUBSCRIBED TO THE FOREGOING INSTRUMENT KNOWN TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS UNDER MY HAND AND SEAL OF OFFICE, THIS 18th DAY OF October, 2013.

Seresa L. Olson
Expires May 04, 2017

I, FAUQUIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE ART AND MY DUTY AS A SURVEYOR AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY PERSONAL SUPERVISION; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF BEGINNING AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN INSIDE DIAMETER OF THREE QUARTER (3/4) INCH AND A LENGTH OF THREE (3) FEET THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO NEAREST STREET CORNER AND THAT HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.

Gen. Fauquier
GEN. FAUQUIER
REGISTERED PROFESSIONAL LAND SURVEYOR
State of Texas No. 4372

ANY PROVISION IN ANY INSTRUMENT WHICH RESTRICTS THE SALE, REFINANCE OR USE OF THE DESCRIBED PROPERTY BECAUSE OF COLOR OR RACE IS HEREBY AND UNLAWFUL UNDER FEDERAL LAW

TO CERTIFY THAT THE HOUSTON PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS REVIEWED THIS SUBDIVISION OF ST CHARLES PARK IN CONFORMANCE WITH THE LAW OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN ON AND AUTHORIZED BY THE RECORDING OF THIS PLAT THIS 17th DAY OF October, 2013.

BY: *Marlene C. Gafreck*
MARLENE GAFRECK, SECRETARY

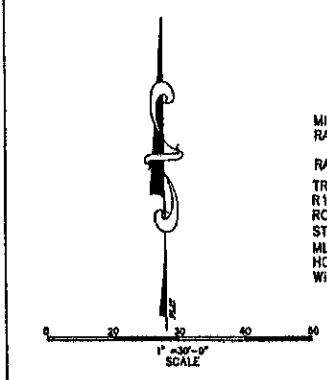
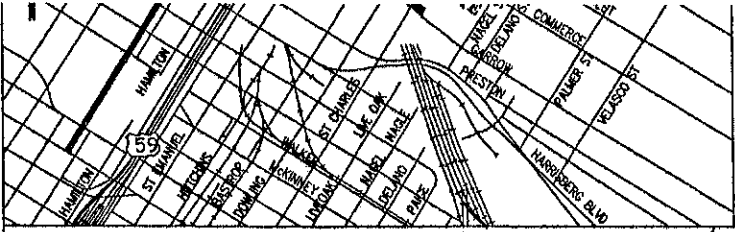
AN STANART, CLERK OF THE HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS INSTRUMENT AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON 10/17/2013 AT 1:00 O'CLOCK P.M. AND IS FULLY RECORDED ON 10/17/2013 AT 1:00 O'CLOCK P.M. AND IN CODE NUMBER 172055 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

IN MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

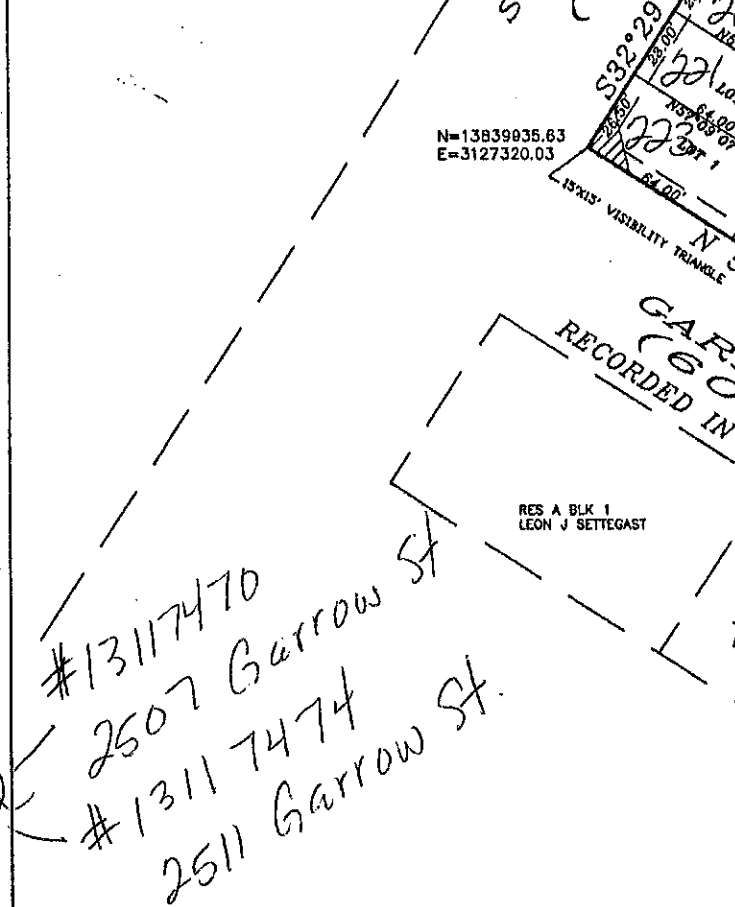
BEAU SEANART
STANART
CLERK OF HARRIS COUNTY
HARRIS COUNTY, TEXAS

Beau Seanart
BEAU SEANART, CLERK

- 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.
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT, IN THOSE INSTANCES WHERE A SECONDARY DWELLING UNIT IS PROVIDED ONLY ONE ADDITIONAL OFF-STREET PARKING SPACE SHALL BE PROVIDED.
 - ANY FENCE OR WALL UP TO EIGHT FEET HIGH SHALL BE LOCATED AT LEAST TWO FEET FROM THE PROPERTY LINE ALONG THE COLLECTOR STREET OR LOCAL STREET. THIS AREA SHALL BE PLANTED AND MAINTAINED WITH LANDSCAPING.
 - VEHICULAR ACCESS TO A DRIVEWAY, GARAGE OR CARPORT FOR LOT 1THRU18, BLOCK 1 IS AVAILABLE ONLY THROUGH A SHARED DRIVEWAY.
 - 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. 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.
 - THE GARAGE OPENING OF EACH SINGLE-FAMILY RESIDENTIAL UNIT IS SET BACK FROM THE EDGE OF THE SHARED DRIVEWAY AT LEAST 3 FEET. EACH GARAGE ENTRY IS PARALLEL TO THE SHARED DRIVEWAY.
 - THIS SUBDIVISION CONTAINS ONE OR MORE SHARED DRIVEWAYS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LEGAL 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 SHARED DRIVEWAYS WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
 - BOUNDARY SURVEY TIED TO STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 BASED ON GPS OBSERVATIONS, SURFACE COORDINATES SHOWN CAN BE CONVERTED TO TEXAS STATE PLANE SOUTH CENTRAL ZONE 4204 GRID COORDINATES NAD 83 BY APPLYING THE COMBINED SCALE FACTOR 0.99998910257.
 - NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
 - THIS PROPERTY(S) IS LOCATED IN PARK SECTOR NUMBER 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.
 - THIS PERCENTAGE(100%) SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATION, THEN CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER(TWENTY) OF DWELLING UNITS.
 - THE BUILDING LINE FOR PROPERTY ADJACENT TO TWO (2) INTERSECTING STREETS SHALL NOT ENCRUCH INTO RIGHT-OF-WAY OF ANY VISIBILITY TRIANGLE. THIS AREA SHALL ASSURE ADEQUATE VISIBILITY SIGHT FOR VEHICULAR TRAFFIC APPROACHING THE INTERSECTION.



MISSOURI PACIFIC RAILROAD COMPANY
UNION PACIFIC RAILROAD CO
TRS R1 R1-2A & R1-3A PT BLK 48
ROW 5 OF COMMERCE ST "A" YARD
ML (10H) PAL TO HOUSTON WILLIAMS S M



DWELLING UNITS (DU) TABLE

NUMBER OF EXISTING DWELLING UNITS	0
NUMBER OF PROPOSED DWELLING UNITS	18
NUMBER OF INCREMENTAL DWELLING UNITS	12

NO LAND IS BEING ESTABLISHED AS PRIVATE PART OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES

PARKING TABLE

NUMBER OF PROPOSED LOTS	NUMBER OF ADDITIONAL PARKING REQUIRED	NUMBER OF ON STREET PARKING	NUMBER OF ON SITE PARKING
18	3	6	0

OWNER
DISSEN FAMILY TRUST
2507 GARROW STREET
HOUSTON TX 77003

ICMC GROUP INC
CIVIL ENGINEERS, PLANNERS
8324 MCVAVOY DRIVE
TEL. (713) 681-5757
FAX (713) 681-7788

ST CHARLES PARK

A SUBDIVISION OF 0.7192 ACRES OF LAND IN S.M. WILLIAMS SURVEY A -87, IN HOUSTON HARRIS COUNTY, AND ALSO BEING CALLED TRACT EIGHT (8)A, NINE(9)A AND PART OF L FORTY-NINE(49) OF THE SUBDIVISION OF THE WEST ONE HALF (1/2) OF THE S.M. WILLIAMS SURVEY, ON THE SOUTH SIDE OF BUFFALO BAYOU IN THE CITY OF HOUSTON, IN HARRIS COUNTY, TEXAS.

RECORDED IN VOL 701 PAGE 172 OF HCDR
RECORDED IN VOL 701 PAGE 172 OF HCDR

LOTS: 18 BLOCK: 1
OCTOBER 2013

RECORDERS MEMORANDUM
As the base of record, the following plat is found to be true and correct for the same photographic reproduction because of being a true and correct copy, the original being on file in the office of the recorder of Deeds and County Clerk of Harris County, Texas.

Need Demo Purchased
#13117470
2507 Garrow St
#13117474
2511 Garrow St.

Rec'd ACC 10/20/13