

F:\Clients\0007-Alliance Realty Partners\0007-2212 FM 2920\Drawings\Survey\Plot\Prose Foster.dwg Apr 28, 2023-11:38am Terra Associates Inc., dbudson

CALLLED 2.3170 ACRES
AWHW, LTD
H.C.C.F. NO. U846280

BLOCK 1
RESTRICTED RESERVE "A"
HANNOVER FOREST
SECTION TWO
F.C. NO. 471066 H.C.M.R.

BLOCK 3
RESTRICTED RESERVE "C"
HANNOVER FOREST
SECTION TWO
F.C. NO. 471066 H.C.M.R.

BLOCK 1
RESTRICTED RESERVE "A"
HANNOVER
COMMERCIAL ONE
F.C. NO. 631016 H.C.M.R.

HANNOVER
ESTATES
DRIVE
(R.O.W. VARIES)
F.C. NO. 631016
H.C.M.R.

FARM TO MARKET ROAD 2920
(120' R.O.W.)
VOL. 7798, PG. 423 H.C.M.R.

FND 5/8"IR
W/CAP
(UNREADABLE)(CM)
X=3,088,619.41
Y=13,953,730.32

WATER LINE & SANITARY
SEWER EASEMENT
H.C.C.F. NO. Y527598

20' SANITARY SEWER
EASEMENT
H.C.C.F. NO. Y527600

15' SANITARY SEWER
EASEMENT
H.C.C.F. NO.
RP-2017-64240
H.C.C.F. NO. RP-2017-64241

X=3,089,351.55
FND 5/8"IR BEARS
S33°06'06"W, 2.51'
S33°58'15"E
61.03'

FND 1/4"PTP
X=3,089,385.65
Y=13,953,680.51

FOSTER ROAD
VOL. 4992, PG. 152
H.C.D.R.

15' SANITARY SEWER EASEMENT
H.C.C.F. NO. 2050000087
10' BUILDING LINE
F.C. NO. 674118 H.C.M.R.

CALLLED 10.857
ACRES
IGLESIA INTIMIDAD
CON DIOS
H.C.C.F. NO.
RP-2021-618121

UNRESTRICTED RESERVE "A"
10.81 ACRES
(470,936 SQUARE FEET)

BLOCK 1

BLOCK 1
RESTRICTED RESERVE "A"
IRVINE, KASHYAP
PALMEROS
F.C. NO. 674118 H.C.M.R.

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 COMPLES 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 _____, 2023 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 _____, 2023, AT _____ O'CLOCK _____, AND DULY RECORDED ON _____, 2023, AT _____ O'CLOCK _____, 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

STATE OF TEXAS
COUNTY OF HARRIS

WE, PROSE FOSTER OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH PROSE FOSTER INVESTOR HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER, ACTING BY AND THROUGH, PROSE FOSTER ALLIANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER, REPRESENTED HEREIN BY, CYRUS BAHRAMI, ITS MEMBER, AND DAVID ADAME, ITS MEMBER, OWNER (OR OWNERS) HERINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE (10.81 ACRES) TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF PROSE FOSTER, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN TO ENTER UPON 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 UNSTRUCTURED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER 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 UNSTRUCTURED 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 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 PROPERTY 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.

IN TESTIMONY WHEREOF, THE PROSE FOSTER OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH PROSE FOSTER INVESTOR HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER, ACTING BY AND THROUGH PROSE FOSTER ALLIANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CYRUS BAHRAMI, ITS MEMBER, THEREUNTO AUTHORIZED, ATTESTED BY ITS MEMBER, DAVID ADAME, THIS DAY OF _____, 2023.

PROSE FOSTER OWNER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: PROSE FOSTER INVESTOR HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MEMBER

BY: PROSE FOSTER ALLIANCE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: CYRUS BAHRAMI
MEMBER

ATTEST: DAVID ADAME
MEMBER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CYRUS BAHRAMI, MEMBER, AND DAVID ADAME, MEMBER OF PROSE FOSTER ALLIANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER OF PROSE FOSTER INVESTOR HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MEMBER OF PROSE FOSTER OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/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 _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NAME OF NOTARY: _____

MY COMMISSION EXPIRES: _____

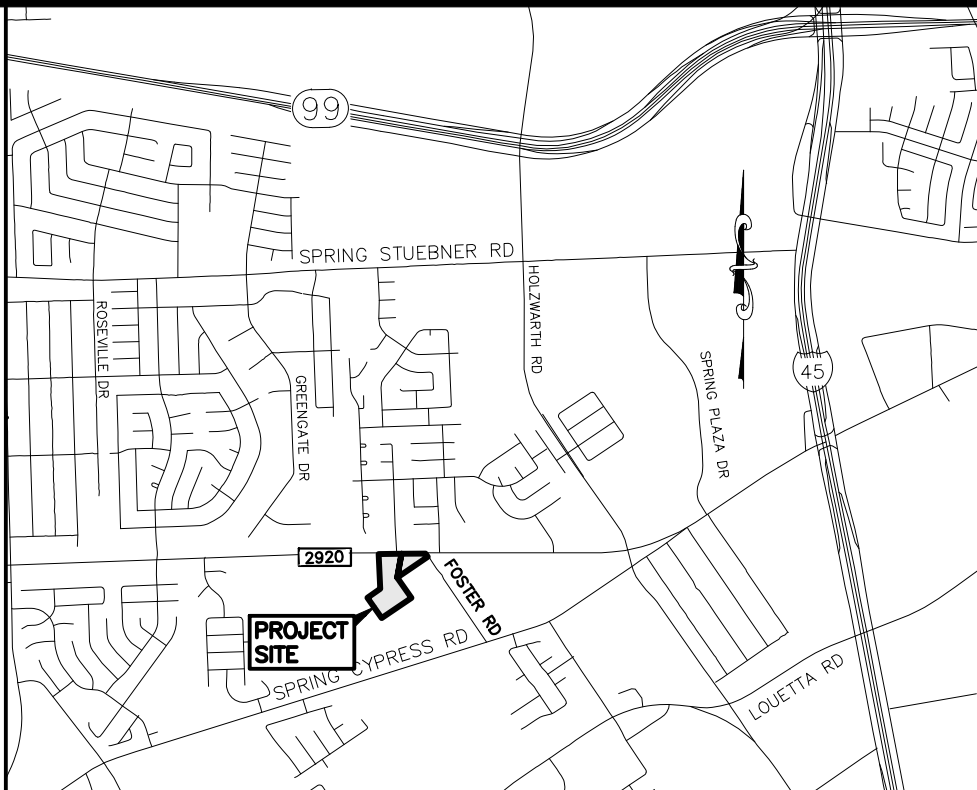
I, MARK JOSEPH PIRIANO, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN, ALL 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.

MARK JOSEPH PIRIANO
TEXAS REGISTRATION NO. 5778
REGISTERED PROFESSIONAL LAND SURVEYOR

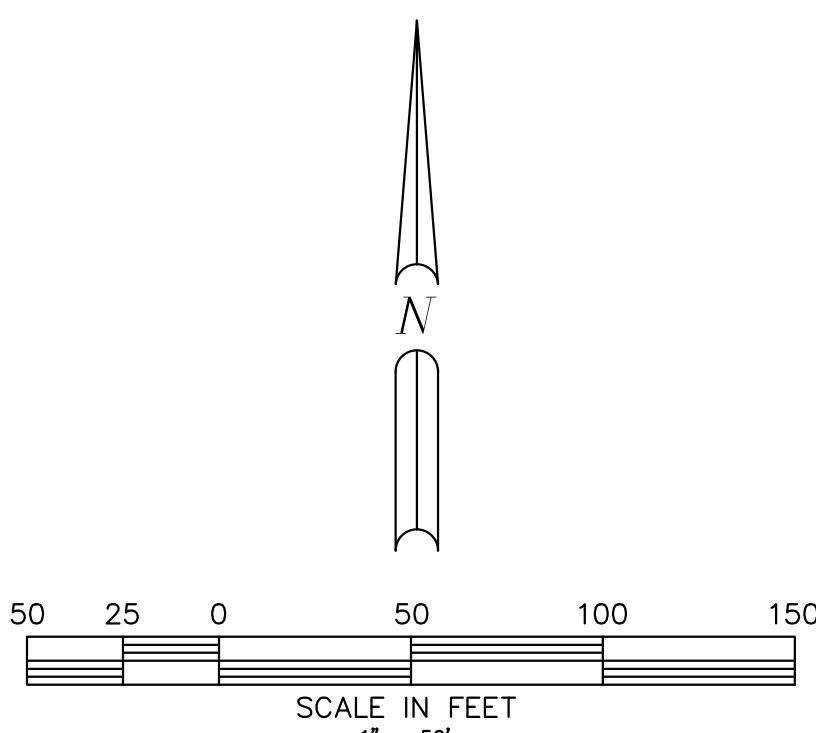
THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF PROSE FOSTER IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2023.

BY: MARTHA L. STEIN
CHAIR OR
M. SONNY GARZA
VICE CHAIRMAN

BY: MARGARET WALLACE BROWN, AICP, CNU-A
SECRETARY



VICINITY MAP: NOT TO SCALE



ABBREVIATIONS LEGEND

(CM)	CONTROL MONUMENT
F.C.	FILM CODE
FF	FINISHED FLOOR
FNC	FENCE
FND	FOUND
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.M.R.	HARRIS COUNTY MAP RECORDS
IP	IRON PIPE
IR	IRON ROD
NO.	NUMBER
R.O.W.	RIGHT OF WAY
TYP	TYPICAL
W/	WITH
VOL. PG.	VOLUME AND PAGE

NOTES:

- 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.
- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES, (NAD 83) AND MAY BE CONVERTED TO SURFACE BY APPLYING SCALE FACTOR OF 0.999870017.
- THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO THE OCCUPANCY OF STRUCTURES AS MANDATED IN REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.
- UNRESTRICTED RESERVE TRACTS MUST BE SERVED BY WASTEWATER COLLECTION SYSTEM.
- ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
- SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE SUBMITTED TO THE HARRIS COUNTY FLOOD CONTROL DISTRICT AND HARRIS COUNTY ENGINEERING DEPARTMENT.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNSTRUCTURED 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 PERMETER 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. OBSTRUCTIONS SHALL NOT MEAN OR INCLUDE DRIVEWAY OR SURFACE PARKING AREAS ON THE SURFACE OF EASEMENT AREAS.

PROSE FOSTER

BEING A 10.81 ACRE (470,936 SQUARE FEET) TRACT OF LAND, LOCATED IN THE H.T. & B.R.R. SECTION ONE SURVEY, ABSTRACT 415, THE H.T. ROGERS SURVEY, ABSTRACT NO. 1531, AND THE J.A. HUGHES SURVEY ABSTRACT NO. 363, HARRIS COUNTY, TEXAS, AND BEING A PARTIAL REPLAT OF A PORTION OF LOT 9 AND LOT 11 OF THE J.B. MIDDLECOFF SUBDIVISION AS RECORDED BY PLAT IN VOLUME 4, PAGE 5 OF THE HARRIS COUNTY MAP RECORDS HARRIS COUNTY, TEXAS

REASON FOR REPLAT IS TO CREATE
ONE UNRESTRICTED RESERVE

APRIL, 2023

1 BLOCK 1 RESERVE

PROJECT NO. 250363-01-001

SHEET 1 OF 1

OWNERS:
**PROSE FOSTER
OWNER, LLC,
A DELAWARE LIMITED
LIABILITY COMPANY**
820 GESSNER, SUITE 1000
HOUSTON, TEXAS 77024
PHONE: (713) 599-0280

ENGINEER:
Bowman
CONSULTING GROUP
1445 N. LOOP WEST - SUITE 450
HOUSTON, TEXAS 77008
TEL. (713) 993-0333
TBPE REGISTRATION NO.: F-14309

SURVEYOR:
Bowman
CONSULTING GROUP
1445 N. LOOP WEST - STE 450
HOUSTON, TEXAS 77008
(713) 993-0333
T.B.P.E.L.S. FIRM NO. 10194283

CALLLED 1.0728
ACRE DAVID
ALLEN
SANBERG
H.C.C.F. NO.
Z000886