STATE OF TEXAS **COUNTY OF HARRIS**

We, WKM 2, LLC, a Texas limited liability company and WKM 3, LLC, a Texas limited liability company, acting by and through CN Fund I GP, LLC, a Texas limited liability company, its Manager, acting by and through David Seeburger, its Managing Director, attested to by Jeremy Roberts, its Secretary, being officers of CN Fund I GP, LLC, a Texas limited liability company, Manager of WKM 2, LLC, a Texas limited liability company and WKM 3, LLC, a Texas limited liability company, owners, hereinafter referred to as Owners (whether one or more) of the 0.8671 acre tract described in the above and foregoing map of CONCEPT NEIGHBORHOOD ON SHERMAN, 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 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

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

FURTHER, Owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two

IN TESTIMONY WHEREOF, WKM 2, LLC, a Texas limited liability company and WKM 3, LLC, a Texas limited liability company, acting by and through CN Fund I GP, LLC, a Texas limited liability company, its Manager, has caused these presents to be signed by David Seeburger, its Managing

Director, attested to by Jeremy Roberts, its Secretary, thereunto authorized, this _____ day of

Jeremy Roberts, its Secretary

WKM 2, LLC, a Texas limited liability company WKM 3, LLC, a Texas limited liability company By: CN Fund I GP, LLC, a Texas limited liability company,

David Seeburger, its Managing Director

COUNTY OF _

its Manager

BEFORE ME, the undersigned authority, on this day personally appeared David Seeburger, 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 the _____ day of ____

Notary Public in and for The State of ___

Printed Name of Notary / Expires

STATE OF _

BEFORE ME, the undersigned authority, on this day personally appeared Jeremy Roberts, 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 the _____ day of _____, 2023, A.D.

Notary Public in and for The State of _____

Printed Name of Notary / Expires

SURVEYOR'S CERTIFICATION STATE OF TEXAS

I, Fred W. Lawton, 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.

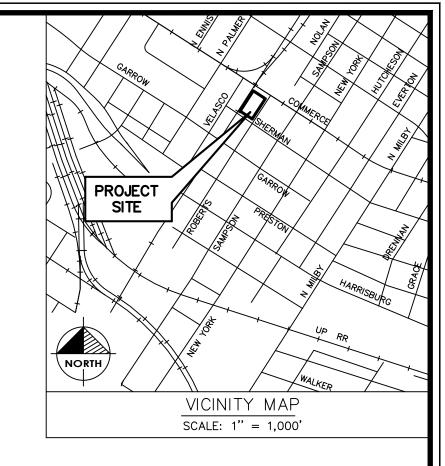
> Fred W. Lawton Registered Professional Land Surveyor

State of Texas No. 2321

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of **CONCEPT NEIGHBORHOOD ON ROBERTS** in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the

Margaret Wallace Brown, AICP, CNU-A







CONCEPT NEIGHBORHOOD **ON SHERMAN**

I, Teneshia Hudspeth, County Clerk of Harris County, Texas, do hereby certify that the within

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

_, 20_____, at ______ o'clock ____.M., and duly recorded

20_____, at ______ o'clock ____.M., and at Film Code

__ of the Map Records of Harris County for said county.

instrument with its certificate of authentication was filed for registration in my office

Teneshia Hudspeth

of Harris County, Texas

County Clerk

A SUBDIVISION OF 0.8671 AC. / 37,770 SQ. FT. OF LAND, BEING ALL OF LOTS 1, 2, 3, 4, 5, 11, AND 12, BLOCK 553, ENGELKE ADDITION (A.K.A. RANGER ADDITION), CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

1 BLOCK 1 RESERVE

FEBRUARY, 2023

Reason for Replat: To Create One Unrestricted Reserve

Owners

WKM 2, LLC, a Texas limited liability company WKM 3, LLC, a Texas limited liability company

> 201 Roberts St, Houston, TX 77003

Surveyor

SOUTH TEXAS SURVEYING ASSOCIATES, INC.

11281 RICHMOND AVE, TEL. (281) 556-6918 FIRM NO. 10045400 BLDG J, STE. 101 HOUSTON, TEXAS 77082

Prepared By

5301 Katy Freeway, Suite 100

7) This property is located in Park Sector Number 11.

as measured vertically from the ground.

Iron Rod Capped

Right-of-Way Square Feet

Utility Easement

following combined scale factor - 0.99989317.

but generally will not replace with new fencing.

approved, which may be amended from time to time.

2) The bearings and grid coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83) and may be brought to the surface by applying the

3) 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 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,

4) 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

5) If this plat is proposed to be multifamily residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the

dedicated, park land reserves or land dedication must be shown on the face of plat at this

then-current fee rate. If a private park is to be proposed or public park land is to be

6) The building line for property adjacent to two intersecting streets shall not encroach into

any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic

approaching the intersection. The maximum height of the visibility triangle shall be 20 feet

Number

SQ.FT.

PROJECT NO. 5569 / SHEET 1 OF 1