

STATE OF TEXAS:
COUNTY OF HARRIS:

We, 410 WEST ROAD VENTURE, LLC, a Delaware limited liability company, acting by and through Luis Garza Villarreal, Manager of WEST ROAD GP, a Texas limited liability company, Managing Member of 410 WEST ROAD VENTURE, LLC, and Colin Frye, Asset Manager, and Allyson Moses, Sr. Development Manager, of PRINCIPAL REAL ESTATE INVESTORS, LLC, authorized signatory of 410 WEST ROAD VENTURE MEMBER, LLC, hereinafter referred to as Owners of the 42.091 acre tract described in the above and foregoing map of VIGAVI WEST ROAD, 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, 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 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, 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 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 is 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 31-0 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, 410 West Road Venture, LLC, a Delaware limited liability company, acting by and through Luis Garza Villarreal, Manager of West Road GP, LLC, a Texas limited liability company, general partner of Principal Real Estate Investors, LLC, a Delaware limited liability company, authorized signatory of 410 West Road Venture Member, LLC, a Delaware limited liability company, thereunto authorized, this ____ day of _____, 2022.

410 WEST ROAD VENTURE, LLC,
a Delaware limited liability company

By: 410 WEST ROAD VENTURE MEMBER, LLC,
a Delaware limited liability company

By: PRINCIPAL REAL ESTATE INVESTORS, LLC
a Delaware limited liability company,
authorized signatory

by: _____ by: _____
Colin Frye, Asset Manager Allyson Moses, Sr., Development Manager

By: WEST ROAD GP, LLC,
a Texas limited liability company,
managing member of 410 WEST ROAD VENTURE, LLC

Luis Garza Villarreal, Manager

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, on this day personally appeared Luis Garza Villarreal, Manager of West Road GP, LLC, a Texas limited liability company, Managing Member of 410 West Road Ventures, 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 he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

Notary Public in and for the State of Iowa _____

Notary

My Commission Expires: _____

STATE OF IOWA:

COUNTY OF _____:

BEFORE ME, the undersigned authority, on this day personally appeared Colin Frye, Asset Manager, and Allyson Moses, Sr. Development Manager, of Principal Real Estate Investors, LLC, a Delaware limited liability company, authorized signatory of 410 West Road Venture Member, LLC, a Delaware limited liability company; known to me to be the persons whose names are 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.

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

Notary Public in and for the State of Iowa _____

Notary

My Commission Expires: _____

I, Brian Nesvadba, am authorized 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.

Brian Nesvadba, R.P.L.S.
Texas Registration No. 5776



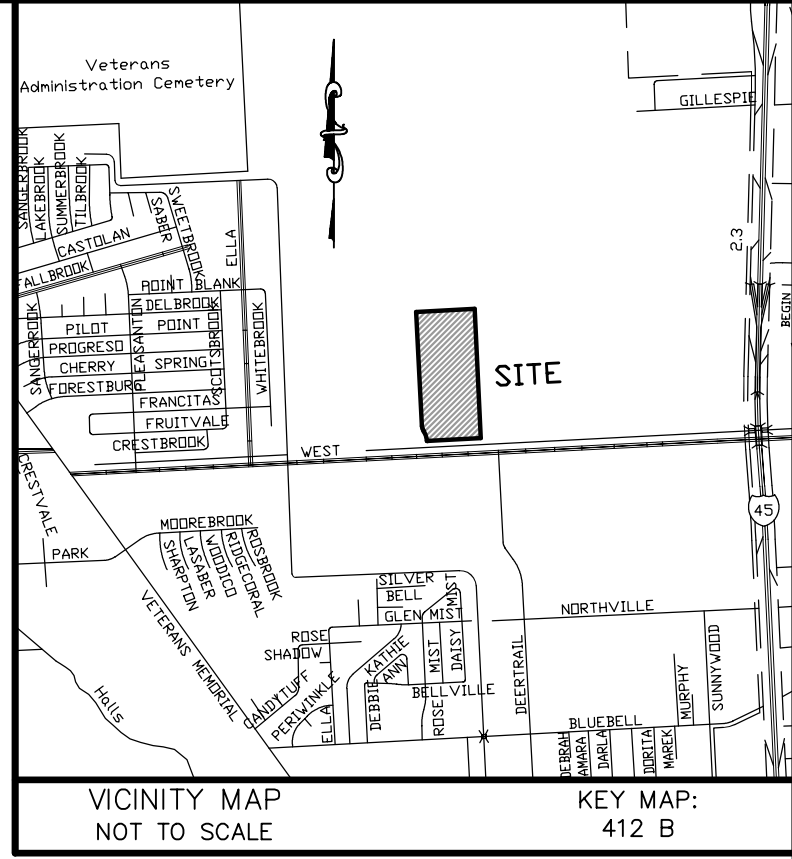
This is to certify that the Houston Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of VIGAVI WEST ROAD, in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of

this plat this ____ day of _____, 2022.

By: _____
Martha L. Stein, Chair

OR By: _____
M. Sonny Garza, Vice Chairman

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



I, Milton Rahman, County Engineer of Harris County, hereby certify that the plot 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, Tenechia 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 _____, 202__, at ____ O'clock ____ M., and duly recorded on _____, 202__, 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 Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

I, Tenechia 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 _____, 202__, by an order entered into the minutes of the court.

Tenechia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NAD 83), AS OBTAINED FROM THE NGS C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.9999164915.
- 2.) UNLESS OTHERWISE INDICATED, THE BUILDING LINES, 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.
- 3.) 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".
- 4.) 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.
- 5.) ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
- 6.) 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.

VIGAVI WEST ROAD

A SUBDIVISION OF A 42.091 ACRE
TRACT OF LAND
OUT OF LOTS 10, 11, 18, AND 19
OF E.E. REED'S SUBDIVISION
(VOL. 3, PG. 57; H.C.M.R.)
IN THE J.E. DURKEE SURVEY,
ABSTRACT NO. 1069,
HARRIS COUNTY, TEXAS

1 BLOCK - 1 RESERVE

~ OWNER ~

410 WEST ROAD VENTURE, LLC,
a Delaware limited liability company
3040 Post Oak Blvd., Suite 1775
Houston, Texas 77056
PHONE: 832.830.7928

~ SURVEYOR ~



ENGINEERS, SURVEYORS, PLANNERS

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TBPELS Firm Registration No. 10171600

JOB NO. 08514-0006

SEPTEMBER 19, 2022

