





STATE OF TEXAS §
COUNTY OF HARRIS §

We, HEB Grocery Company, LP and Mountain LFP, LLC, owners of the 16.785 acre tract described in the above and foregoing map of **SPRING PLAZA SEC 4 RESERVES**, 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 (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind or ourselves, our heirs, and assigns to warrant and forever defend the title to 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 shall be restricted to prevent the drainage of any septic tanks into any public or private street, 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 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.

EXECUTION OF OWNER'S ACKNOWLEDGMENT

In testimony whereof in the city of Houston, Texas, this _____ day of _____, 2022.

By: HEB Grocery Company, LP

Benjamin R. Scott, Vice President of Real Estate of HEB Grocery Company, LP

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared Benjamin R. Scott, Vice President of Real Estate of HEB Grocery Company, LP, a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge 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 _____, 2022.

(signature of notary public)

Notary Public in and for _____ County, Texas

In testimony whereof in the city of Houston, Texas, this _____ day of _____, 2022.

By: Mountain LFP, LLC

Signatory for Mountain LFP, LLC

In testimony whereof in the city of Houston, Texas, this _____ day of _____, 2022.

By: Mountain LFP, LLC

Signatory for Mountain LFP, LLC

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge 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.

(signature of notary public)

Notary Public in and for _____ County, Texas

CERTIFICATE FOR SURVEYOR

I, (name of surveyor), am authorized (or 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.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
l.lueker@winkelmann.com

Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090 www.winkelmann.com

CERTIFICATE FOR PLANNING COMMISSION

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of **SPRING PLAZA SEC 4 RESERVES** 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 (or instrument when appropriate) this _____, day of _____, 2022.

By: Martha L. Stein (or) M. Sonny Garza Title Chair or Vice Chairman By: Margaret Wallace Brown, AICP, CNU-A Secretary

CERTIFICATE FOR HARRIS COUNTY ENGINEER

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

HARRIS COUNTY CLERK CERTIFICATE OF COMMISSIONERS' COURT APPROVAL

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 _____, 2022 by an order entered into the minutes of the court.

Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

COUNTY CLERK'S FILING ACKNOWLEDGMENT STATEMENT

I, Teneshia Hudspeth, County Clerk in and for Harris County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, at _____ o'clock ____m. In plat number _____ of the Plat Records of Harris County, Texas.

Witness my hand and seal of office, at Spring, Texas. The day and date last above written.

Teneshia Hudspeth
County Clerk Harris County, Texas

BY: _____
Deputy

SPRING PLAZA SEC 4 RESERVES

BEING A SUBDIVISION OF 16.785 ACRES (731,140 SQ. FT.) ACRES OUT OF THE L. A. HALPEN, ABSTRACT NO. 1188
ALSO BEING A REPLAT OF RESERVE "A" BLOCK 1 OF SPRING PLAZA SEC 4, AS RECORDED IN FILM CODE NO 648155 HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS
THE REASON FOR THIS PLAT IS TO CREATE 2 RESTRICTED RESERVES FROM 1 EXISTING RESTRICTED RESERVE

2 RESERVES 1 BLOCK

PREPARED: September, 2022
LAST REVISED: Tuesday, September 20, 2022

OWNER:
HEB Grocery Company, LP
646 South Flores Street
San Antonio, Texas 78204
Phone: (713) 329-3939

OWNER:
Mountain LFP, LLC
c/o The RMR Group
Two Newton Place
255 Washington Street, Suite 300
Newton, Massachusetts 02458

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
Phone: (972) 490-7090

ENGINEER:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
Phone: (972) 490-7090

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA, SUITE 215
DALLAS, TEXAS 75230
PHONE: (972) 490-7090 FAX: (972) 490-7099
TELETYPE: (972) 490-7090
FEDERAL REGISTER REGISTRATION NO. 0721 071 0202
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L. A. HALPEN SURVEY
ABSTRACT NO. 1188
HARRIS COUNTY, TEXAS
42 C 2021 LLC
2030 MAIN STREET, SUITE 342
DALLAS, TEXAS 75201

Date : 9/19/22

File : 78108.00-PPLT

Project No. : 78108.00

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