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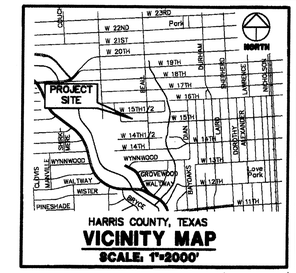
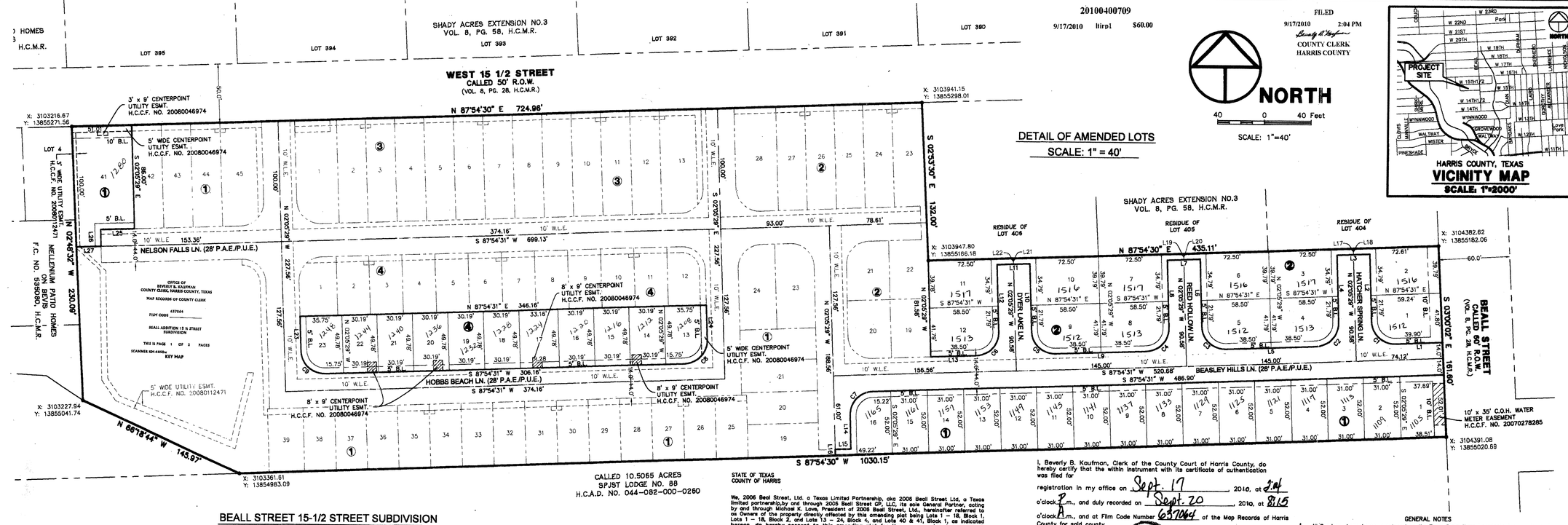
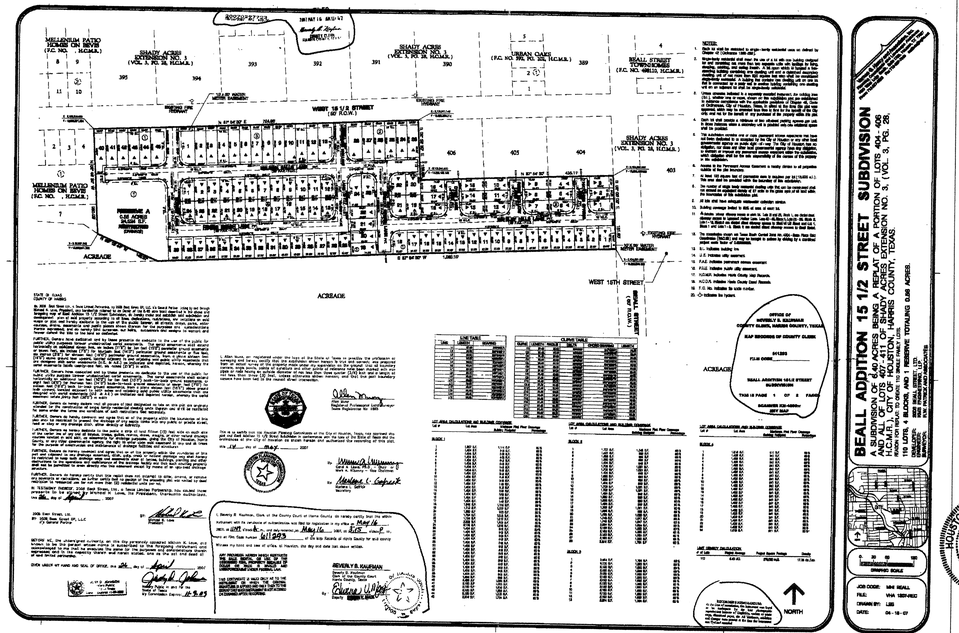
9/17/2010 ltirp1 $60.00

FILED
9/17/2010 2:04 PM
Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY





BEALL STREET 15-1/2 STREET SUBDIVISION
F.C. NO. 611293, H.C.M.R.



BEALL ADDITION 15 1/2 STREET SUBDIVISION
A SUBDIVISION OF 6.440 ACRES, BEING A REPLAT OF A PORTION OF LOTS 404 - 406 AND ALL OF LOTS 407 - 411 OF SHADY ACRES EXTENSION NO. 3, (VOL. 8, PG. 28, H.C.M.R.), CITY OF HOUSTON, HARRIS COUNTY, TEXAS
110 LOTS, 4 BLOCKS, AND 1 RESERVE TOTALING 6.86 ACRES
OWNER: 2006 BEALL STREET, LTD.
SURVEYOR: WINDROSE LAND SERVICES, INC.

STATE OF TEXAS
COUNTY OF HARRIS

We, 2006 Beal Street, Ltd. a Texas Limited Partnership, aka 2006 Beall Street Ltd, a Texas limited partnership,by and through 2006 Beall Street GP, LLC, its sole General Partner, acting by and through Michael K. Love, President of 2006 Beall Street, Ltd., hereinafter referred to as Owners of the property directly affected by this amending plat being Lots 1 – 18, Block 1, Lots 1 – 18, Block 2, and Lots 13 – 24, Block 4, and Lots 40 & 41, Block 1, as indicated hereon, do hereby consent to this amending plat for the proposes herein expressed.

FURTHER, owners hereby certify that this amending plat does not attemp to alter, amend, or remove any convenants or restrictions.

By: _____
Michael K. Love
President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Michael K. Love, President of 2006 Beall Street GP, LLC, the sole General Partner of 2006 Beall Street, Ltd., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of July 2010

_____
Notary Public in and for the State of Texas

My Commission Expires:
11-9-2013

STATE OF TEXAS
COUNTY OF HARRIS

We, MHI Partnership, Ltd., acting by and through Michael K. Love, President of McGuyer Homebuilders, Inc., the sole General Partner of MHI Partnership, Ltd., hereinafter referred to as Owners of the property directly affected by this amending plat being Lots 1 – 18, Block 1, Lots 1 – 18, Block 2, and Lots 13 – 24, Block 4, and Lots 40 & 41, Block 1, as indicated hereon, do hereby consent to this amending plat for the proposes herein expressed.

FURTHER, owners hereby certify that this amending plat does not attemp to alter, amend, or remove any convenants or restrictions.

By: _____
Michael K. Love
President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Michael K. Love, President of McGuyer Homebuilders, Inc., the sole General Partner of MHI Partnership, Ltd., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of July 2010

_____
Notary Public in and for the State of Texas

My Commission Expires:
11-9-2013

I, Mike Kurkowski, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the following changes were necessary to amend the lot lines between Lots 1 – 18, Block 1, Lots 1 – 18, Block 2, Lots 13 – 24, Block 4, and Lots 40 & 41, Block 1 which appear on the plat of BEALL ADDITION 15 1/2 STREET SUBDIVISION recorded in Film Code No. 611293 of the Map Records of Harris County Texas:

Amending plat to: Amend property lines between Lots 1 – 18, Block 1, Lots 1 – 18, Block 2, and Lots 13 – 24, Block 4, as well as to dissolve the lot line between Lots 40 & 41, Block 1 to accommodate proposed development

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

STATE OF TEXAS REGISTERED MIKE KURKOWSKI 5101 PROFESSIONAL LAND SURVEYOR

Mike Kurkowski
R.P.L.S. No. 5101
State of Texas

APPROVED by the Houston Planning Commission this 13th day of Sept 2010

By: _____
Mark A. Kilkenny and M. Sonny Garza
Chairman Vice Chairman

By: _____
Marlene L. Gafrick
Secretary

ANY PROVISIONS 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

I, Beverly B. Kaufman, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on Sept. 17, 2010, at 2:04 o'clock P.M., and duly recorded on Sept. 20, 2010, at 8:15 o'clock A.M., and at Film Code Number 611064 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.

BEVERLY B. KAUFMAN
Beverly B. Kaufman
Clerk of the County Court
Harris County, Texas

By: _____
EDWINA V. MACK
Deputy

CURVE CHART

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	20.00'	90°00'00"	31.42'	N 47°05'29" W	28.28'
C2	20.00'	90°00'00"	31.42'	N 42°54'31" E	28.28'
C3	20.00'	90°00'00"	31.42'	N 47°05'29" W	28.28'
C4	20.00'	90°00'00"	31.42'	N 42°54'31" E	28.28'
C5	20.00'	90°00'00"	31.42'	N 47°05'29" W	28.28'
C6	20.00'	90°00'00"	31.42'	N 42°54'31" E	28.28'
C7	20.00'	90°00'00"	31.42'	S 42°54'31" E	28.28'
C8	20.00'	90°00'00"	31.42'	N 42°54'31" E	28.28'
C9	20.00'	90°00'00"	31.42'	N 47°05'29" W	28.28'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°54'31" W	39.90'
L2	N 02°05'29" W	56.58'
L3	S 87°54'31" W	28.00'
L4	S 02°05'29" E	56.58'
L5	S 87°54'31" W	77.00'
L6	N 02°05'29" W	56.58'
L7	S 87°54'31" W	28.00'
L8	S 02°05'29" E	56.58'
L9	S 87°54'31" W	77.00'
L10	N 02°05'29" W	56.58'
L11	S 87°54'31" W	28.00'
L12	S 02°05'29" E	56.58'
L13	S 87°54'31" W	38.50'
L14	S 02°05'29" E	27.00'
L15	S 87°54'30" W	14.00'
L16	S 02°05'29" E	5.00'
L17	N 02°05'29" W	5.00'
L18	S 02°05'29" E	5.00'
L19	N 02°05'29" W	5.00'
L20	S 02°05'29" E	5.00'
L21	S 02°05'29" E	5.00'
L22	N 02°05'29" W	5.00'
L23	N 02°05'29" W	29.78'
L24	S 02°05'29" E	29.78'
L25	S 87°54'31" W	28.78'
L26	S 02°05'29" E	14.00'
L27	S 87°54'31" W	20.98'
L28	S 87°54'32" W	33.16'

LOT AND SIZE COVERAGE TABLE

BLOCK 1 LOT NO.	LOT SIZE (sf)	MAX BLDG COVERAGE (sf)	% COVERAGE
1	1,981	1,189	60%
2-15	1,612	967	60%
16	1,815	1,089	60%
41	4,635	2,781	60%

BLOCK 2 LOT NO.	LOT SIZE (sf)	MAX BLDG COVERAGE (sf)	% COVERAGE
1	2,404	1,442	60%
2	2,414	1,448	60%
3	2,397	1,438	60%
4	2,359	1,415	60%
5	2,359	1,415	60%
6	2,397	1,438	60%
7	2,397	1,438	60%
8	2,359	1,415	60%
9	2,359	1,415	60%
10	2,397	1,438	60%
11	2,397	1,438	60%
12	2,359	1,415	60%

BLOCK 4 LOT NO.	LOT SIZE (sf)	MAX BLDG COVERAGE (sf)	% COVERAGE
13	1,684	1,016	60%
14-22	1,503	901	60%
23	1,684	1,016	60%

GENERAL NOTES

1. All Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone, (NAD83)1993 adjustment.
2. All coordinates shown hereon are surface coordinates and are based on the Texas State Plane Coordinate System, South Central Zone (NAD 83) 1993 adjustment. Coordinates are derived from the previous plat. To convert to grid, apply the following scale factor 0.99992535.
3. All lots shown hereon, are hereby restricted to single – family residential uses as defined by chapter 42 (ordinance 1999 –262).
4. 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.
5. 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.
6. All easements are per the recorded plat unless otherwise noted.
7. Subject to a perpetual, non exclusive, Common Area easement, as recorded in H.C.C.F. No. 20080294068.
8. Subject to a Centerpoint Energy Houston Electric, LLC Agreement for the installation, operation and maintenance of an underground/overhead electrical distribution system, as recorded under H.C.C.F. No. 20070451538.
9. Subject to and agreement and easement with Comcast of Houston, LLC for the installation, operation and maintenance of broadband communications service system as recorded under H.C.C.F. No. 20080467477.

BEALL ADDITION 15 1/2 STREET SUBDIVISION

AMENDING PLAT NO. 1

A SUBDIVISION OF 6.4084 AC. / 279,064 SQ. FT.
BEING A REPLAT OF A PORTION OF LOTS 404 - 406 AND ALL OF LOTS 407 - 411 OF SHADY ACRES EXTENSION NO. 3 PER VOL. 8, PG. 28, H.C.M.R. SITUATED IN THE J. REINERMAN SURVEY, ABSTRACT NO. 642
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

JUNE, 2009

REASON FOR AMENDING PLAT

TO AMEND PROPERTY LINES BETWEEN LOTS 1 - 18, BLOCK 1, LOTS 1 - 18, BLOCK 2, AND LOTS 13 - 24, BLOCK 4, AS AND TO DISSOLVE THE LOT LINE BETWEEN LOTS 40 & 41, BLOCK 1 TO ACCOMMODATE PROPOSED DEVELOPMENT

100 LOTS 4 BLOCKS

Owner / Developer
2006 Beall Street, Ltd.
7676 Woodway # 104
Houston, TX 77063
713-862-5767

Surveyor
Windrose Land Services, Inc.
3828 Westchase
Houston, Texas 77042
Phone (713) 458-2282 Fax (713) 461-1151
Professional Surveying and Engineering Services

RECORDER'S MEMORANDUM
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 the instrument was filed and recorded.

W/address revisions