

ABBREVIATIONS LEGEND

A	ABSTRACT
A/C	AIR CONDITION
A.E.	AERIAL EASEMENT
BLDG.	BUILDING
B.L.	BUILDING LINE
C.I.R.	CAPPED IRON ROD
G.B.L.	GARAGE BUILDING LINE
I.S.T.	INSIDE SUBJECT TRACT
O.S.T.	OUTSIDE SUBJECT TRACT
C.O.V.D.	COVERED
C.M.	CONTROL MONUMENT
ELEC.	ELECTRIC
ESMT.	EASEMENT
E.A.E.	EMERGENCY ACCESS EASEMENT
F.C.	FILM CODE
FND	FOUND
H.C.C.F. No.	HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
I.R.	IRON ROD
I.P.	IRON PIPE
P.T.P.	PINCHED TOP PIPE
RES.	RESERVE
R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT

LOT SIZE & COVERAGE TABLE			
LOT NO.	LOT SIZE (SQ.FT.)	% COVERAGE NOT TO EXCEED	MAX. BUILDING PAD COVERAGE NOT TO EXCEED (SQ.FT.)
1	1,796	60% MAX.	1,077.6
2	1,579	60% MAX.	947.4
3	1,797	60% MAX.	1,078.2
4	1,797	60% MAX.	1,078.2
5	1,579	60% MAX.	947.4
6	1,796	60% MAX.	1,077.6
DWELLING UNIT DENSITY TABLE			
TOTAL NO OF DWELLING UNITS	TOTAL GROSS ACREAGE	TOTAL PROJ. DENSITY (UNITS PER AC.)	
6	0.2500 ACRE	24.00	

RESERVE TABLE	
RESERVE "A"=273.00 SF	RESTRICTED TO PARKING
RESERVE "B"=273.00 SF	RESTRICTED TO LANDSCAPE/OPEN SPACE/INCIDENTAL UTILITIES

NOTES:

- 1) 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.
- 2) THE COORDINATES AND SHOWN HEREON ARE BASED UPON TEXAS SOUTH CENTRAL ZONE NO. 4204, NAD83 DATUM. ALL COORDINATES AND DISTANCES (U.S. SURVEY FEET) ARE SURFACE VALUES AND MAY BE BROUGHT TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.99989812.
- 3) 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.
- 4) AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 900 SQ.FT. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION. REFERENCE (41-2 PERMEABLE AREA).
- 5) ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
- 6) 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 POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONG REAR LOT 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 WOOD FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE THEM WITH NEW FENCING.
- 7) THE RESIDENTIAL UNITS OR LOTS LOCATED IN THIS SUBDIVISION ARE ELIGIBLE FOR SOLID WASTE COLLECTION SERVICES BY THE CITY AT THE TIME OR THE FILING OF THE PLAT. NOTWITHSTANDING THE FOREGOING, THE CITY RESERVES THE RIGHT TO AMEND THE LEVEL OF SOLID WASTE COLLECTION SERVICES IT PROVIDES.
- 8) NO HEAVY OR OVERSIZE TRASH COLLECTION SERVICE SHALL BE PROVIDED TO RESIDENTIAL UNITS ELIGIBLE FOR COLLECTION PURSUANT TO ITEM 2 OF SEC 39-65 OF THE CODE OF ORDINANCES.
- 9) VEHICULAR ACCESS TO EACH LOT IS PROVIDED FOR BY A SHARED DRIVEWAY ONLY.
- 10) THIS SUBDIVISION CONTAINS ONE OR MORE SHARED DRIVEWAYS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED 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 SHARED DRIVEWAYS WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY IN THIS SUBDIVISION.

PARKS AND OPEN SPACES		
a	NUMBER OF EXISTING DWELLING UNITS (DU) ☒ I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE	1
b	NUMBER OF PROPOSED DU	6
c	NET NUMBER OF DU	5

NOTES:

- 1) NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSED.
- 2) 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.
- 3) THIS PROPERTY IS LOCATED IN PARK SECTOR NO. 12.
- 4) THIS PERCENTAGE IS (100%) SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATIONS.
- 5) THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THE INCREMENTAL (PROPOSED MINUS EXISTING) DWELLING UNITS.

STATE OF TEXAS

COUNTY OF HARRIS

We, **25th MDA INVESTMENT, INC.**, a Texas corporation, acting by and through **ABDUL HAMMID DUAMNI**, President, being officer of **25th MDA INVESTMENT, INC.**, a Texas corporation, owner hereinafter referred to as owners of the 0.2500 tract described in the above and foregoing map of **25TH STREET MDA DEVELOPMENT**, 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.

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 **25TH MDA INVESTMENT, INC.**, A Texas corporation has caused these presents to be signed by **Abdul Hamid Duamni**, its President, thereunto attested, attested by its Secretary, **Rukaia Sabra**, this ____ day of _____, 20__.

25TH MDA INVESTMENT, INC., A TEXAS CORPORATION

by:
Abdul Hamid Duamni, President

Attest:
Rukaia Sabra, Secretary

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **Abdul Hamid Duamni**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the State of Texas

My Commission expires: _____

STATE OF TEXAS

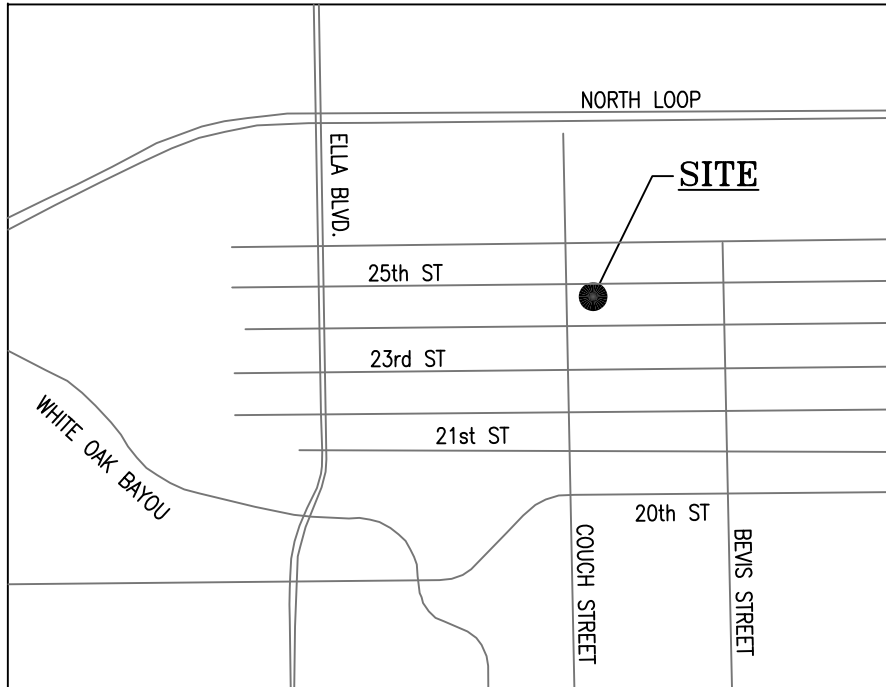
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **Rukaia Sabra**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the State of Texas

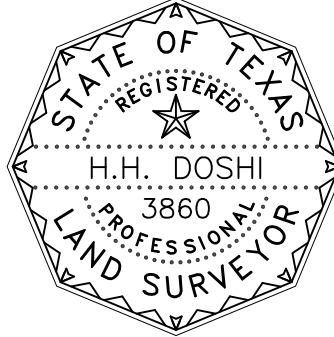
My commission expires: _____



VICINITY MAP
KEY MAP NO. 452-T

I, **H.H. Doshi**, 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, South Central Zone.

H.H. Doshi, P.E., R.P.L.S.
Texas Registration No. 3860



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of **25TH STREET MDA DEVELOPMENT** 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 ____ day of _____, 202__.

By: _____
M Sonny Garza, Vice Chairman

By: _____
Vonn Tran, Secretary

I, **Teneshia 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 _____, 202__, at ____ o'clock ____ M., and duly recorded on _____, 202__, 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.

Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

MDA DEVELOPMENT

PURPOSE FOR REPLAT:
TO CREATE 6 RESIDENTIAL LOTS
2 RESTRICTED RESERVES

A SUBDIVISION OF 0.2500 OF ACRES (10,890 SQ. FT.), SITUATED IN THE HENRY REINERMANN SURVEY, ABSTRACT NO. 644, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ALSO BEING A REPLAT OF THE NORTHEAST QUARTER OF LOT 139, SHADY ACRES SECOND SECTION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 7, PG. 23 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

JULY, 2026

SCALE: 1" = 20'

~ ENGINEER / SURVEYOR ~
DOSHI ENGINEERING & SURVEYING COMPANY
2019 SHADOW PARK DRIVE
KATY, TEXAS 77494-2135
H.H. DOSHI, P.E., R.P.L.S.
713-530-3648
(281)395-9906
doshiengsur@gmail.com
ENGINEERING FIRM REG. # F-9873
SURVEY FIRM REG. # 10087000

~ OWNER ~
25TH MDA INVESTMENT, INC.
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HOUSTON, TEXAS 77056
713-530-3648
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