

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person (s) whose name (s) are subscribed to the forgoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity.

Notary Public in and for the State of Texas
My Commission Expires: _____

We, Houston West Management, LLC, owner and holder of a lien (or liens) against the property described in the plat known as Pine Trails Sec partial replat no 1, said lien (or liens) being evidenced by instrument of record in the Clerk's File No. (RP-2022-63654) of the O.P.R.O.R.P. of (Harris county, Texas), do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I (or we) hereby confirm that I am (or we are) the present owner (or owners of said lien (or liens) and have not assigned the same nor any part thereof.)

We, **SFCC VENTURES, LLC**, acting by and through **Juan Ortega, Project Manager**, being officers of **SFCC VENTURES, LLC**, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 0.1928 acres tract described in the above and foregoing map of **Pine Trails Sec 9** partial replat no 1, do hereby make and establish said subdivision and development plat 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, 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 on 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, and six inches (6") for six feet (6' 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 total 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) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, drains, 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.

THURTER, Owners do hereby covenant and agree that all of the property within the boundaries of this plot 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, piling 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;

IN TESTIMONY WHEREOF, the SFCC VENTURES, LLC has caused these presents to be signed by
 Juan Ortega, Project Manager, thereunto authorized, _____ day of _____, 2022

BEFORE ME, the undersigned authority, on this day personally appeared Juan Ortega, Project Manager, known to me to be the person (s) whose name (s) are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022

Notary Public in and for the State of Texas
My Commission Expires: _____

[illegible]

I, David L. Bowdeman am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above plat was made from a true and correct copy taken from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, line ends, and other points of reference are marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths ($\frac{5}{8}$) inch and a length of not less than three (3) feet; and that the plat boundary shown thereon has been tied to the Texas Coordinate System of 1983, South Central Zone.

DAVID L. BOWDEN, R.P.L.S. Date
Texas Registration No. 4864

I, Tenesiah 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 _____, 2022 at _____ o'clock __.M., and duly recorded on _____, 2022 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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Pine Trails Sec 9 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 _____, 2022.*

Pine Trails Sec 9 partial
replat no 1

A subdivision of 0.1928 acres of land,

OWNER:
SFCC VENTURES, LLC
22136 Westheimer Pkwy Suite 952
Katy, Texas 77450

Reason for Replat:
to create 2 Lots, 1 Block, 1 Reserve

LOTS: 2 BLOCKS: 1 RESERVES: 1

PREPARED BY :

PLS Construction Layout, Inc
2500 E TC Jester Blvd Ste 180
Houston, Texas 77008

Surveyor:

Bowden Survey
PROFESSIONAL SURVEYING SERVICES
12000 WESTHEIMER ROAD, SUITE 106
HOUSTON, TEXAS 77077
E: (281) 531-1900 FAX: (281) 531-4900
TBPLS Registration No. 10127400

June 06, 2022

SCALE : 1" = 20'

1. Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
2. All coordinates shown herein are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may be brought to surface by applying the following scale factor 0.999897005.
3. All lots dedicated by this plat are hereby restricted to single -family residential uses so 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 shall also 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. Each lot shall provide a minimum of two off-street parking spaces per unit. In those instances where a secondary unit is provided only one additional space shall be provided.
6. 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.
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. Building coverage is limited to 60% of the area of each lot.

9. Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision.

10. The land within this subdivision plat is located within a Controlled Compatible Land Use Area established by City of Houston Ordinance No. 2008-1052 and may be subject to regulations restricting the use of the land.

11. Detention is not required if the developed area is limited to the first 150 feet on the lot and 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.

12. Agreement for Underground Electric Service with Houston Lighting & Power Company as recorded in Harris County Clerk's File No.(s) F766458 and H139622.

COMPENSATING OPEN SPACE TABLE-SUBURBAN AREA	
TOTAL No. OF LOTS LESS THAN 5000 S.F.	2
TOTAL AREA OF LOTS LESS THAN 5000 S.F.	8,400 SQ. FT.
AVERAGE LOT SIZE LESS THAN 5000 S.F.	4,200.0 SQ. FT.
COMPENSATING OPEN SPACE REQUIRED PER LOT	200 SQ. FT.
COMPENSATING OPEN SPACE REQUIRED	400 SQ. FT.
TOTAL AREA OF COMPENSATING OPEN SPACE	400 SQ. FT.

I, Milton Rahman, P.E., County Engineer of Harris County, hereby certify that the plot 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.

Lloyd Smith
Interim County Engineer