

ZINN DRIVE (60' WIDE RIGHT OF WAY)  
VOLUME 20 AT PAGE 60  
MAP RECORDS OF HARRIS COUNTY, TEXAS

ST. CHARLES PLACE  
VOLUME 20, PAGE 60  
MAP RECORDS OF HARRIS COUNTY, TEXAS

ST. CHARLES PLACE  
PARTIAL REPLAT NO. 11  
FILM CODE #97595  
MAP RECORDS OF HARRIS COUNTY, TEXAS

ST. CHARLES PLACE  
SECOND SECTION  
VOLUME 23, PAGE 7  
MAP RECORDS OF HARRIS COUNTY, TEXAS

ST. CHARLES PLACE  
SECOND SECTION  
VOLUME 23, PAGE 7  
MAP RECORDS OF HARRIS COUNTY, TEXAS

RIDGE DRIVE (60' WIDE RIGHT OF WAY)  
VOLUME 23 AT PAGE 7  
MAP RECORDS OF HARRIS COUNTY, TEXAS

ST. CHARLES PLACE  
SECOND SECTION  
VOLUME 23, PAGE 7  
MAP RECORDS OF HARRIS COUNTY, TEXAS

### ST CHARLES PLACE SECTION 2 PARTIAL REPLAT NO 10

BEING A REPLAT OF LOTS 5 AND 6, BLOCK 35 OF  
ST CHARLES PLACE SECOND SECTION  
AS RECORDED IN VOLUME 23 AT PAGE 7  
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

CONTAINING 0.7668 OF AN ACRE OUT OF THE  
REUBEN WHITE SURVEY, A - 84,  
HARRIS COUNTY, TEXAS

JULY 2024 3 LOTS 1 BLOCK

JURISDICTION: HARRIS COUNTY, TEXAS

NO ETJ.

OWNERS: SERGIO VARGAS and wife, CECILIA VARGAS

REASON FOR REPLAT:  
TO CREATE THREE LOTS

HUTCHISON & ASSOCIATES

ENGINEERS AND SURVEYORS  
1209 DECKER DR. ~ BAYTOWN, TEXAS 77520 ~ 281-422-8213  
ENG. FIRM # F-267 ~ SURVEYING FIRM # 100293-00

GENERAL NOTES:

NOTE 1: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 1.0.

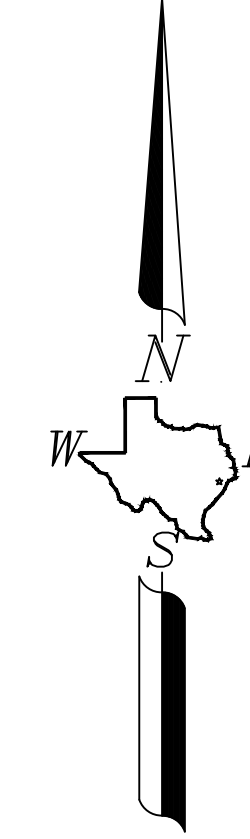
NOTE 2: THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN "REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE".

NOTE 3: SUBJECT TO RESTRICTIONS AND UNDETERMINED EASEMENTS AS SET OUT ON RECORDED PLAT/MAP RECORDED IN VOLUME 23, PAGE 7 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

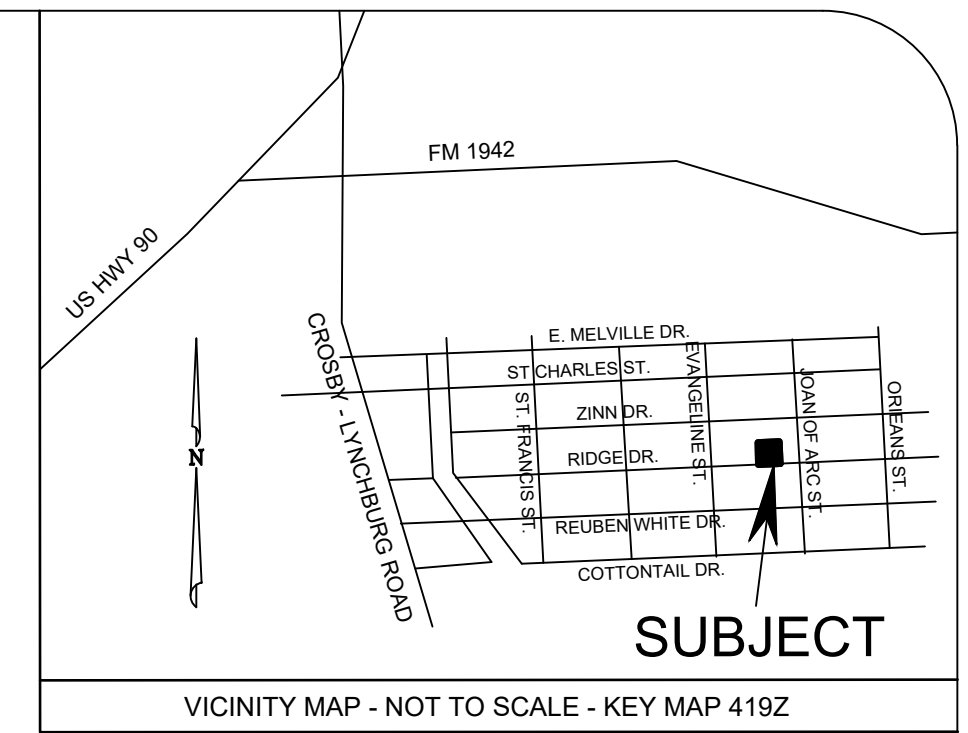
NOTE 4: DETENTION IS NOT REQUIRED IF THE DEVELOPED AREA IS LIMITED TO THE FIRST 150 FEET OR THE TOTAL IMPERVIOUS DEVELOPED AREA DOES NOT EXCEED THE AREA CALCULATED BY MULTIPLYING THE 150-FOOT LOT DEPTH BY THE LOT WIDTH ADJACENT TO THE PUBLIC ROAD.

EVANGELINE STREET (60' WIDE RIGHT OF WAY)  
VOLUME 23 AT PAGE 7  
MAP RECORDS OF HARRIS COUNTY, TEXAS

JOAN OF ARC STREET (60' WIDE RIGHT OF WAY)  
VOLUME 23 AT PAGE 7  
MAP RECORDS OF HARRIS COUNTY, TEXAS



SCALE: 1 INCH = 40'



I, Tenneshia 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 \_\_\_\_\_, 2024 by an order entered into the minutes of the court.

Tenneshia Hudspeth  
County Clerk  
of Harris County, Texas

By: \_\_\_\_\_  
Deputy

I, Tenneshia 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 \_\_\_\_\_, 2024, 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.

Tenneshia Hudspeth  
County Clerk  
of Harris County, Texas

By: \_\_\_\_\_  
Deputy

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

THIS IS TO CERTIFY THAT I, JULIENE HARROD, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4379, OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL CORNERS OF BLOCK LINES, POINT OF INTERSECTIONS OF CURVES, AND TANGENTS OF THE SUBDIVISION ARE PROPERLY MARKED AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

Juliene Harrod  
JULIENE HARROD  
RPLS NO. 4379



STATE OF TEXAS  
COUNTY OF HARRIS

We, SERGIO VARGAS and wife, CECILIA VARGAS, owners, hereinafter referred to as Owners of the 0.7668 of an acre tract described in the above and foregoing map of ST CHARLES PLACE SECTION 2 PARTIAL REPLAT NO 10, 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 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 (on the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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 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) 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 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 not more than two (2) residential units per lot.

WITNESS my hand in the City of Baytown, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By: \_\_\_\_\_  
SERGIO VARGAS, Owner

By: \_\_\_\_\_  
CECILIA VARGAS, Owner

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared SERGIO VARGAS, 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 \_\_\_\_\_, 2024

Notary Public in and for the State of Texas

Print Name \_\_\_\_\_

My Commission expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared CECILIA VARGAS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2024

Notary Public in and for the State of Texas

Print Name \_\_\_\_\_

My Commission expires: \_\_\_\_\_



OFFICE OF THE COUNTY ENGINEER  
DR. MILTON RAHMAN, P.E., PMP, CFM, ENV SP

# NOTICE

**Date:** July 24, 2024

**Subject:** ST CHARLES PLACE SECTION 2 PARTIAL REPLAT NO 10

All,

Harris County has received the plat application to Approve the Revision of a Plat to be called "ST CHARLES PLACE SECTION 2 PARTIAL REPLAT NO 10": Being a subdivision of a 0.7668 of an Acre tract of land situated in the Reuben White Survey, Abstract No. 84 and also being a Replat of Lot 5 and 6, Block 35 of ST CHARLES PLACE SECTION 2 as recorded in Volume 23, Page 7 of the Map Records of Harris County, Texas.

Notice is hereby given that a public meeting of the Commissioners Court of Harris County, Texas, will be held on **September 19<sup>th</sup>, 2024, at 10:00 a.m.** in the Courtroom of the Commissioners Court of Harris County, Texas, on the first floor of the Harris County Administration Building, 1001 Preston Avenue, Houston, Texas 77002, for the purpose of considering and taking action on this matter brought before the Court.

The public meeting may be held online so visit [www.harriscountytexas.gov](http://www.harriscountytexas.gov) or [www.harriscountytexas.gov/Government/Court-Agenda/Court-Videos](http://www.harriscountytexas.gov/Government/Court-Agenda/Court-Videos). If you wish to speak at the meeting please call 713-274-1111 or sign up at [appearancerequest.harriscountytexas.gov](http://appearancerequest.harriscountytexas.gov).

If any other further assistance is needed, please contact me directly.

Sincerely,

Milton Rahman, PhD, P.E., PMP, CFM, ENV SP  
Executive Director | County Engineer

MR/jb  
attachments



Commercial



Residential



Public Review



Compliance



E-Permits

[HCED Home](#)

## Welcome to Platting

### City of ...

[Baytown](#)

[Deer Park](#)

[Houston](#)

[Jersey Village](#)

[Katy](#)

[La Porte](#)

[Pasadena](#)

[Pearland](#)

[Stafford](#)

[Tomball](#)

[Waller](#)

Harris County is the 3rd most populous county in the United States; it is paramount to remain strategically organized and equipped to offer the very best service possible to our constituents, the development community and municipal partners. As a regulatory agency, it is our goal to assist the development community in envisioning, creating and building vibrant and sustainable developments for all residents of Harris County. We trust that this online tool will be of assistance to anyone looking to develop within Harris County.

The Platting Staff is charged with enforcing the Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure as amended from time to time by the Harris County Commissioners' Court. Our knowledgeable and professional staff is dedicated to doing everything possible to ensure that all subdivision related projects are handled in a professional, courteous and timely manner.

### Extraterritorial Jurisdiction

Several municipalities have extended their development ordinances to require municipal review and approval of subdivision of land within their extraterritorial jurisdictions in unincorporated Harris County. Below are links that will take you to each of their planning home pages for further development guidelines:

Subdivision of land in certain areas (No ETJ) is solely reviewed and approved by Harris County Platting Group. [Area Map](#)

### Contact Information

#### Platting Manager:

Julian Boxill  
[julian.boxill@harriscountytexas.gov](mailto:julian.boxill@harriscountytexas.gov)

1111 Fannin St., 8th Floor

Houston, TX 77002

**Phone:** 713-274-3932  
**Email:** [platting@harriscountytexas.gov](mailto:platting@harriscountytexas.gov)

#### [Harris County Permits Directory](#)

#### Traffic Design and Operations Support

Fred Mathis, Jr. P.E.  
713-274-3770  
[fred.mathis@harriscountytexas.gov](mailto:fred.mathis@harriscountytexas.gov)

[trafficpermits@harriscountytexas.gov](mailto:trafficpermits@harriscountytexas.gov)

#### [Planner of the Day](#)

#### [Platting Exception Request](#)

#### [All Regulations, Documents & Forms](#)

## **Policy Affecting CPC-101 Expirations**

If an applicant has a plat mylar in our possession and there is a risk that it will not be promoted to Commissioners' Court prior to the expiration of the CPC-101, an Extension of Approval (EOA) must be filed in a timely manner with the City of Houston.

Chapter 42 allows for a single one year extension. Accordingly, if your final plat has not been promoted to Commissioners' Court for approval prior to the expiration of your EOA, you will be notified in writing and your plat will be returned to the City of Houston for further disposition. Should this happen, you will be required to submit a new plat application with the City of Houston.

## **Requirements of 30§TAC 285**

In accordance with the requirements of [30§TAC 285](#) and the [Rules of Harris County, Texas for On-Site Sewage Facilities](#), an On-Site Sewage Facility (OSSF) Subdivision Planning Report is required prior to approval of plats not located within a known service area for public sewer services.

Please refer to [OSSF Subdivision Planning Report](#) for more information.

[Plat Search](#)

[Plat Requirements](#)

[Platting Notes](#)

[Frequently Asked Questions](#)

[New Digital Plat Requirements](#)

## **Commissioners' Court & Platting Deadlines**

Click on the colored tab for more information regarding an event.

If this calendar is blank, please use **Chrome** to view

properly.

Today

September 2024 Print Week Month

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Sep 1 Tax Cer	2 Labor D	3	4	5 COH PC Rec Dea	6	7
8	9	10	11	12	13	14
15	16	17	18	19 COH PC Comm.	20	21
22	23	24	25	26 Rec Dea	27	28
29	30	Oct 1	2	3 COH PC	4	5

Events shown in time zone: Central Time -

Calendar

### Common Documents

### Files and Links

## Public Notices

HERON LAKES ESTATES PARTIAL REPLAT NO 1

HERON LAKES ESTATES PARTIAL REPLAT NO 2

HERON LAKES ESTATES PARTIAL REPLAT NO 3

ST CHARLES PLACE SECTION 2 PARTIAL REPLAT NO 8

ST CHARLES PLACE SECTION 2 PARTIAL REPLAT NO 10

ST CHARLES PLACE PARTIAL REPLAT NO 17

## Latest News

### NEW- Revised Regulations

- Construction in Harris County or Harris County Flood Control ROW Regulations
- Stormwater Quality Regulations
- Infrastructure Regulations, October 10, 2023 (Updated for use with 2023 Standards & Specifications)

## Links & Tools

### New - Amended Salvage Yard Regulations-

Amended Salvage Yard Regulations

e-Permits Overview

Look what's new in **PLATTING**

Property Search and Address Map

FEMA

## Quick Docs

All Documents and Forms

Certificate of Compliance Request

**NEW-** Revising Approved Plans

**NEW -** Civil Review Sheet (PDF/DWG)

**NEW -** Change of Address

**NEW -** General Information Request

## Contacts

### General Inquiries

HCPPermitsTech@harriscountytx

### ePermits Support

ePermits Support

### Records Request/FOIA Requests

### Report Unpermitted Development or

**Compliance Issues:**  
Report a Complaint

- Infrastructure Regulations, September 1, 2023 (Use with 2017 Standards & Specifications)
- Floodplain Management

**NEW-** Harris County Fire Code Standard

**NEW-** Checklist for Triage Review of Administratively Complete Application

**NEW-** Inspection Request

**NEW-** Fee Schedule

**NEW-** Storm Event Repair Permit

**Minimum Standards for Communities Draining to Harris County**

**CODEWORD – Downstream Easements Fire Lane Checklist**

**Request for Abandonment of Flood Plain Easement**

**CODEWORD - Floodplain Easement Clarification**

Harris County Fire Code Regulations (Amended 12/14/2021, Effective 03/01/2022)

LOMR for West Little York Bridge over Bear Creek

Petition Vested Rights Determination

Harris County Small Watershed Restrictor Calculator User Instructions

Harris County Small Watershed Restrictor Calculator

Harris County, TX Small Watershed Restrictor Study Phase 3

Harris County Health Department

Development Inspections

Final Fire Inspection Request

Fireworks Stands

Geographic Information Systems

Harris County, Texas

Harris County Regulations (12/5/2017)

Floodplain Regulations Cheat Sheet

Foundation Certificate

Harris County Appraisal District

Harris County Flood Control

Harris County Fire Marshal Office

HHW - Household Hazardous Waste

Job Start Notification

Legacy Permits Log In (CHROME)

Residential Alarm Permit

E-File Affidavit

Emergency ROW Work

Floodplain Elevation Certificate

HC Culvert Pipe Procedure

Incorporated Municipalities

No ETJ Zone MTFP

Steps To Compliance June 2024

48 Hour Pre-Construction Notice

2017 COH Major Thoroughfare Plan

No Zoning Letter-2024

NEW Power Release Status

Power Release

Project Review Routing Form

Signs Flyer and Checklist

## Permits Directory

### Harris County Floodplain Administrator

Darrell Hahn, P.E.  
darrell.hahn@harriscountytexas.gov

### Manager - Harris County Watershed Protection

Danielle Cioce, MS, PMP  
danielle.cioce@harriscountytexas.gov

10555 Northwest Freeway  
Office Suite 120  
Houston, Texas 77092

**Permits Office Main Phone:**  
713-274-3900

**Days:** Monday - Friday  
(Except Holidays)

**Hours:** 7:30 am to 4:30 pm

### Holiday Office Closures

