

STATE OF TEXAS)

COUNTY OF HARRIS)

We, 0 Kickapoo Road LLC, a Texas limited liability company, acting by and through _____, and attested by _____, hereinafter referred to as Owners of the 21.6829 acre tract described in the above and foregoing map of Alpine Northwest Business Park, 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 purposes 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 designed 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 designed 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 (15) feet 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 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 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.

IN TESTIMONY WHEREOF, 0 Kickapoo Road LLC, has caused these presents to be signed by _____, its _____, thereto authorized, attested by _____, its _____, this ____ day of _____, 2022.

0 Kickapoo Road LLC

By: 0 Kickapoo Road LLC

By: _____
Name: _____
Title: _____

Attest: _____
Name: _____
Title: _____

State of TEXAS)

County of HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared _____, and _____, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgement 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 _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

This is to certify that the Houston Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Alpine Northwest Business Park 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
M. Sonny Garza, Vice Chairman

By: _____
Patrick Walsh, P.E.
Secretary

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 _____, 2022, at _____ o'clock _____ m. and duly recorded on _____, 2022, 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.

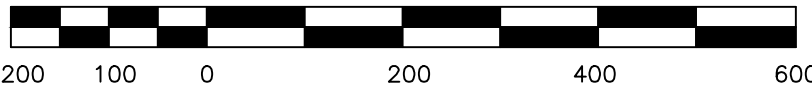
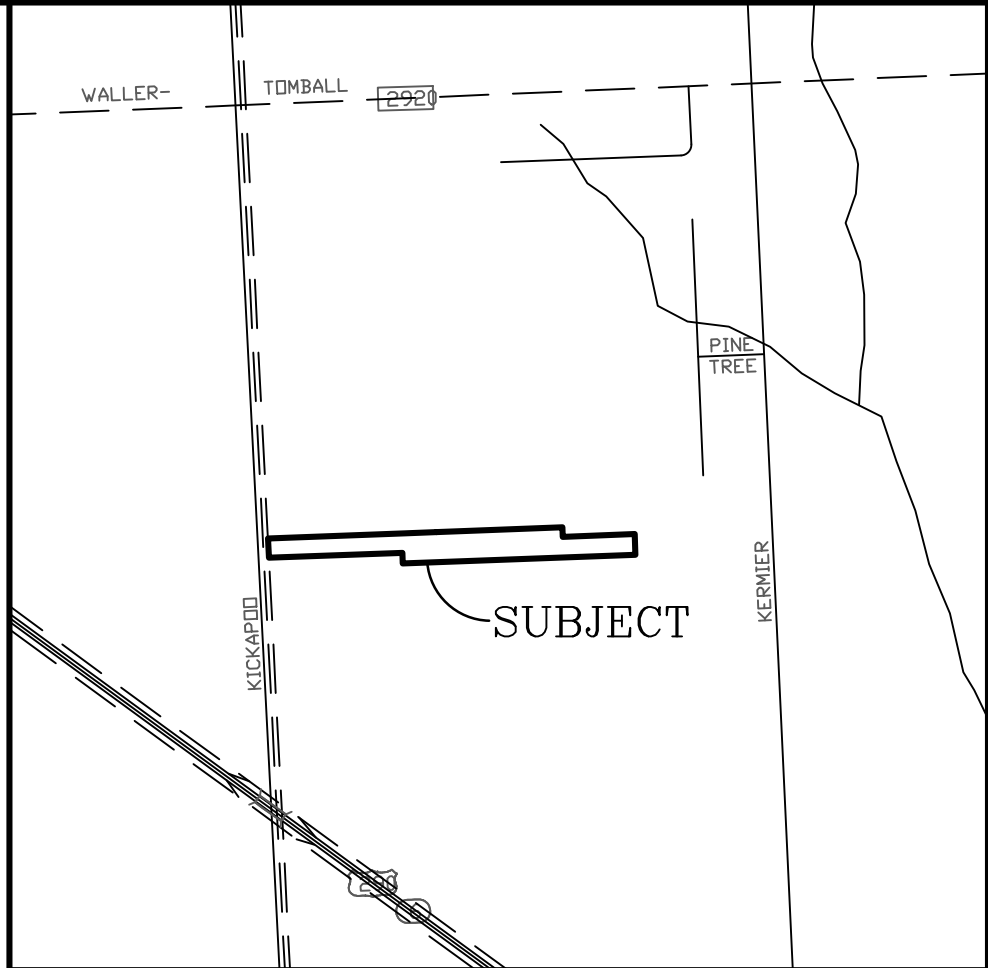
Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

I, John R. Blount, 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.

John R. Blount, P.E., LEED AP
County Engineer

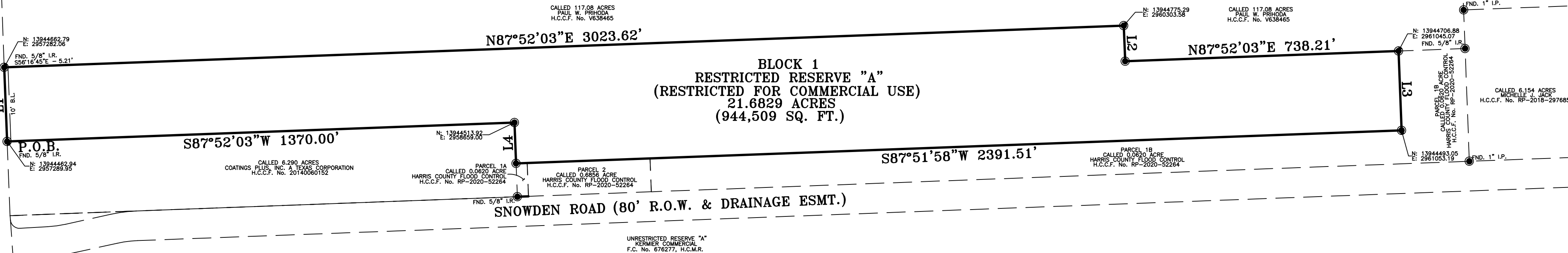
Course	Bearing	Distance
L1	N02°15'42"W	200.00'
L2	S02°15'42"E	95.95'
L3	S02°10'32"E	213.98'
L4	N02°15'42"W	109.99'



NOTES:

1. B.L. denotes Building Line, U.E. denotes Utility Easement, S.S.E. denotes Sanitary Sewer Easement, D.E. denotes Drainage Easement, ESM/T. denotes easement, R.O.W. denotes right-of-way, H.C.D.R. denotes Harris County Deed Records, H.C.M.R. denotes Harris County Map Records, H.C.C.F. denotes Harris County Clerk's File, VOL. denotes Volume, PG. denotes Page.
2. All bearings shown hereon are based on Texas State Plane Coordinate System South Central Zone NAD 83.
3. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD) 83 and may be brought to surface by applying the following combined scale 0.99990695188.
4. 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, which may be amended from time to time.
5. 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 wooden fences back up, but generally will not replace with new fencing.

CALLER 3142 ACRES
H.C.C.F. No. 201400015862
KICKAPOO ROAD
(66' R.O.W.)



**ALPINE NORTHWEST
BUSINESS PARK**

BEING A SUBDIVISION OF
21.6829 ACRES (944,509 SQ. FT.)
LOCATED IN THE
HARRIS COUNTY SCHOOL LAND SURVEY, A-332, SEC. 11
HARRIS COUNTY, TEXAS

SCALE: 1" = 200' SEPTEMBER 2022

1 RESERVE 1 BLOCK

OWNER:

0 KICKAPOO ROAD LLC
2201 N. COLLINS ST., STE 130
ARLINGTON, TX 76011

Grueller Surveying, LLC

PROFESSIONAL LAND SURVEYING
1244 N. POST OAK, STE. 200
Houston, Texas 77055

713.333.1466 JOB. No. 45-22167

I, Kenneth A. Gruller, 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 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.

Kenneth A. Gruller, R.P.L.S.
Texas Registration No. 5476

