

STATE OF TEXAS §
COUNTY OF HARRIS §

We, Astro Marvida, L.P., a Delaware limited partnership, by Astro Marvida GP LLC, a Delaware limited liability company, its General Partner, acting by and through Melanie Ohl, authorized signer, being an officer of Astro Marvida GP LLC, a Delaware limited liability company, owner hereinafter referred to as Owners of the 9.52 acre tract described in the above and foregoing map of Marvida Sec 28, 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 each 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 each aerial easement totals 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 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 purposes 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 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, Astro Marvida, L.P., a Delaware limited partnership, by Astro Marvida GP LLC, a Delaware limited liability company, its General Partner, has caused these presents to be signed by Melanie Ohl, Authorized Signer thereunto authorized this _____ day of _____ 2022,

Astro Marvida, L.P.,
a Delaware limited partnership

By: Astro Marvida GP LLC
a Delaware limited liability company
its General Partner

By: _____
Melanie Ohl, Authorized Signer

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Melanie Ohl, Authorized Signer of Astro Marvida GP 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.

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

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Steven Jares, 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.

Steven Jares
Registered Professional Land Surveyor
Texas Registration No. 5317

This is to certify that the Planning Commission for the City of Houston, Texas has approved this plat and subdivision of Marvida Sec 28 in conformance with laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorize the recording of this plat
this _____, day of _____, 2022.

By: _____
Martha L. Stein, Chair or M. Sonny Garza, Vice Chairman

By: _____
Margaret Wallace Brown, Secretary, , AICP, CNU-A

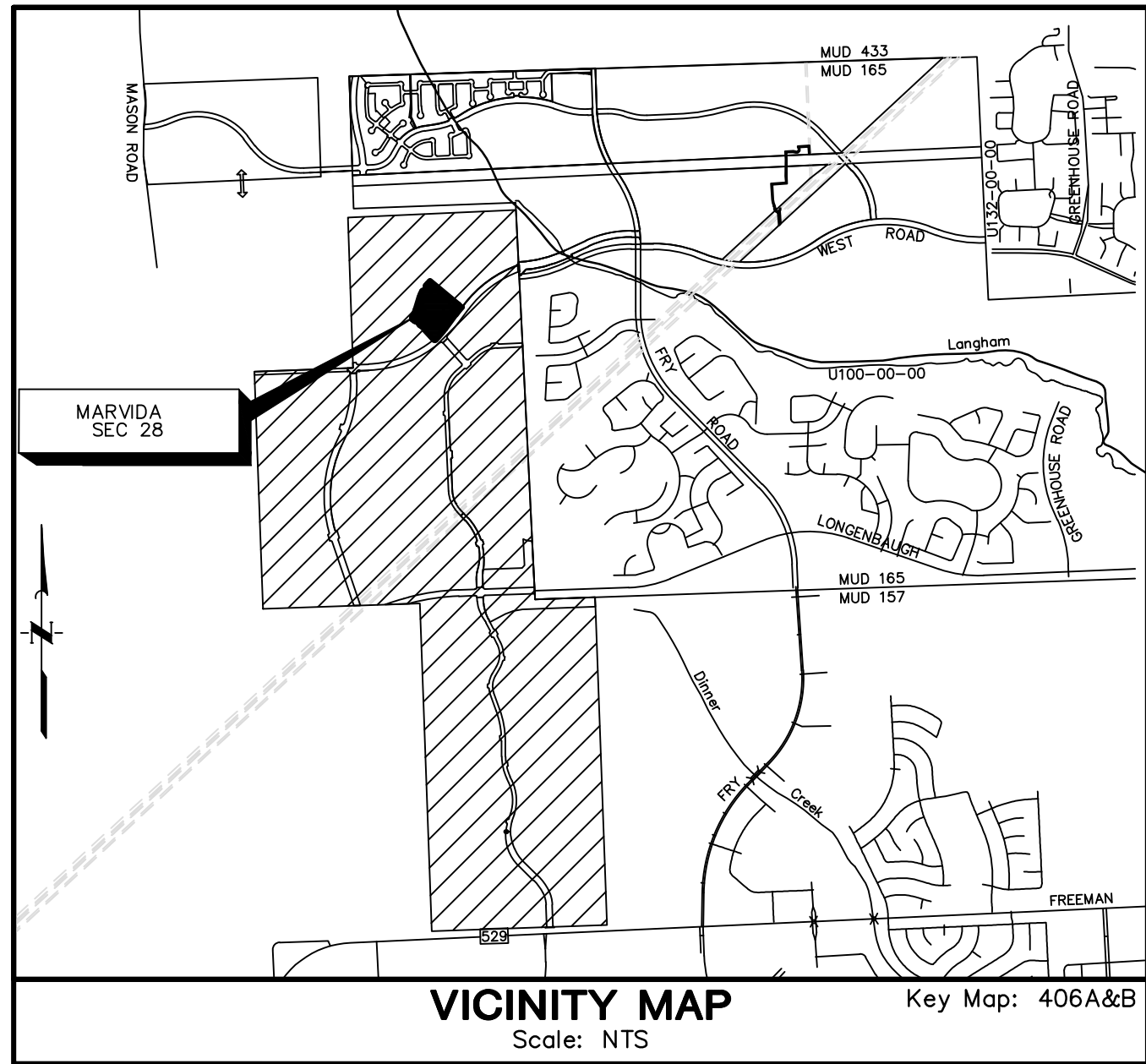
I, Milton Rahman, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Milton Rahman, P.E.
County Engineer

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 _____, 20__ 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 _____, 20__, at ____o'clock __M., and duly recorded
on _____, 20__, 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

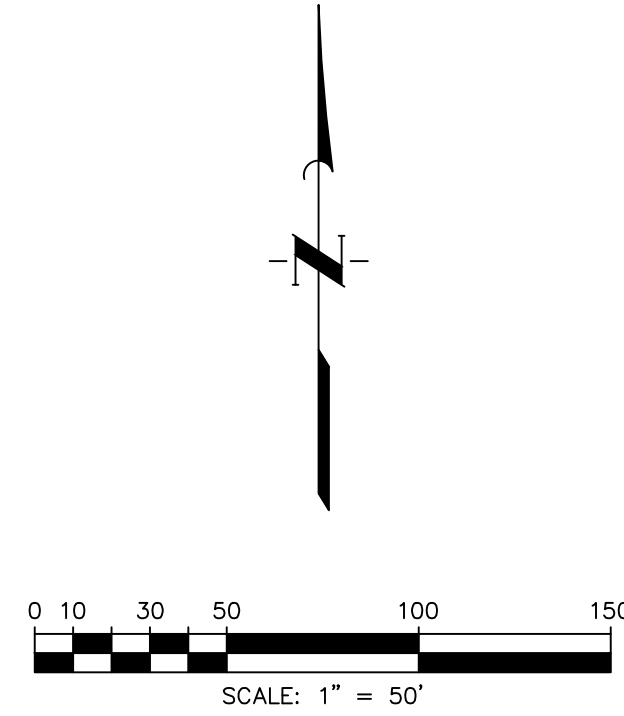
MARVIDA
SEC 28
A SUBDIVISION OF 9.52 ACRES OF LAND
OUT OF THE WILLIAM REEVES SURVEY,
A-673, & HOUSTON & TEXAS CENTRAL
RAILWAY COMPANY, BLOCK 2,
SECTION 21, A-424
HARRIS COUNTY, TEXAS
33 LOTS 1 RESERVE 1 BLOCK
JULY 2022

Owner:
Astro Marvida, L.P.,
a Delaware Limited Partnership
2450 Fondren, Ste 210
Houston, TX 77063

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-32390 & 10046100
6330 West Loop South, Suite 150 • Bellaire, Texas 77401 • 713.777.5337

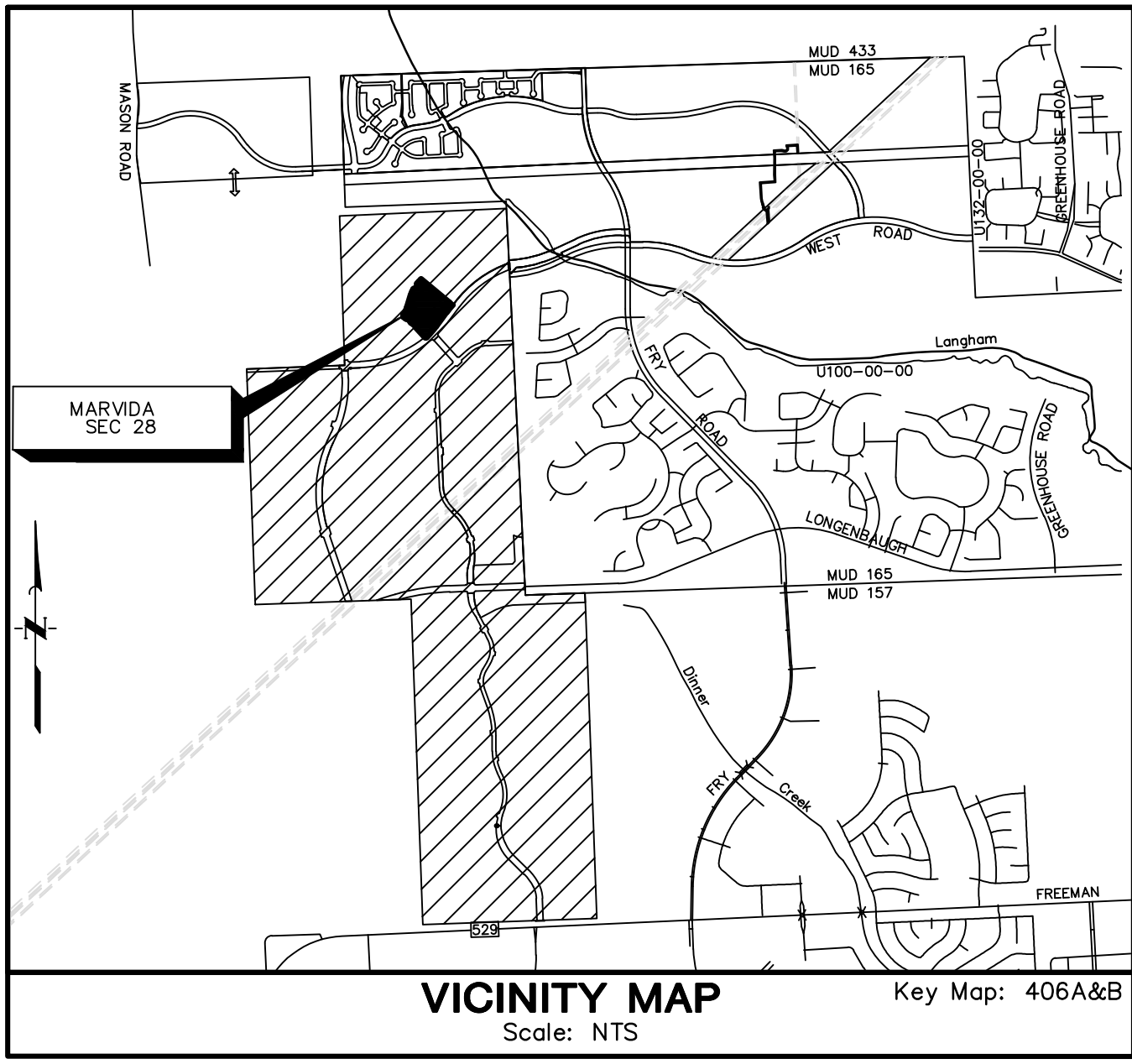
ENGINEER/PLANNER/SURVEYOR:

[A] RESTRICTED RESERVE
Restricted to Landscape, Open
Space and Incidental Utility
Purposes Only
1.74 AC
76,114 Sq Ft



- AC "Acre"
AE "Aerial Easement"
BL "Building Line"
DE "Drainage Easement"
Esmt "Easement"
CF "Clerk's File"
"F" "Found 3/4" iron rod (with cap stamped
 "Jones[Carter Property Corner"]) as per certification"
FC "Film Code"
GBL "Garage Building Line"
MRHC "Map Records of Harris County"
No "Number"
OPRRPHC "Official Property Records of Real Property Harris
County"
PAE=PUE. "Permanent Access Easement – Private Utility
Easement"
PVT. "Private"
ROW "Right-of-Way"
Sq Ft "Square Feet"
SSE "Sanitary Sewer Easement"
Stm SE "Storm Sewer Easement"
UE "Utility Easement"
WLE "Waterline Easement"
① "Block Number"
● Set 3/4-inch iron rod (with Cap Stamped
 "Quiddity" Property Corner) as Per Certification
— "Street name break"

- General Notes**
- Unless otherwise indicated, the building lines (BL), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
 - Coordinates shown hereon are based on the Texas Coordinate System of 1983, South Central Zone and may be brought to the surface by applying the following combined scale factor 0.999908150.
 - 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."
 - 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.
 - All building lines along street rights-of-way as shown on the plat.
 - Single family residential shall mean the use of a lot with one building 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 also shall 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.
 - Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
 - Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
 - All easements are centered on lot lines unless shown otherwise.
 - Each lot shall be restricted to single-family residential uses so defined by Chapter 42.
 - All off-site utility easements to be dedicated by separate instrument prior to recordation.
 - All lots shall have adequate wastewater service.
 - This subdivision contains one or more permanent access easements that have not been dedicated to or accepted by the City of Houston or any other local governmental agency as public right-of-way. The City of Houston has no obligation, nor does any other local governmental agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of the property in this subdivision.
 - All Private Streets shown hereon are also Permanent Access Easements.
 - Access to the Permanent Access Easements is hereby denied to all properties outside of the plat boundary until adjacent acreage is recorded by plat.
 - The side lot utility easements and the back lot line easements denoted hereon as "UE" intersect each other and make one contiguous easement. This provides an area for utilities that begins at the road right-of-way that provides access to the back lot easements, and the back lot line.



Line Table		
Line	Bearing	Distance
L1	N17°28'20"E	205.95'
L2	N34°14'16"E	50.00'
L3	N48°08'03"E	14.20'
L4	S48°37'08"E	77.92'
L5	N51°11'40"W	4.91'
L6	N51°11'40"W	43.57'
L7	N50°15'33"W	275.84'
L8	N89°02'43"E	15.95'
L9	N39°44'27"E	167.80'
L10	N47°32'21"E	42.65'
L11	S81°33'20"E	90.36'
L12	S42°25'24"E	158.26'
L13	N57°43'12"W	205.21'
L14	S26°05'59"W	134.17'
L15	S17°28'20"W	283.90'
L16	N50°15'33"W	228.01'
L17	N39°44'27"E	58.85'

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	525.00'	15°18'36"	140.29'	N25°07'39"E	139.87'
C2	575.00'	10°40'49"	107.18'	N22°48'45"E	107.03'
C3	25.00'	96°05'06"	41.93'	N76°11'43"E	37.18'
C4	825.00'	0°06'08"	1.47'	S55°48'48"E	1.47'
C5	25.00'	94°27'00"	41.21'	N08°38'22"W	36.70'
C6	575.00'	9°26'07"	94.69'	N43°18'11"E	94.58'
C7	575.00'	0°06'49"	1.14'	N48°04'39"E	1.14'
C8	1850.00'	4°51'41"	156.97'	S38°57'01"W	156.92'
C9	1750.00'	7°36'38"	232.45'	S40°19'30"W	232.28'
C10	30.00'	93°48'50"	49.12'	N88°57'46"W	43.81'
C11	650.00'	9°08'19"	103.67'	N46°37'31"W	103.56'
C12	75.00'	19°39'00"	25.72'	N41°22'10"W	25.60'
C13	100.00'	39°18'01"	68.59'	N51°11'40"W	67.26'
C14	75.00'	19°39'00"	25.72'	N61°01'10"W	25.60'
C15	25.00'	83°58'37"	36.64'	N09°12'22"W	33.45'
C16	800.00'	5°30'11"	76.84'	N53°00'39"W	76.81'
C17	50.00'	90°00'00"	78.54'	N05°15'33"W	70.71'
C18	300.00'	7°47'54"	40.83'	N43°38'24"E	40.80'
C19	25.00'	41°15'33"	18.00'	N70°10'28"W	17.62'
C20	50.00'	178°44'05"	155.98'	N01°26'31"W	99.99'
C21	25.00'	48°11'23"	21.03'	N63°50'08"E	20.41'
C22	25.00'	46°14'51"	20.18'	N22°12'27"E	19.64'
C23	50.00'	276°18'01"	241.12'	N42°45'58"W	66.72'
C24	25.00'	50°48'51"	22.17'	N69°58'37"E	21.45'

MARVIDA

SEC 28

A SUBDIVISION OF 9.52 ACRES OF LAND
OUT OF THE WILLIAM REEVES SURVEY,
A-673, AND HOUSTON & TEXAS
CENTRAL RAILWAY COMPANY, BLOCK 2,
SECTION 21, A-424
HARRIS COUNTY, TEXAS

33 LOTS

1 RESERVE

1 BLOCK

JULY 2022

ENGINEER/PLANNER/SURVEYOR:

Owner:
Astro Marvida, L.P.,
a Delaware Limited Partnership
2450 Fondren, Ste 210
Houston, TX 77063

QUIDDITY
Quiddity Engineering, LLC
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6330 West Loop South, Suite 150 • Bellaire, Texas 77401 • 713.777.5337

SHEET 1 OF 2