

STATE OF TEXAS
COUNTY OF HARRIS

We, Kearsarge Custom Homes LLC, a Texas limited liability company, acting by and through, Alyssa Phillips, President, owner hereinafter referred to as Owners (whether one or more) of the 0.1694 acre tract described in the above and foregoing map of THREE PILLARS TOWNHOMES, 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 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 the 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 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 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 (15' 0") 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 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 hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, the Kearsarge Custom Homes LLC, a Texas limited liability company, has caused these presents to be signed by Alyssa Phillips, it's President, thereunto authorized, this _____ day of _____, 2022.

Kearsarge Custom Homes LLC, a Texas limited liability company

By: _____
Alyssa Phillips, President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Alyssa Phillips, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 Harris County, Texas
My Commission Expires _____

STATE OF TEXAS
COUNTY OF HARRIS

We, Roserock Capital Fund I, LP, owner and holder of a lien against the property described in the plat known as THREE PILLARS TOWNHOMES, said lien being evidenced by instrument of record in the Clerk's File Numbers RP-2021-719083 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: _____
Jeff Smith, President
Roserock Capital Fund I, LP

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Smith, 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.

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

Notary Public
in and for Harris County, Texas
My Commission Expires _____

I, Martin T. Roe, 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 eights (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.

Martin T. Roe
Registered Professional Land Surveyor
Texas Registration No. 2106



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of the THREE PILLARS TOWNHOMES 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 or M. Sonny Garza
Chair Vice Chair

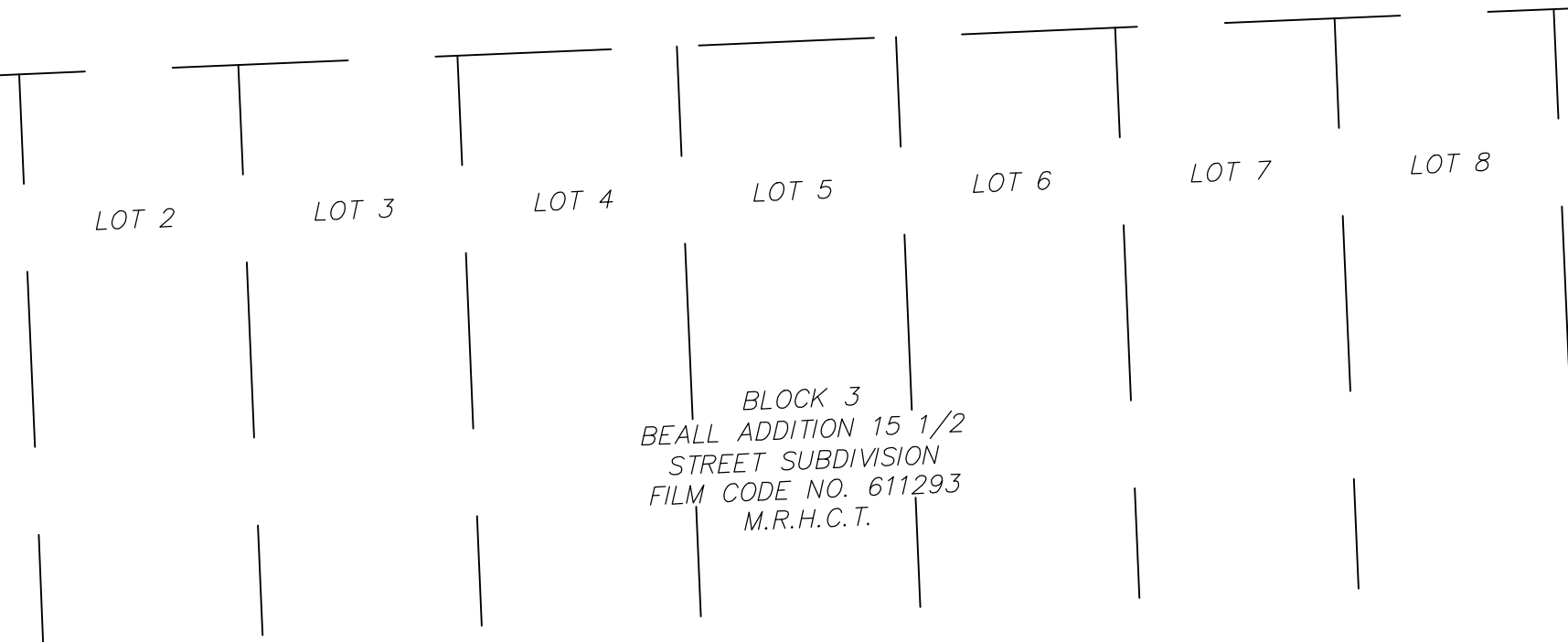
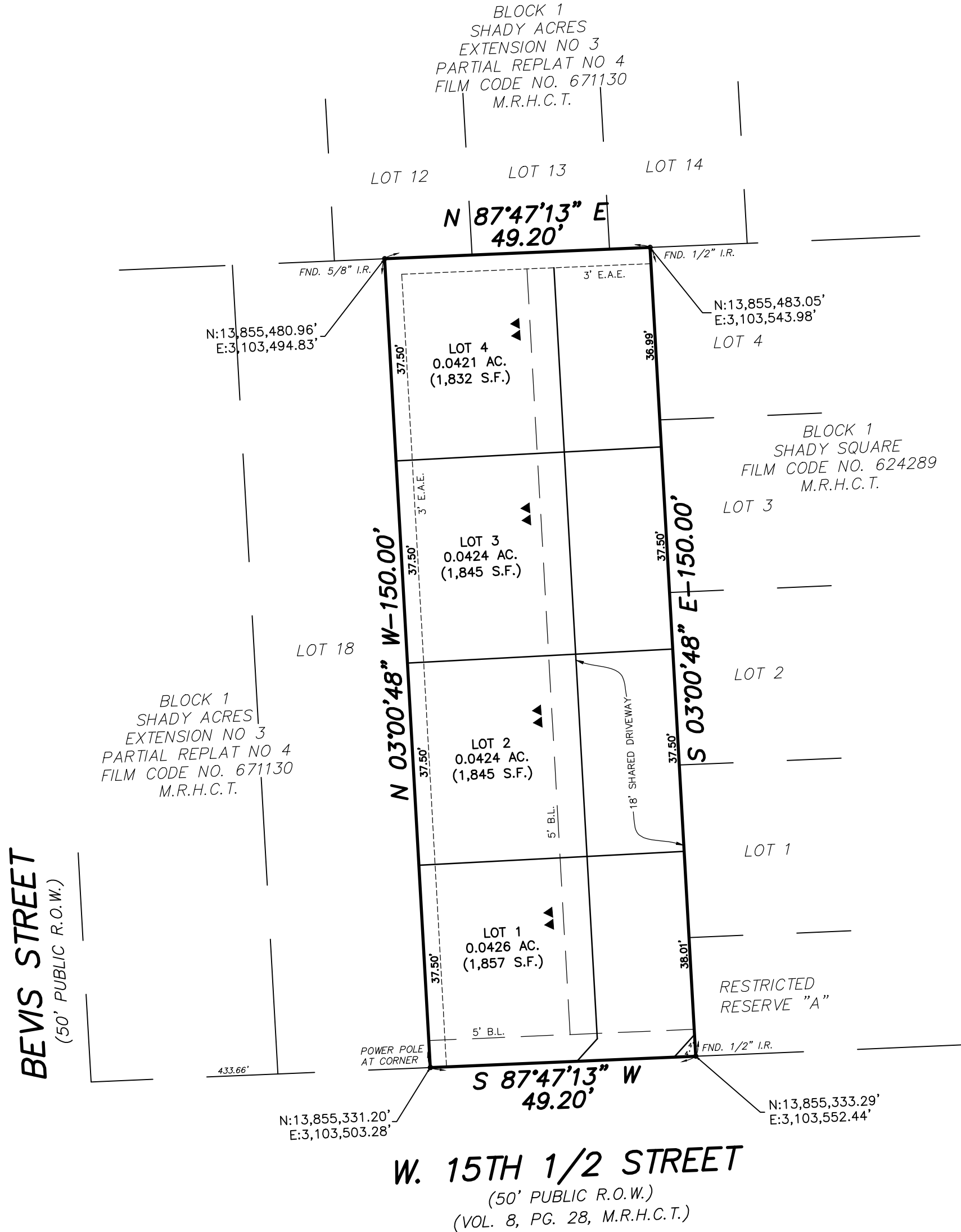
By: _____
Margaret Wallace Brown, AICP, CNU-A
Secretary

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 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.

Teneshia Hudspeth
County Clerk of
Harris County, Texas

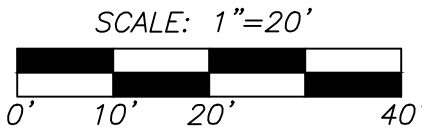
By: _____
Deputy



LEGEND

AC.
A.E.
B.L.
C.I.R.
EX.
FND.
H.C.C.F. NO.
I.P.
I.R.
M.R.H.C.T.
NO.
N.T.S.
PROP.
R.O.W.
S.F.
U.E.
VOL., PG.

ACRES
AERIAL EASEMENT
BUILDING LINE
CAPPED IRON ROD
EXISTING
FOUND
HARRIS COUNTY CLERK'S FILE NUMBER
IRON PIPE
IRON ROD
MAP RECORDS OF HARRIS COUNTY, TEXAS
NUMBER
NOT TO SCALE
PROPOSED
RIGHT OF WAY
SQUARE FEET
UTILITY EASEMENT
VOLUME, PAGE



- NOTES:
- Lots 1-4 are restricted to single family residential uses as defined by Chapter 42 (Ordinance 1999 - 262).
 - Single-family residential shall mean the use of a lot with one building designed 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.
 - 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.
 - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying a combined scale factor of 0.9998875.
 - 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.
 - At least 150 square feet of permeable area is required per lot. 450 square feet of permeable area shall be provided within the boundary of this subdivision. Reference 42-1 permeable area definition
 - The number of single family residential dwelling units that can be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plat.
 - All lots shall have adequate wastewater collection service.
 - Vehicle access to each lot is provided for by a shared driveway only.
 - This subdivision contains one or more shared driveways that have not been dedicated to or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.
 - The residential units or lots located in this subdivision are not eligible for solid waste collection services by the city at the time of the filing of the plat.

THREE PILLARS TOWNHOMES

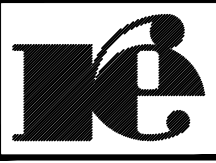
A SUBDIVISION OF 0.1694 ACRES OF LAND LOCATED IN THE HENRY REINERMAN SURVEY, ABSTRACT NO. 644, AND BEING A REPLAT OF LOTS 1-3, BLOCK 1, OF CDZ HOME IN SHADY ACRES, PER MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 662299, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE FOUR RESIDENTIAL LOTS

SCALE: 1" = 20' 4 LOTS 0 RESERVES 1 BLOCK DATE: NOVEMBER, 2022

OWNER:
KEARSARGE CUSTOM HOMES LLC, a Texas limited liability company
2518 ASHBY FOREST DRIVE
MISSOURI CITY, TEXAS 77459

PREPARED BY
CIVIL ENGINEERING AND LAND SURVEYING FIRM:
REKHA ENGINEERING, INC.



7676 Hillmont Street, Suite 350
Houston, Texas 77040
713-895-8080
713-895-8081
Job No.: 1221-4391
TBPLS FIRM NO. 10133800
TBPE NO. F-3712
Contact: John H. English, Sr. Vice President
jake1@pdq.net