

STATE OF TEXAS §
COUNTY OF HARRIS §

We, Peek Road Manors Property LLC, a Delaware limited liability company, acting by and through Thomas Fichman, Senior Vice President, Investments of Peek Road Manors Property LLC, a Delaware limited liability company, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 20.91 acre tract described in the above and foregoing map of VENTANA LAKES EAST RESERVES AT PEEK ROAD SEC 1, do hereby make and establish said subdivision and development plan of said property according to all laws, 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 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 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 easement 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.

IN TESTIMONY WHEREOF, the Peek Road Manors Property LLC, a Delaware limited liability company, has caused these presents to be signed by Thomas Fichman, Senior Vice President, Investments of Peek Road Manors Property LLC, a Delaware limited liability company, thereunto authorized, this ____ day of _____, 2023.

OWNER
Peek Road Manors Property LLC,
a Delaware limited liability company

By: Thomas Fichman,
Senior Vice President, Investments

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared Thomas Fichman, Senior Vice President, Investments of Peek Road Manors Property 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 they 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 _____, 2023.

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

I, Kevin M. Reidy, 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.

Kevin M. Reidy,
Registered Professional Land Surveyor
Texas Registration No. 6450

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Ventana Lakes East Reserves at Peek Road Sec 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: Martha L. Stein (or) M. Sonny Garza
Chair or Vice Chairman
By: Margaret Wallace Brown, AICP, CNU-A
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 Code and all other Court adopted drainage requirements.

Milton Rahman, P.E.
County Engineer

I, Tenechia Husspeth, 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.

Tenechia Husspeth
County Clerk
Of Harris County, Texas

By: Deputy

I, Tenechia Husspeth, 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.

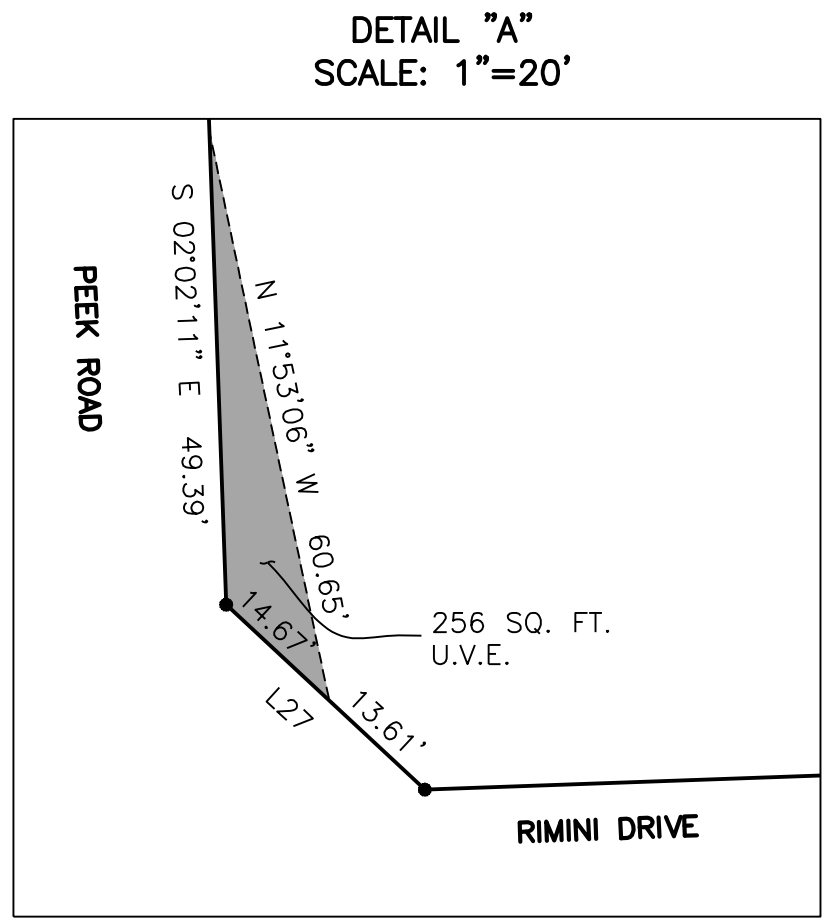
Witness my hand and seal of office, at Houston, the day and date last above written.

Tenechia Husspeth
County Clerk
Of Harris County, Texas

By: Deputy

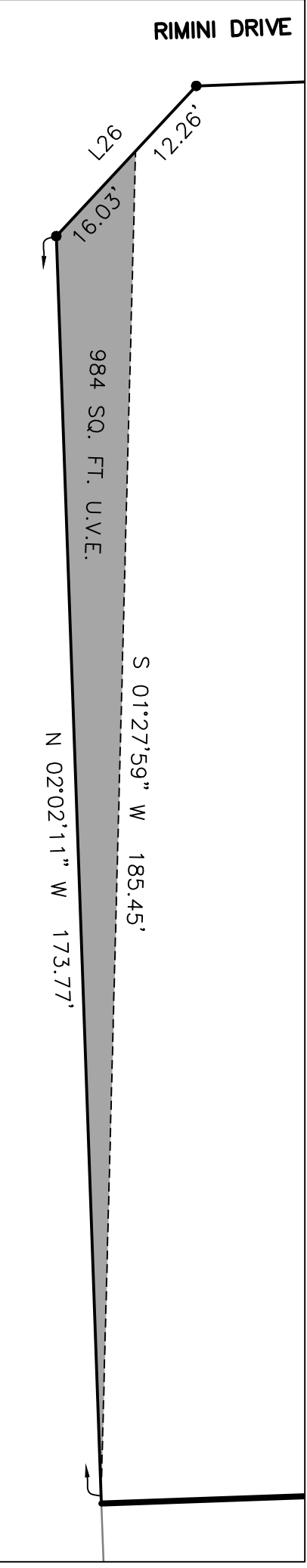
NOTES:

- AC. indicates Acres
B.L. indicates Building Line
F.C. No. indicates Film Code Number
H.C.C.F. No. indicates Harris County Clerk's File Number
H.C.M.R. indicates Harris County Map Records
R indicates Radius
R.O.W. indicates Right-Of-Way
SQ. FT. indicates Square Feet
U.E. indicates Utility Easement
U.V.E. indicates Unobstructed Visibility Easement
_____ indicates Street Name Change
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 0.99989946160.
- Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- Unless otherwise indicated, the building line (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.
- 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.
- The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
- 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
- All lot corners are Set 5/8" iron rods with cap stamped "E.H.R.A. 713-7884-4500" unless otherwise noted.



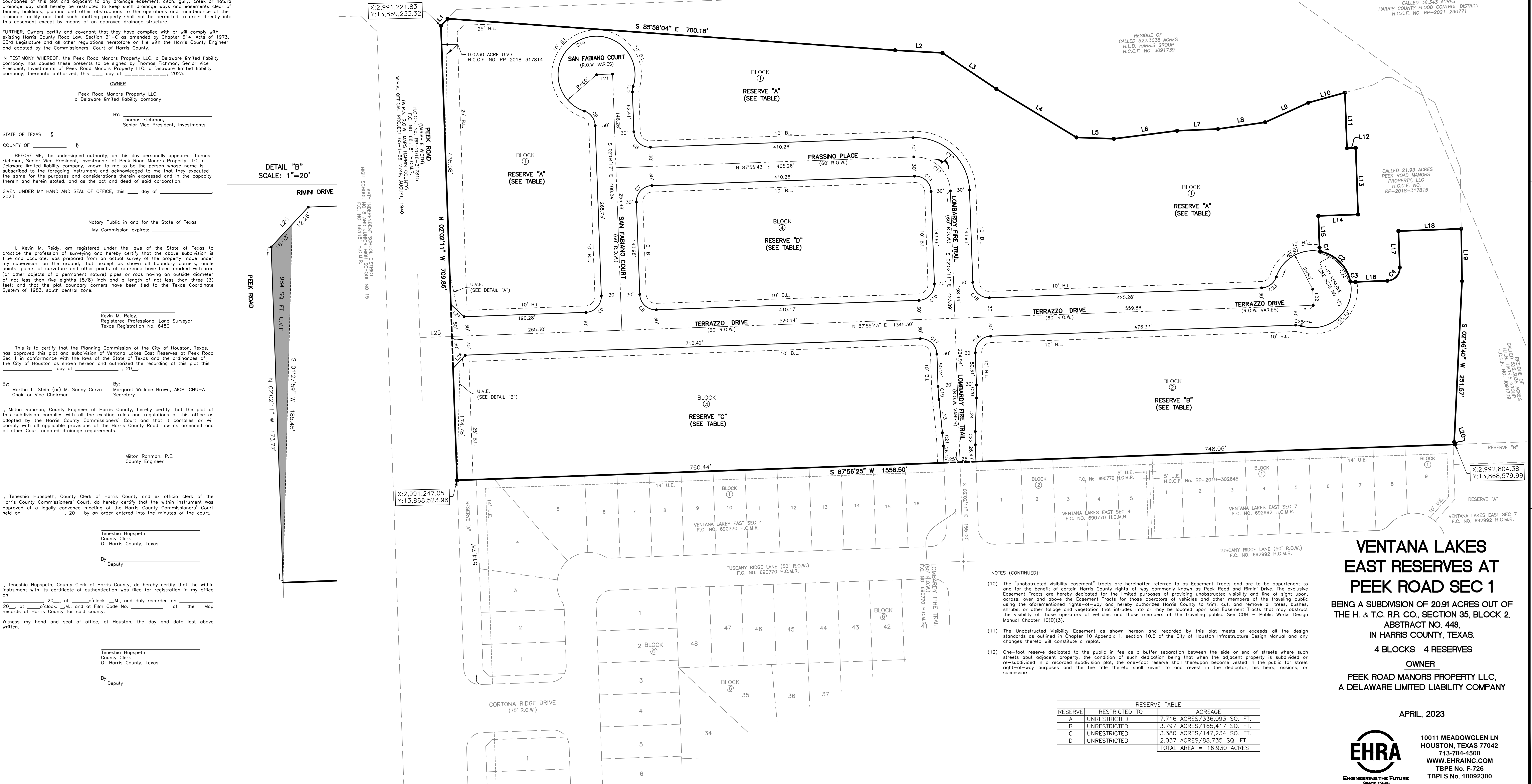
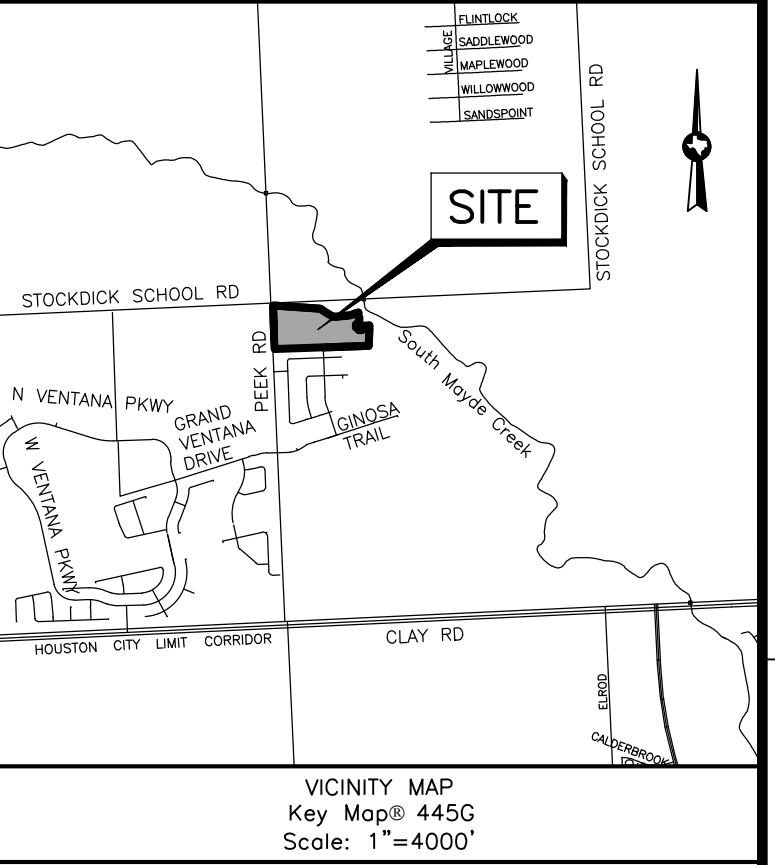
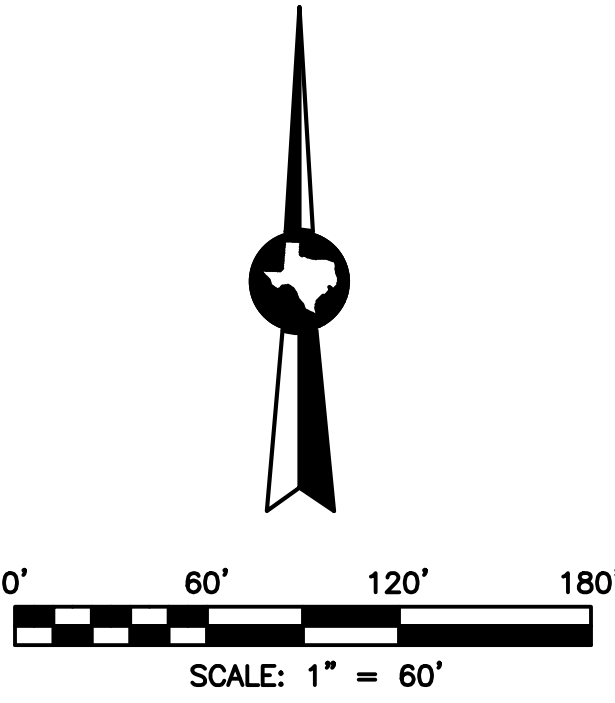
STOCKDICK SCHOOL ROAD
(VARIABLE WIDTH)
H.C.C.F. NO. RP-2018-317815,
RP-2018-452062, AND RP-2019-488661

DETAIL "B"
SCALE: 1"=20"



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	6.34'	6.32'	S 09°19'57" E	14°31'20"
C2	60.00'	65.10'	61.95'	S 47°02'51" E	62°10'03"
C3	25.00'	7.85'	7.82'	S 83°04'21" E	17°59'52"
C4	20.00'	31.42'	28.28'	N 42°55'43" E	90°00'00"
C5	25.00'	39.27'	35.36'	S 42°55'43" W	90°00'00"
C6	25.00'	39.27'	35.36'	N 47°04'17" W	90°00'00"
C7	25.00'	39.27'	35.36'	N 42°55'43" E	90°00'00"
C8	25.00'	39.27'	35.36'	S 47°04'17" E	90°00'00"
C9	25.00'	30.24'	28.43'	N 36°43'12" W	69°17'50"
C10	60.00'	281.85'	85.48'	S 63°12'13" W	269°08'42"
C11	25.00'	8.66'	8.62'	N 07°51'09" E	19°50'51"
C12	85.00'	133.57'	120.24'	S 47°03'14" E	90°02'06"
C13	55.00'	86.43'	77.81'	S 47°03'14" E	90°02'06"
C14	25.00'	39.29'	35.37'	S 47°03'14" E	90°02'06"
C15	25.00'	39.25'	35.34'	S 42°56'46" W	89°57'54"
C16	25.00'	39.29'	35.37'	S 47°03'14" E	90°02'06"
C17	25.00'	39.29'	35.37'	S 47°03'14" E	90°02'06"
C18	25.00'	39.25'	35.34'	S 42°56'46" W	89°57'54"
C19	300.00'	20.63'	20.63'	N 04°00'24" W	3°56'26"
C20	300.00'	20.63'	20.63'	S 00°03'58" E	3°56'26"
C21	300.00'	20.63'	20.63'	S 04°00'24" E	3°56'26"
C22	300.00'	20.63'	20.63'	N 00°03'58" W	3°56'26"
C23	25.00'	30.27'	28.45'	N 53°14'51" E	69°22'24"
C24	60.00'	281.71'	85.38'	S 26°56'23" E	269°00'37"
C25	25.00'	8.57'	8.53'	S 82°15'10" E	19°38'13"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 42°59'10" E	15.36'
L2	S 86°49'51" E	74.07'
L3	S 56°12'38" E	101.23'
L4	S 58°48'10" E	146.15'
L5	S 87°59'19" E	56.38'
L6	N 82°46'32" E	99.41'
L7	N 87°30'38" E	63.96'
L8	N 81°56'44" E	74.35'
L9	N 69°36'02" E	73.97'
L10	N 74°40'43" E	59.27'
L11	S 02°04'17" E	86.64'
L12	N 87°55'43" E	13.67'
L13	S 02°04'17" E	104.13'
L14	S 87°55'43" W	62.00'
L15	S 02°04'17" E	49.40'
L16	N 87°55'43" E	50.15'
L17	N 02°04'17" W	56.89'
L18	N 87°55'43" E	98.04'
L19	S 00°53'05" E	81.67'
L20	S 18°48'29" E	3.86'
L21	N 87°55'43" E	24.95'
L22	N 02°04'17" W	25.06'
L23	S 05°58'37" E	52.11'
L24	S 01°54'15" W	52.11'
L25	S 87°55'43" W	50.00'
L26	N 42°56'46" E	28.29'
L27	S 47°03'14" E	28.28'



- NOTES (CONTINUED):
- The "unobstructed visibility easement" tracts are hereinafter referred to as Easement Tracts and are to be appurtenant to and for the benefit of certain Harris County rights-of-way commonly known as Peek Road and Rimini Drive. The exclusive Easement Tracts are hereby dedicated for the limited purposes of providing unobstructed visibility and line of sight upon, across, over and above the Easement Tracts for those operators of vehicles and other members of the traveling public using the aforementioned rights-of-way and hereby authorizes Harris County to trim, cut, and remove all trees, bushes, shrubs, or other foliage and vegetation that intrudes into or may be located upon said Easement Tracts that may obstruct the visibility of those operators of vehicles and those members of the traveling public. See COH - Public Works Design Manual Chapter 10(B)(3).
 - The Unobstructed Visibility Easement as shown hereon and recorded by this plat meets or exceeds all the design standards as outlined in Chapter 10 Appendix 1, section 10.6 of the City of Houston Infrastructure Design Manual and any changes thereto will constitute a repair.
 - One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicator, his heirs, assigns, or successors.

RESERVE TABLE		
RESERVE	RESTRICTED TO	ACREAGE
A	UNRESTRICTED	7.716 ACRES/336,093' SQ. FT.
B	UNRESTRICTED	3.797 ACRES/165,417' SQ. FT.
C	UNRESTRICTED	3.380 ACRES/147,234' SQ. FT.
D	UNRESTRICTED	2.037 ACRES/88,735' SQ. FT.
TOTAL AREA =		16.930 ACRES

**VENTANA LAKES
EAST RESERVES AT
PEEK ROAD SEC 1**
BEING A SUBDIVISION OF 20.91 ACRES OUT OF
THE H. & T.C. RR. CO., SECTION 35, BLOCK 2.
ABSTRACT NO. 448,
IN HARRIS COUNTY, TEXAS.
4 BLOCKS 4 RESERVES
OWNER
PEEK ROAD MANORS PROPERTY LLC,
A DELAWARE LIMITED LIABILITY COMPANY

APRIL, 2023



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HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300