CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with special request

PHS

November 18, 2026

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER : 2026-1688

PLAT NAME: Enclave at Newport partial replat no 1

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Enclave at Newport being Lots 1, 2, 3, 4, 5, 6, and Reserve "C", Block 2, as recorded under Film Code Number 713609 o the Harris County Map Records. The property is located at east along Port O'Call Street, north along Amsby Cove Court, and south along Northern Bank Road; south of South Diamondhead Blvd. The purpose of the replat is to create 9 single family residential lots.

Pursuant to the Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Department has mailed written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

Attached you will also find a copy of the Variance being requested with this application.

The applicant, Adam Clent, with LJA, Inc., on behalf of the developer, can be contacted at 281-674-1181 for additional information regarding this project. You may also contact the planner Aracely Rodriguez, with the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832) 393-6574.

The Houston Planning Commission will hold a public hearing to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, December 17, 2026 , at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above. **Anyone attending the meeting must sign up on a designated form located at the entrance to the Council Chamber.**

See reverse side for useful information.
Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Joe Panzarella • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman • Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Alejandra Salinas • Sallie Alcorn Controller: Chris Hollins

You may submit comments by sending an email to speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. ALL comments submitted by the deadline will be made part of the meeting record.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements
- **DEED RESTRICTIONS:** Private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **SPECIAL EXCEPTION:** A modification to certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards. This is a type of Special Request.
- **RECONSIDERATION OF REQUIREMENT:** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1688
Plat Name: Enclave at Newport partial replat no 1
Applicant: LJA, Inc.
Date Submitted: 10/16/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow the replatting of a Reserve restricted to Park to single-family lots.

Chapter 42 Section: Sec. 42-193. Rules Governing Partial Replats of Certain Property

Chapter 42 Reference:
(a) The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat.
(b) Property within a subdivision plat that does not contain lots restricted to single-family residential or residential use may be replatted to amend any plat restriction contained on the preceding subdivision plat.
(c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below:
(1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.
(2) A plat restriction limiting the use of property specifically to "nonresidential":
a. May not be amended to permit multifamily residential use of that property unless the applicant demonstrates that the property was actually improved and used for multifamily residential purposes prior to April 3, 1999;
b. May be amended to permit single-family residential use of that property only if:
[1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or
[2] The property abuts a major thoroughfare.
c. May be amended to any more specific "nonresidential" use of that property.
(3) A plat restriction limiting the use of property specifically to "commercial" use:
a. May not be amended to permit multifamily residential use of that property unless the applicant demonstrates that the property was actually improved and used for multifamily residential purposes prior to April 3, 1999;
b. May be amended to permit single-family residential use of that property only if:
[1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or

[2] The property abuts a major thoroughfare.
c. May be amended to any more specific commercial use of that property.
(4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit
a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property; or
b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The subject property is 1.588 acres bounded by Port O'Call Street to the east, Amsby Cove Court to the south, Enclave Pointe Drive to the west, and Northern Bank Road to the north. The site is located in Houston ETJ, Harris County. The proposed plat is a partial replat of Enclave at Newport recorded in film code 664144 M.R.H.C., out of lots 1-6 and Reserve “C” (Park) in block 2. The applicant proposes 9 single family lots and all the proposed lots meet Chapter 42 requirements for minimum lot size, frontage and points of access.

The park reserve was voluntarily created by the developer and was not required as a condition of subdivision approval. Because the property is located within the City of Houston ETJ, there is no requirement to dedicate parkland. The reserve has never been improved for recreational use, and the subdivision remains under construction. Future residents of Enclave at Newport will have access to recreational amenities through membership in the New Property Owners Association of Newport, Inc., including association-owned recreational facilities located within approximately 1,000 feet walking distance of the subject tract.

The application of Chapter 42 would create an impractical development by requiring the continued preservation of a small park reserve that does not provide a meaningful recreational benefit to the greater community. The proposed single-family lots are consistent with the character of the subdivision and are similar in size and width to surrounding lots. The proposed replat represents a more practical and efficient use of the property while preserving residents' access to community recreational amenities. Accordingly, granting the variance would not be contrary to the intent of Chapter 42 or detrimental to the public health, safety, or welfare.

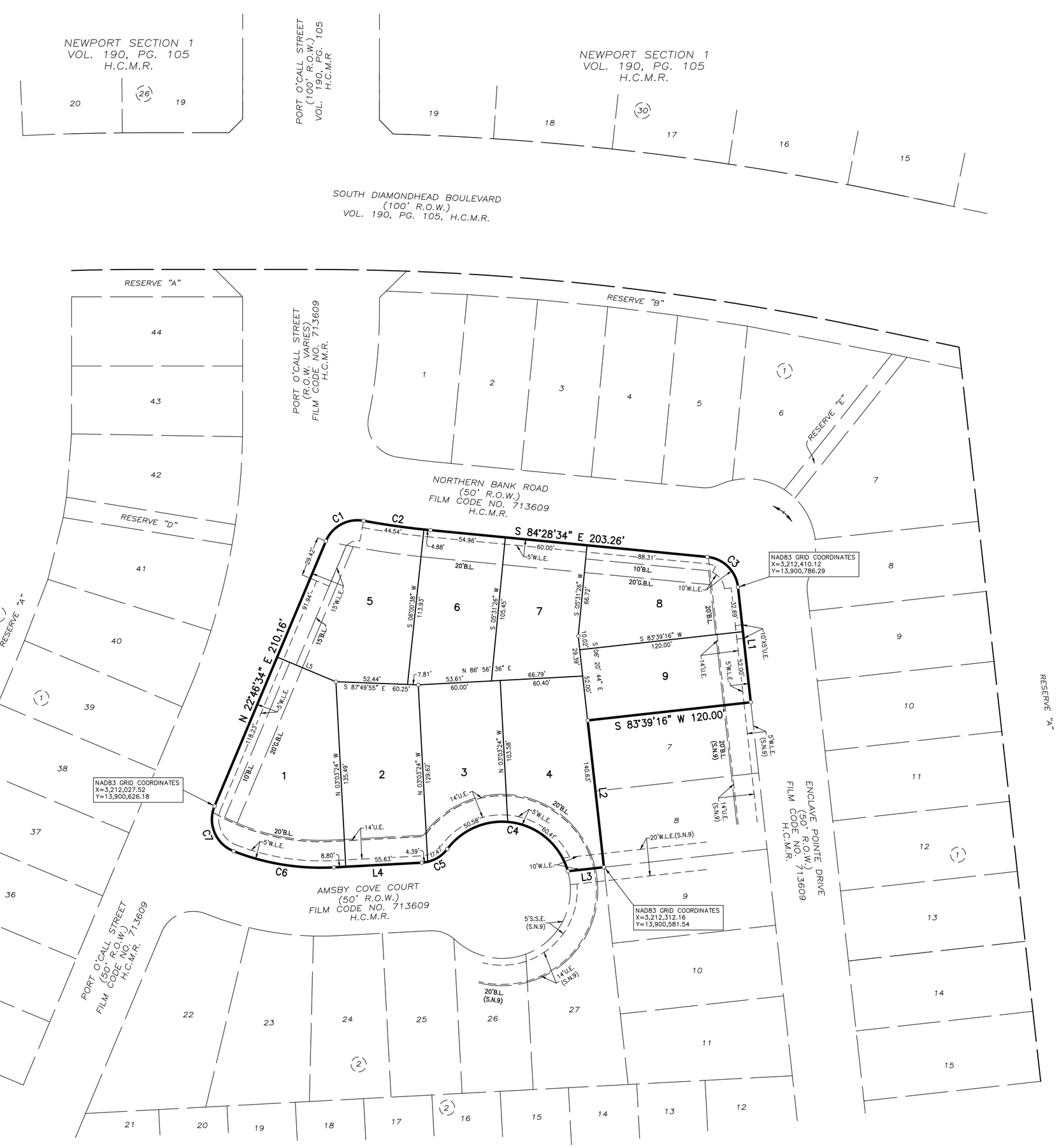
(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The subject tract was originally designated as a park reserve as part of the developer's overall subdivision planning and was not required by subdivision regulations or as a condition of plat approval. As development of the surrounding subdivision progresses, the applicant is seeking to reevaluate the intended use of the

reserve in consideration of the recreational amenities already available to residents through the New Property Owners Association of Newport, Inc. The reserve remains unimproved, and the proposed replat would allow the property to be incorporated into the surrounding single-family residential development in a manner consistent with the established neighborhood character, while maintaining residents' access to nearby recreational amenities.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of Chapter 42 will be preserved and maintained by the proposed variance. The requested amendment will allow development that is consistent with the existing and planned single-family character of the subdivision, as the proposed lots are similar in size and width to surrounding residential lots. The subject reserve was voluntarily designated as a park reserve and was not required as a condition of plat approval. Residents of Enclave at Newport will continue to have access to recreational amenities through the New Property Owners Association of Newport, Inc., including association-owned facilities located within approximately 1,000 feet walking distance of the subject property. The variance will permit a more practical and efficient use of land while maintaining access to community recreational amenities, preserving neighborhood compatibility, and furthering the orderly development objectives of Chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the requested variance will not be injurious to the public health, safety, or welfare. The subject reserve has never been improved or utilized for recreational purposes and does not function as an active community amenity. Residents of Enclave at Newport will continue to have access to recreational amenities through the New Property Owners Association of Newport, Inc., including association-owned facilities located within approximately 1,000 feet walking distance of the subject property. The proposed single-family lots are consistent with the surrounding residential development in terms of size, width, and character. The variance will not adversely affect access, drainage, utilities, public services, or existing recreational facilities, and it will allow the property to be developed in a manner that is compatible with the surrounding neighborhood while preserving access to community amenities.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification for the requested variance. The request is based on the practical and efficient use of land and the continued availability of recreational amenities to residents. The subject tract was voluntarily designated as a park reserve by the developer, was not required as a condition of plat approval, and has never been improved for recreational use. Residents of Enclave at Newport will continue to have access to recreational amenities through the New Property Owners Association of Newport, Inc., including association-owned facilities located within approximately 1,000 feet walking distance of the subject property. The proposed variance would allow development that is consistent with the surrounding residential character, makes more effective use of the property, and maintains access to community recreational amenities. Accordingly, the request is supported by planning, land use, and community considerations rather than economic factors alone.



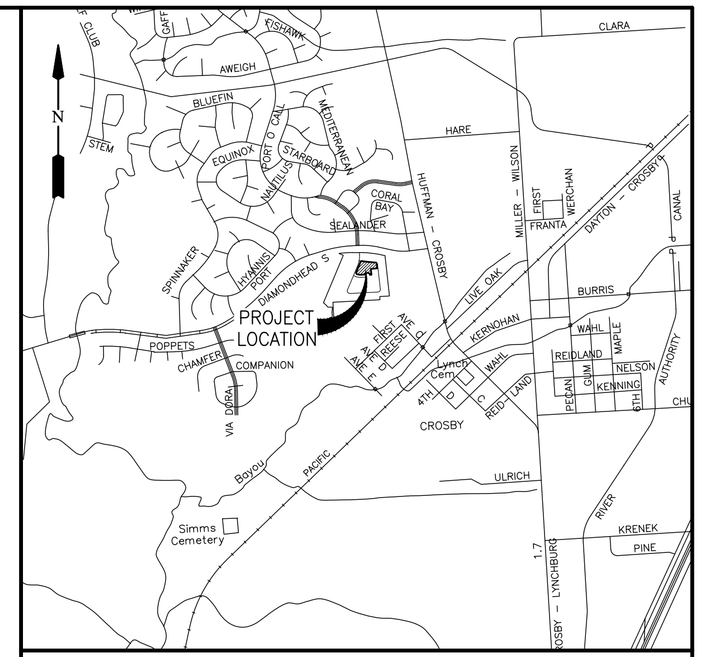
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	77°40'21"	33.89'	N 61°36'44" E	31.35'
C2	575.00'	4°55'28"	49.42'	S 82°00'50" E	49.41'
C3	25.00'	78°07'50"	34.09'	S 45°24'39" E	31.51'
C4	50.00'	127°10'52"	110.99'	N 79°34'03" W	89.56'
C5	25.00'	50°06'05"	21.86'	S 61°53'34" W	21.17'
C6	175.00'	24°27'31"	74.70'	N 80°49'38" W	74.14'
C7	25.00'	91°22'27"	39.87'	N 22°54'40" W	35.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 06°20'44" E	84.69'
L2	S 06°20'44" E	108.00'
L3	S 83°39'16" W	26.61'
L4	S 86°56'36" W	64.43'
L5	S 67°13'26" E	46.54'

N

50 25 0 50

SCALE: 1"=50'



VICINITY MAP

SCALE: 1" = 2000'

KEY MAP NO. 419C

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 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999915198299.
3. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
4. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
5. 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.
6. THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.
7. 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 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.
8. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
9. EASEMENTS AND/OR BUILDING LINES OF RECORD ARE SHOW ON THE PLAT OF ENCLAVE AT NEWPORT, A SUBDIVISION RECORDED IN FILM CODE NUMBER 713609, HARRIS COUNTY MAP RECORDS.
10. SUBJECT TO SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES RECORDED UNDER RP-2025-111464 AND SUBJECT TO PARTIAL RELEASE OF BLANKET EASEMENT RECORDED UNDER RP-2026-134700 OF THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.

LEGEND

B.L.	INDICATES BUILDING LINE
G.B.L.	INDICATES GARAGE BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
H.C.M.R.	INDICATES HARRIS COUNTY MAP RECORDS
H.C.O.P.R.R.P.	INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
S.N.	INDICATES SEE NOTE
NO.	INDICATES NUMBER
R.O.W.	INDICATES RIGHT-OF-WAY
	INDICATES STREET NAME CHANGE

ENCLAVE AT NEWPORT PARTIAL REPLAT NO 1

A SUBDIVISION OF 1.588 ACRES OF LAND SITUATED IN THE HUMPHREY JACKSON LEAGUE, ABSTRACT NUMBER 37, HARRIS COUNTY, TEXAS, MORE PARTICULARLY BEING ALL OF LOTS 1,2,3,4,5,6, AND RESERVE "C", BLOCK 2, OF ENCLAVE AT NEWPORT, A SUBDIVISION OF RECORD UNDER FILM CODE 713610 OF THE MAP RECORDS OF HARRIS COUNTY TEXAS.

9 LOTS 1 BLOCK

OCTOBER 16, 2026 JOB NO. 3432-1102D.309

REASON FOR REPLAT: TO CREATE 9 SINGLE FAMILY LOTS

BUILDER:

DAVIDSON HOMES, LLC,
AN ALABAMA LIMITED LIABILITY COMPANY
24275 KATY FREEWAY, SUITE 225
PARK ROW, TX 77494

OWNER:

DRP MULTISTATE D, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
24275 KATY FREEWAY, SUITE 225
HOUSTON, TX, 77494

ENGINEER AND SURVEYOR:

LJA

3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

LJA, Inc.
Phone 713.953.5200
FRN-F-1386
TBPELS FIRM NO. 10110501

MYLAR CHECK: SUR. PLATTING MGR.
Date\Time : Fri, 16 Oct 2026 - 2:26pm BY: ADAM CLENT
Path\Name : S:\WHOU-CAD\Projdsk1\PLATTING\3432\PLATS\Enclave at Newport PRP 1.dwg

STATE OF TEXAS
COUNTY OF HARRIS

WE, DRP MULTISTATE D, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH HOUDIN HONARVAR, AUTHORIZED SIGNATORY, BEING AN OFFICER OF DW GENERAL PARTNER, LLC, ITS MANAGER OF DRP HOLDCO 3, LLC, ITS SOLE MEMBER OF DRP MULTISTATE D, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 1.588 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ENCLAVE AT NEWPORT PARTIAL REPLAT NO 1, 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 THE 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 (15' 0") FEET 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 CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

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 MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, THE DRP MULTISTATE D, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY HOUDIN HONARVAR, AUTHORIZED SIGNATORY OF DW GENERAL PARTNER, LLC, ITS MANAGER OF DRP HOLDCO 3, LLC, ITS SOLE MEMBER OF DRP MULTISTATE D, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 20____.

DRP MULTISTATE D, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: DRP HOLDCO 3, LLC,
ITS SOLE MEMBER

BY: DW GENERAL PARTNER, LLC,
ITS MANAGER

BY: _____
HOUDIN HONARVAR
AUTHORIZED SIGNATORY

STATE OF NEW YORK
COUNTY OF NEW YORK

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HOUDIN HONARVAR, AUTHORIZED SIGNATORY OF DW GENERAL PARTNER, LLC, ITS MANAGER OF DRP HOLDCO 3, LLC, ITS SOLE MEMBER OF DRP MULTISTATE D, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF NEW YORK

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ENCLAVE AT NEWPORT PARTIAL REPLAT NO 1 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 _____, 20____.

BY: _____
LISA M. CLARK, CHAIR
OR M. SONNY GARZA, VICE-CHAIR

BY: _____
VONN TRAN, SECRETARY

I, MILTON RAHMAN, COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS' COURT AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW AS AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENTS.

_____
MILTON RAHMAN, P.E.
COUNTY ENGINEER

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY AND EX OFFICIO CLERK OF THE HARRIS COUNTY COMMISSIONERS' COURT, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS APPROVED AT A LEGALLY CONVENED MEETING OF THE HARRIS COUNTY COMMISSIONERS' COURT HELD ON _____, 20____ BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

_____
TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY:_____
DEPUTY

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 _____, 20____, AT _____ O'CLOCK ___.M., AND DULY RECORDED ON _____, 20____, AT _____ O'CLOCK ___.M., AND AT FILM CODE NO. _____ 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.

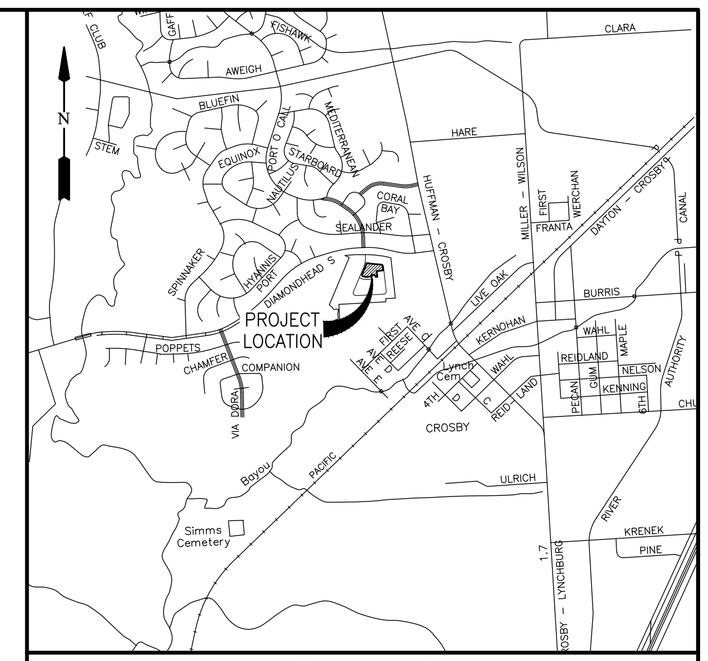
_____
TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY:_____
DEPUTY

I, BENJAMIN LOWE, 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.

_____
BENJAMIN LOWE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6944

STATE OF TEXAS
REGISTERED
BENJAMIN LOWE
6944
PROFESSIONAL
LAND SURVEYOR



VICINITY MAP
SCALE: 1" = 2000'

KEY MAP NO. 419C

ENCLAVE AT NEWPORT
PARTIAL REPLAT NO 1

A SUBDIVISION OF 1.588 ACRES OF LAND SITUATED IN THE HUMPHREY JACKSON LEAGUE, ABSTRACT NUMBER 37, HARRIS COUNTY, TEXAS, MORE PARTICULARLY BEING ALL OF LOTS 1,2,3,4,5,6, AND RESERVE "C", BLOCK 2, OF ENCLAVE AT NEWPORT, A SUBDIVISION OF RECORD UNDER FILM CODE 713610 OF THE MAP RECORDS OF HARRIS COUNTY TEXAS.

9 LOTS 1 BLOCK

OCTOBER 16, 2026 JOB NO. 3432-1102D.309

REASON FOR REPLAT: TO CREATE 9 SINGLE FAMILY LOTS

BUILDER:
DAVIDSON HOMES, LLC,
AN ALABAMA LIMITED LIABILITY COMPANY
24275 KATY FREEWAY, SUITE 225
PARK ROW, TX 77494

OWNER:
DRP MULTISTATE D, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
24275 KATY FREEWAY, SUITE 225
HOUSTON, TX, 77494

ENGINEER AND SURVEYOR:

LJA

3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

LJA, Inc.
Phone 713.953.5200
FRN-F-1386
TBPELS FIRM NO. 10110501

SHEET 1 OF 2

MYLAR CHECK: SUR. _____ PLATTING MGR. _____

Date\Time - 15 Oct 2026 - 2:26pm BY: ADAM CLAYE
Path\Name - S:\WORKPACKAGES\PLATTING\3432\PLATS\Enclave at Newport PRP 1.dwg