IN LIEU OF PAYMENT (NO PRIVATE PARK OR PARK LAND DEDICATION NUMBER OF EXISTING DWELLING UNITS

Owner hereby certifies that the information provided is true 0

NUMBER OF PROPOSED DWELLING UNITS

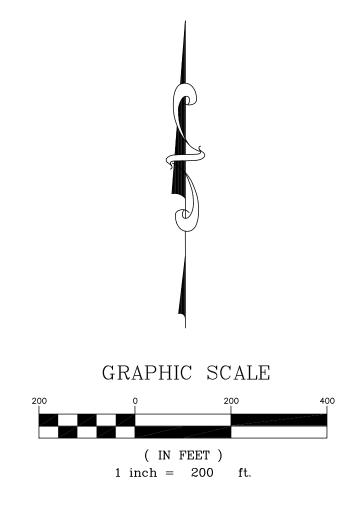
59

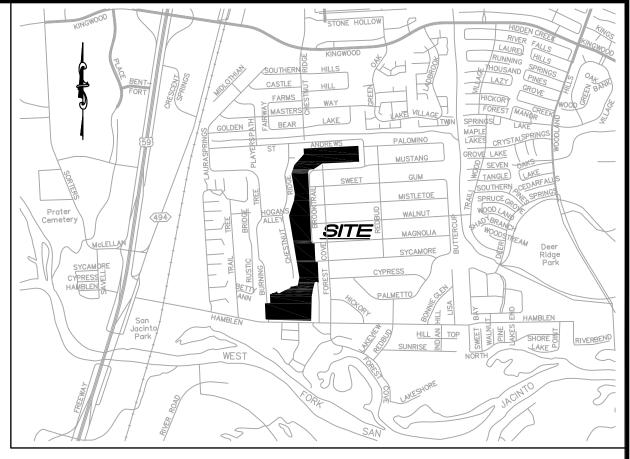
NUMBER OF INCREMENTAL DWELLING UNITS

1. No land is being established as Private Park or dedicated to the public for Park purposes.

2. No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42—253 of the Code of Ordinances of the City of Houston, Texas has been submitted and accepted by the city.

- 3. This property is located in Park Sector number 3.
- 4. This percentage is (100%) shall be applied to the then—current fee in lieu of dedication.
- 5. The then—current fee in lieu of dedication shall be applied to this number (59 units) of dwelling units.





VICINITY MAP

NOT TO SCALE

KEY MAP: 336 E,F,J



SHEET

BLOCK

SHEET 5

SHEET 6

HAMBLEN ROAD (80' R.O.W.)

KINGWOOD FLOG PROPERTIES, LLC TRACT 1 — CALLED 100.7156 ACRES

C.F.N. RP-2019-151433 O.P.R.R.P. H.C.T.

FUTURE DEVELOPMENT

SHEET 7

RESERVE "C"

BLOCK

MAGNOLIA LANE (60° R.O.W.)

ABBREVIATIONS ACCESS EASEMENT BUILDING LINE B.L. CLERK'S FILE NUMBER DRAINAGE EASEMENT DEED RECORDS ESMT. EASEMENT FND. FOUND H.C.T. HARRIS COUNTY, TEXAS IRON PIPE IRON ROD MON. MONUMENT M.R. MAP RECORDS OFFICIAL PUBLIC RECORDS OF REAL PROPERTY RIGHT-OF-WAY S.T.E. STORM SEWER EASEMENT U.E. UTILITY ESMT. FOUND PROPERTY MONUMENT

SET 5/8" IRON ROD WITH CAP STAMPED "THOMAS - 5736"

COMPENSATING OPEN SPACE TABLE -- ETJ

A. Total no. of lots < 5000 sf:

B. Total area of lots < 5000 sf:

C. Average lot size <5000 sf (B/A):

D. Compensating open space required per lot (based on C):

E. Compensating open space required (A x D):

0 sf

F. Minimum area of compensating open space provided:

Total number of lots < 5000 sf Total area of lots < 5000 sf

lots < 5000 sf

0 sf

GENERAL NOTES:

1. Bearings based on Texas State Plane Coordinates, South Central Zone (NAD-83).

2. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this 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. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD-83) and may be converted to surface by applying a combined scale factor of 0.9999378.

4. All found rods are 5/8-inch iron rods with cap stamped "Thomas - 5736" unless otherwise noted.

5. This property is served by an overhead electric service line beginning at the south line of Restricted Reserve "C", as shown. A previous survey prepared by Harry H. Hovis IV (Rev. 12/2001) depicts a 10' easement along said service line in favor of H.L.&P. Co. This surveyor found no record of said easement.

6. This property is subject to a 10' easement in favor of Home Telephone Company, as granted by instrument recorded under County Clerk's File No. D840944 of the Real Property Records of Harris County, Texas. As described therein, said easement cannot be plotted with certainty (missing Exhibit "A"). Said easement is depicted hereon based on a previous survey prepared by Harry H. Hovis, IV (Rev. 12/2001).

7. 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.

8. Any new development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.

9. Each lot shall be restricted to single family residential uses.

10. 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.

11. 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.

12. A Floodplain Easement is hereby established over that portion of the effective 100—year floodplain area as delineated from FIRM PANEL No. 48201C0315L dated June 18, 2007 within the boundary of this final plat, the limits of which impact the buildable areas of residential lots, wholly or partially, and within such area is prone to flooding. Construction of any type of residential housing within a Floodplain Easement is subject to additional flood hazard area regulations. A Floodplain Easement may be abandoned by Harris County Commissioners Court if the buildable area of a residential lot is determined to be outside the 100—year floodplain by submitting County Engineer's Form 1226, with the applicable documentation and fee, to the Office of the County Engineer.

13. 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.

14. Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision.

KINGWOOD COVE SECTION 1

BEING A SUBDIVISION OF 79.996 ACRES
(3,484,609 SQUARE FEET) OF LAND
LOCATED IN THE
MARY OWENS SURVEY, ABSTRACT 611
HARRIS COUNTY, TEXAS

59 LOTS 3 RESERVES 3 BLOCKS

OWNER:

KINGWOOD FLOG PROPERTIES, LLC 300 ARCADIA COURT 9370 McKNIGHT RD PITTSBURGH PA 15237-5548

ENGINEER:



14800 ST. MARY'S LANE, SUITE 160

HOUSTON, TX 77079-2943

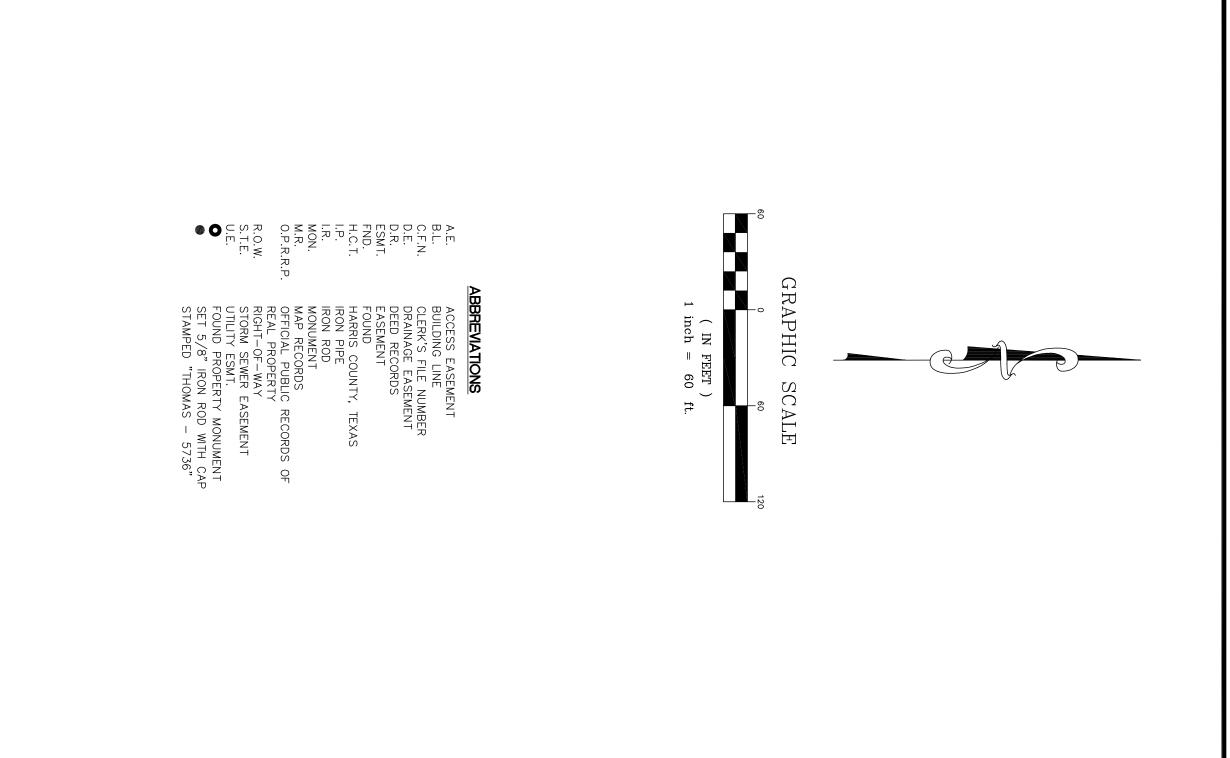
SURVEYOR:

TERRA SURVEYING COMPANY, LLC,
A LANDPOINT COMPANY
3000 WILCREST DRIVE, SUITE 210

HOUSTON, TEXAS 77042

(713) 993-0327

JOB NO. 20-0476-1 DATE: DECEMBER 07, 2020



SHEET 3 SHEET 2

GENERAL NOTES: . Unless otherwise indicated, the building line (B.L.), whether one or more, shown lat are established to evidence compliance with the applicable provisions of Chcode of Ordinances, City of Houston, Texas, In effect at the time this plat was which may be amended from time to time.

.д .

5. This property is served by an overhead of Restricted Reserve "C", as shown. A prev12/2001) depicts a 10' easement along said found no record of said easement. electric service line beginning at vious survey prepared by Harry H. service line in favor of H.L.&P. Co

3. The coordinates shown hereon are Texas South Central Zone No. Coordinates (NAD-83) and may be converted to surface by applying of 0.9999378.

. 4204 State Plane Grid a combined scale factor

This property is subject to a 10' easement in favor of Home Telephone Company ranted by instrument recorded under County Clerk's File No. D840944 of the Real Propecords of Harris County, Texas. As described therein, said easement cannot be plotted ertainty (missing Exhibit "A"). Said easement is depicted hereon based on a previous surepared by Harry H. Hovis, IV (Rev. 12/2001).

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SHEET 3 SHEET 2

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family res

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of two off-street parking spaces per secondary unit is provided only one

N02°42'40"W 160.96' S02°42'40"E 227.21' BLOCK A BLOCK A N02°42'40"W 160.96' KINGWOOD COVE COURT S02°42'40"E 227.57 BLOCK A 10.1502 ACRES (442,144 SQ. FT.) 20 LOT 15 0.6064 AC. 26,416 SQ. FT. S02°42'40"E 160.96' S02°42'40"E 227.87' ST COVE COUNTRY CLUB
SECTION TWO
VOL. 137, PG. 22 M.R. H N87°17'20"E 00 OVE COUNTRY CLUB ESTATES
SECTION TWO
137, PG. 22 M.R. H.C.T. ,SZ 👃 ,SZ ST ANDREWS ROAD (60' R.O.W.) BLOCK 24 S02°42'40"E 223.84' 78 BLOCK 42 MUSTANG TRAIL (60' R.O.W.) LOT 13 0.5048 AC. 21,988 SQ. FT. 85 LOT 7 0.5149 AC. 22,429 SQ. FT. 00 4 BLOCK 42 16 8 15 72 00 N LOT 10 0.7622 AC. 33,199 SQ. FT. 001 237.60' S02°44'14"E 440.34' (X) (X) (X) (X) 13945586.03 3159251.49 79 00

RESTRICTED RESERVE "A" RESTRICTED RESERVE "B" RESTRICTED RESERVE "C" FOR DETENTION/ DRAINAGE PURPOSES 23.757 1,034,838

RESERVES

RESTRICTION

ACRES

BEING (3,484,609)SUBDIVISION 0F 79.996LAND ACRES

MARY 4,609 SQUARE FEET) OF LA LOCATED IN THE OWENS SURVEY, ABSTRACT HARRIS COUNTY, TEXAS 611

LOTS ೦೦ RESERVES ಲ BLOCKS

OWNER:

U S

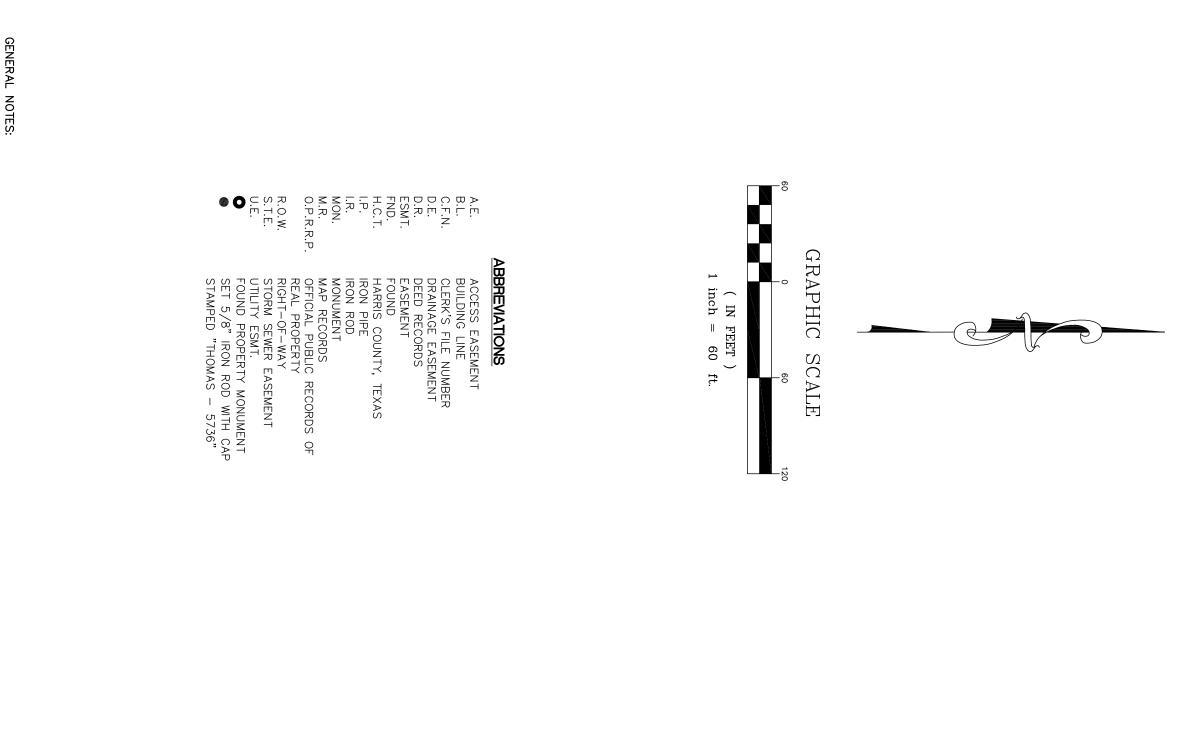
ENGINEER: KINGWOOD FLOG PROPERTIES, LLC 300 ARCADIA COURT 9370 McKNIGHT RD PITTSBURGH PA 15237-5548

SURVEYOR:

TERRA SURVEYING COMPANY, LLC, A LANDPOINT COMPANY 3000 WILCREST DRIVE, SUITE 210 HOUSTON, TEXAS 77042 (713) 993-0327

JOB NO. 20-0476-1 DATE: DECEMBER 07, HALFF ASSOCIATES, INC. 14800 ST. MARY'S LANE, SUITE 160 HOUSTON, TX 77079-2943

SHEET 2 OF 8



CHESTNUT RIDGE ROAD
(60' R.O.W.)

53

N02°44'41"W 158.57'

52

RESERVE "B"

KINGMOOD CONE &

S02°42'40"E 165.22'

LOT 2 0.5082 AC. 22,136 SQ. FT.

S02°42'40"E 160.96'

160 QE

72,

N87°17'2

,SZ •

102

BLOCK A

63

FND.

LOT 36 1.0633 AC. 46,317 SQ. FT.

APPROXIMATE LOCATION OF 10'
ME TELEPHONE COMPANY ESMT.
(SEE NOTE No. 6)

(50' R.O.W.)

55

N(Y): 13945514.35 E(X): 3157737.68

50

ST ANDREWS ROAD
(60' R.O.W.)

SHEET 3 SHEET 2

3. The coordinates shown hereon are Texas South Central Zone No. Coordinates (NAD-83) and may be converted to surface by applying of 0.9999378. 2. Unless otherwise indicated, the building line (B.L.), whether one or more, shown plat are established to evidence compliance with the applicable provisions of Cha Code of Ordinances, City of Houston, Texas, In effect at the time this plat was which may be amended from time to time. a comb (NAD-State Plane (bined scale fac

This property is served by an Restricted Reserve "C", as show /2001) depicts a 10' easement a und no record of said easement. All found rods are 5/8—inch erwise noted. overhead own. A prev along said cap service line beginning at rvey prepared by Harry H. line in favor of H.L.&P. Co

6. This property is subject to a 10' easement in favor of Home Teleph granted by instrument recorded under County Clerk's File No. D840944 of Records of Harris County, Texas. As described therein, said easement cann certainty (missing Exhibit "A"). Said easement is depicted hereon based on prepared by Harry H. Hovis, IV (Rev. 12/2001).

7. This plat requires compliance with structures as mandated in regulations Acceptance of Infrastructure. landscaping requirements of Harris County, Texas prior for to

FND.

5/8"

I.R.

9. Each lot shall be restricted to single 8. Any new deve before the issuan family res

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SHEET 3
SHEET 4

LOT 32 0.7160 AC. 31,189 SQ. FT.

172.54'

SHEET

SWEET GUM LANE

BROOKTRAIL DRIVE

BLOCK 31

FOREST COVE COUNTRY CLUB ESTATES SECTION 1 N18°12'36"E 255.01' LOT 35 0.8861 AC. 36,599 SQ. FT. BLOCK C SZ4°48'11"W Z16.99' KINGWOOD COVE PLACE BLOCK B LOT 3 0.8747 AC. 38,101 SQ. FT. BLOCK B 5.2846 ACRES (230,196 SQ. FT.) LOT 2 0.9911 AC. 43,171 SQ. FT. FOREST COVE DRIVE FND. S02°42'40"E 251.81' 1/2" S02°42'40"E 201.88' .R 0.6635 8,901 S

	RESTRICTED RESERVE "C"	RESTRICTED RESERVE "B"	RESTRICTED RESERVE "A"	NAME	
1	FOR DETENTION/ DRAINAGE PURPOSES	FOR LANDSCAPE PURPOSES	FOR LANDSCAPE PURPOSES	RESTRICTION	RESERVES
) 	23.757	0.106	0.092	ACRES	
7 0 2 7 0 7	1,034,838	4,598	4,008	SQUARE FEET	

FND. 1/2" I.R.

MUSTANG TRAIL (60' R.O.W.)

WATER PLANT

SHEET 3 SHEET 2

> BEING (3,484,609)34,609 SQUARE FEI LOCATED IN 7 OWENS SURVEY, / SUBDIVISION FEET)
> N THE 0F 79.996 0F LAND ACRES

MARY HARRIS COUNTY, ABSTRACT TEXAS 611

LOTS ಲ RESERVES ಲ BLOCKS

50

OWNER:

FOREST COVE DRIVE

KINGWOOD FLOG PROPERTIES, LLC 300 ARCADIA COURT 9370 McKNIGHT RD PITTSBURGH PA 15237-5548

ENGINEER:

SURVEYOR:

HALFF ASSOCIATES, INC. 14800 ST. MARY'S LANE, SUITE 160 HOUSTON, TX 77079-2943

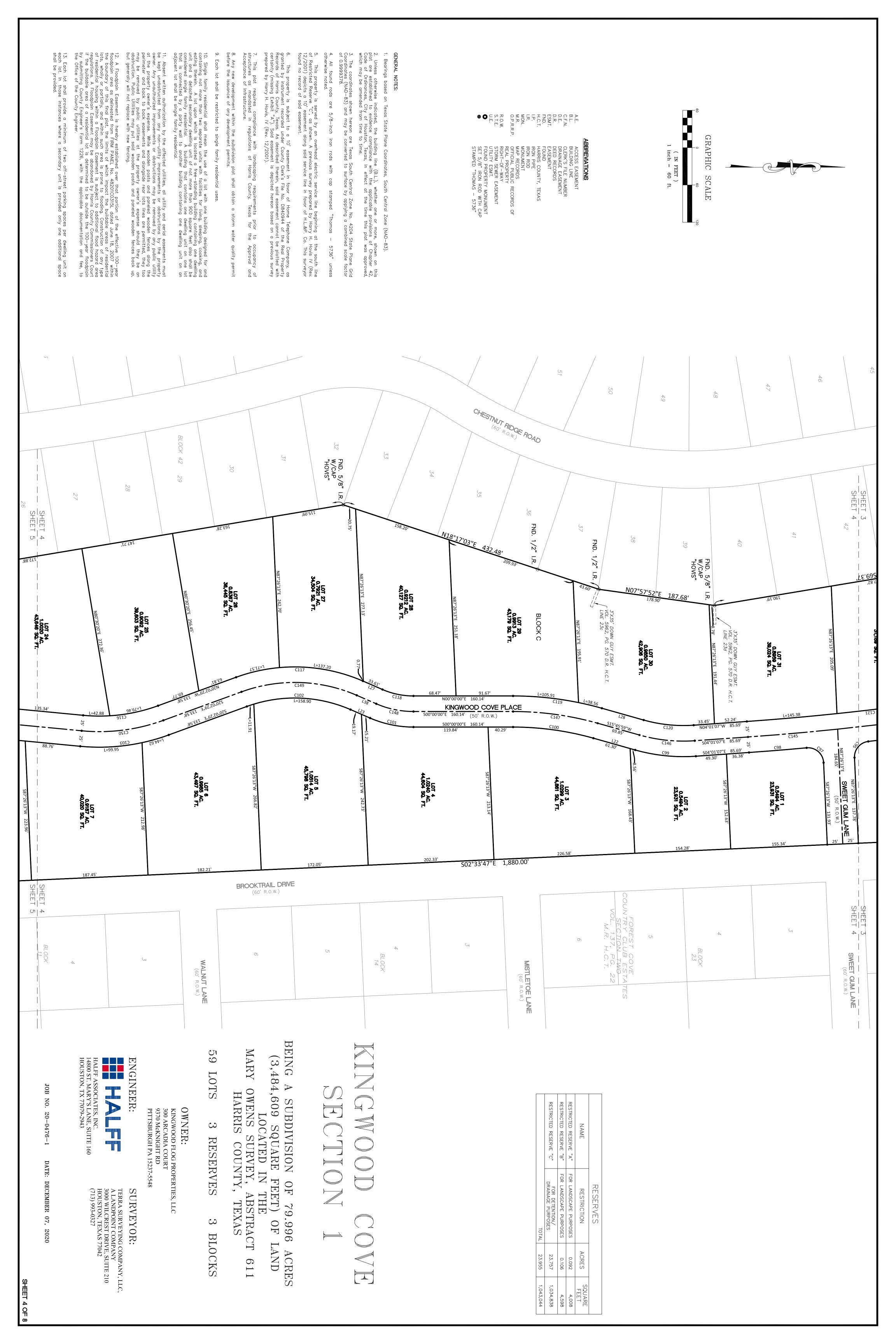
TERRA SURVEYING COMPANY, LLC, A LANDPOINT COMPANY 3000 WILCREST DRIVE, SUITE 210 HOUSTON, TEXAS 77042 (713) 993-0327

DATE: DECEMBER 07,

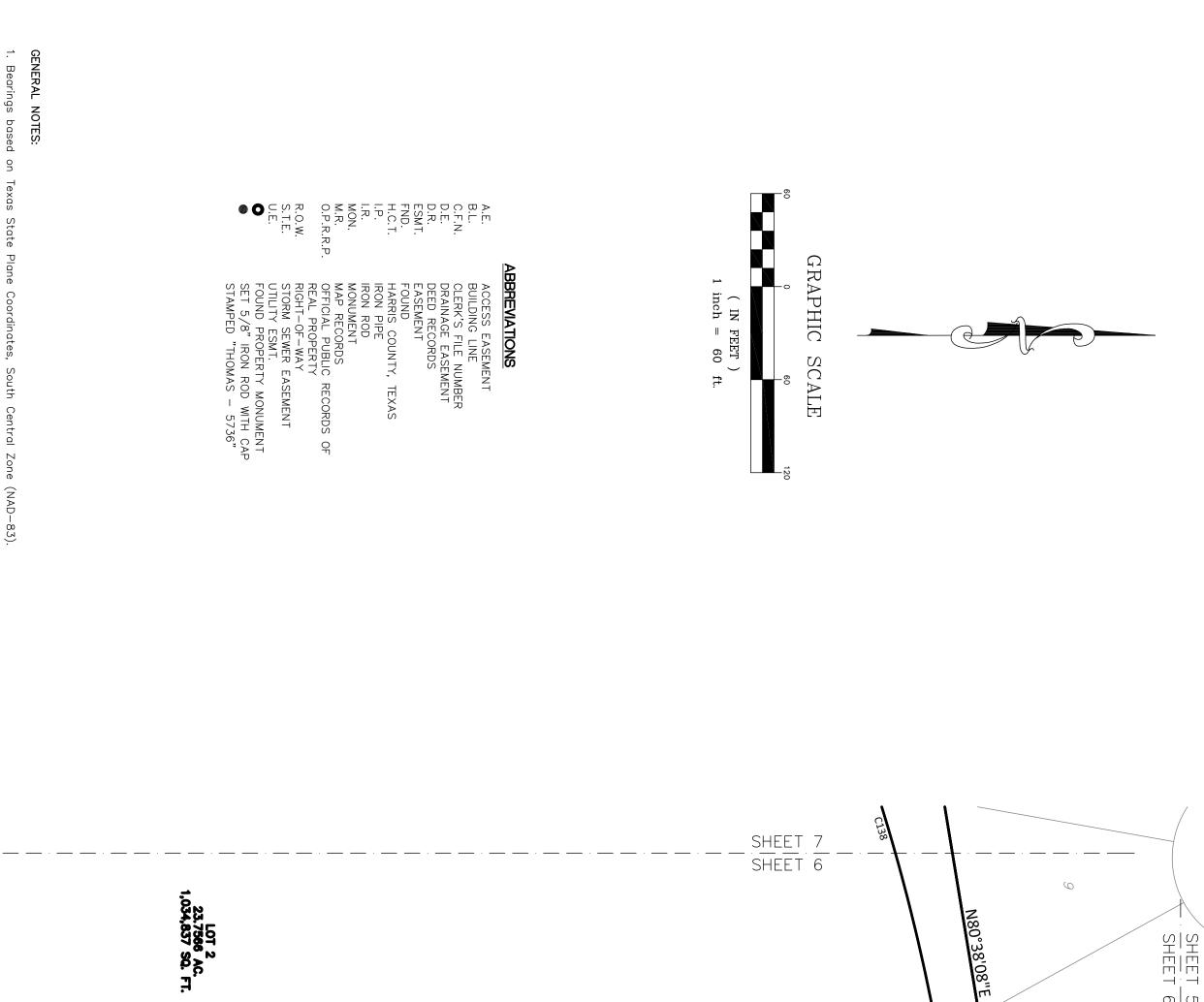
JOB

20-0476-

SHEET 3 OF 8







SHEET 5

10

N00°00'00"E 194.66'

N04°05'23"W 388.20'

144.21

₩ R

FOREST COVE DRIVE

20' S.T.E./D.E.

. Unless otherwise indicated, the building line (B.L.), whether one or more, shown lat are established to evidence compliance with the applicable provisions of Cha case of Ordinances, City of Houston, Texas, In effect at the time this plat was which may be amended from time to time.

5. This property is served by an overhead of Restricted Reserve "C", as shown. A prev 12/2001) depicts a 10' easement along said found no record of said easement. 3. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD—83) and may be converted to surface by applying a combined scale factor of 0.9999378. All found rods are 5/8-inch iron rods with cap stamped erwise noted. electric service line beginning at vious survey prepared by Harry H. service line in favor of H.L.&P. Co

This property is subject to a 10' easement in favor of Home Telephone Company, as ranted by instrument recorded under County Clerk's File No. D840944 of the Real Property tecords of Harris County, Texas. As described therein, said easement cannot be plotted with ertainty (missing Exhibit "A"). Said easement is depicted hereon based on a previous survey repared by Harry H. Hovis, IV (Rev. 12/2001).

to the

7. This plat requires compliance with landscaping requirements prior structures as mandated in regulations of Harris County, Texas for Acceptance of Infrastructure. 8. Any new development within the subdivision plat sh before the issuance of any development permits.

9. Each lot shall be restricted to single family residential

10. 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.

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12. A Floodplain Easement is hereby established over that portion of the effective 100—year floodplain area as delineated from FIRM PANEL No. 48201C0315L dated June 18, 2007 within the boundary of this final plat, the limits of which impact the buildable areas of residential lots, wholly or partially, and within such area is prone to flooding. Construction of any type of residential housing within a Floodplain Easement is subject to additional flood hazard area regulations. A Floodplain Easement may be abandoned by Harris County Commissioners Court if the buildable area of a residential lot is determined to be outside the 100—year floodplain by submitting County Engineer's Form 1226, with the applicable documentation and fee, to the Office of the County Engineer.

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SHEET 7 SHEET 6

BLOCK C RESERVE "C" HAMBLEN ROAD (80' R.O.W.) S01°23'48"W 674.77' N(Y): 13940751.36 E(X): 3157945.89

	スピンピスマピン		
NAME	RESTRICTION	ACRES	SQUARE FEET
RESTRICTED RESERVE "A"	FOR LANDSCAPE PURPOSES	0.092	4,008
RESTRICTED RESERVE "B"	FOR LANDSCAPE PURPOSES	0.106	4,598
RESTRICTED RESERVE "C"	FOR DETENTION/ DRAINAGE PURPOSES	23.757	1,034,838
	TOTAL	23.955	1,043,044

BEING (3,484,609)SUBDIVISION 0F 79.996LAND ACRES

MARY 4,609 SQUARE FEET) OF LA LOCATED IN THE OWENS SURVEY, ABSTRACT HARRIS COUNTY, TEXAS 611

LOTS ಲ RESERVES ಲ BLOCKS

HALFF ASSOCIATES, INC. 14800 ST. MARY'S LANE, SUITE 160 HOUSTON, TX 77079-2943 ENGINEER:

SURVEYOR:

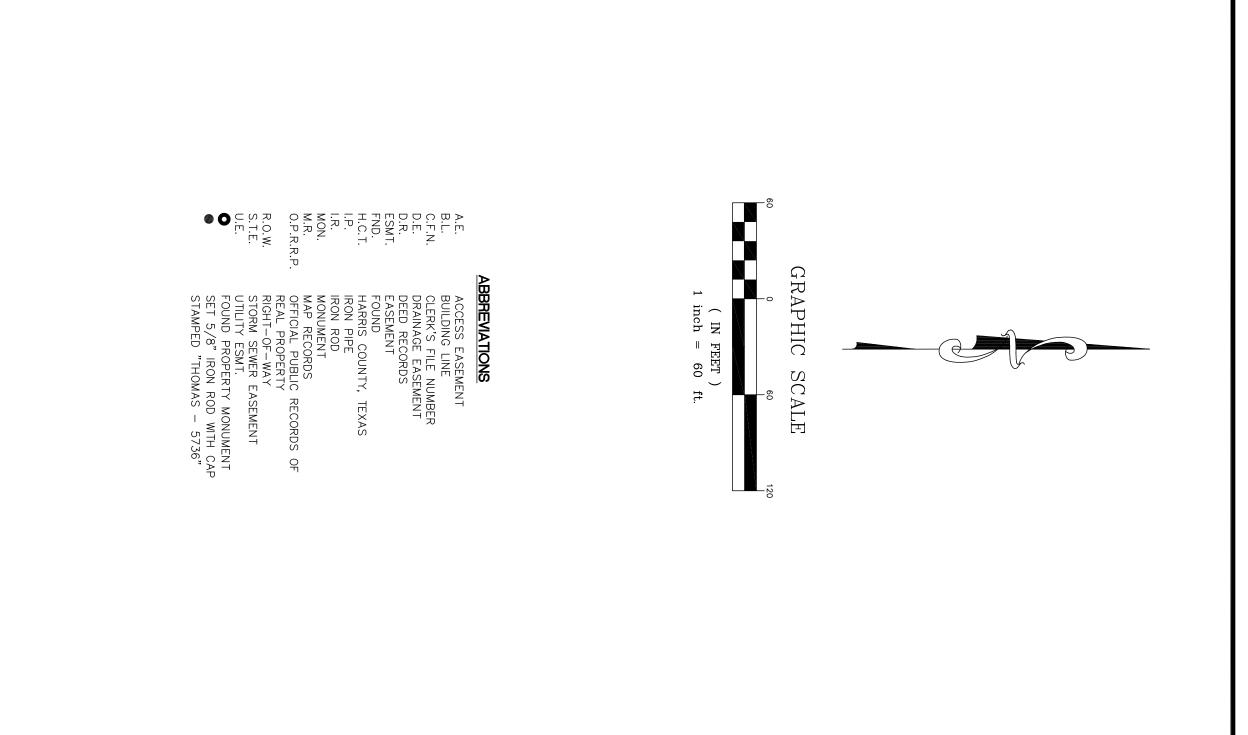
KINGWOOD FLOG PROPERTIES, LLC 300 ARCADIA COURT 9370 McKNIGHT RD PITTSBURGH PA 15237-5548

OWNER:

TERRA SURVEYING COMPANY, LLC, A LANDPOINT COMPANY 3000 WILCREST DRIVE, SUITE 210 HOUSTON, TEXAS 77042 (713) 993-0327

JOB NO. 20-0476-1 DATE: DECEMBER 07,

SHEET 6 OF 8



FND. 3/4" W/CAP

GENERAL NOTES:

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RESTRICTED RESERVE "A"
RESTRICTED RESERVE "B"
RESTRICTED RESERVE "C"

FOR DETENTION/ DRAINAGE PURPOSES

23.757

1,034,838

RESERVES

RESTRICTION

ACRES

BEING MARY (3,484,609)4,609 SQUARE FEET) OF LA LOCATED IN THE OWENS SURVEY, ABSTRACT HARRIS COUNTY, TEXAS SUBDIVISION 0F 79.996LAND ACRES 611

LOTS ಲ RESERVES U BLOCKS

OWNER:

KINGWOOD FLOG PROPERTIES, LLC 300 ARCADIA COURT 9370 McKNIGHT RD PITTSBURGH PA 15237-5548

HALFF ASSOCIATES, INC. 14800 ST. MARY'S LANE, SUITE 160 HOUSTON, TX 77079-2943

SHEET 7 SHEET 6

SURVEYOR:

ENGINEER:

TERRA SURVEYING COMPANY, LLC, A LANDPOINT COMPANY 3000 WILCREST DRIVE, SUITE 210 HOUSTON, TEXAS 77042 (713) 993-0327

JOB 20-0476-1 DATE: DECEMBER 07,

SHEET 7 OF 8

ı						
	LINE TABLE	Æ			CUR	CURVE TABLE
•	BEARING	LENGTH	NO.	LENGTH	RADIUS	DELTA
_	S24°03'49"E	18.59'	C81	177.75'	615.00'	16°33'36"
	S87°17'20"W	39.61'	C82	241.19'	50.00'	276°22'46"
	S15°45'59"W	69.85'	C83	21.03'	25.00'	48°11'23"
	S23°27'17"W	34.37'	C84	21.03'	25.00'	48°11'23"
	S01°55'03"E	37.45'	C85	126.53'	475.00'	15°15'44"
	S02°43'19"E	24.62'	C86	39.27'	25.00'	90°00'00"
	N01°55'03"W	37.45'	C87	27.45'	30.00'	52°25'15"
	N23°27'17"E	34.37'	C88	24.99'	30.00'	47°43'51"
	N15°45'59"E	69.85'	C89	72.28'	50.00'	82°49'34"
	N24°03'49"W	20.94'	C90	17.87'	255.00'	4°00'58"
	N02°43'19"W	16.75'	C91	37.18'	25.00'	85°12'27"
	S02°43'19"E	24.61'	C92	46.49'	100.00'	26°38'11"
	N87°17'20"E	20.00'	С93	104.29'	175.00'	34°08'38"
	S24°03'49"E	43.08'	C94	209.30'	4,325.00'	2°46'22"
	N87°17'20"E	20.58'	C95	37.52'	25.00'	85°59'41"
	N02°43'19"W	16.75'	C96	39.27'	25.00'	90°00'00"
	N24°03'49"W	45.43'	C97	40.44'	25.00'	92°41'09"
	S02°43'19"E	16.75'	C98	92.86'	4,325.00'	1°13'49"
	S23°27'17"W	34.37'	C99	98.41'	285.00'	19°47'06"
			C100	130.71'	475.00'	15°45'59"
			C101	71.64'	175.00'	23°27'17"
			C102	170.81'	225.00'	43°29'46"
			C103	144.58'	325.00'	25°29'18'
			C104	139.85'	525.00'	15°15'44"
			2010	400001	200	,

C15	C15	C15	C155	C15	C15	C15	C15	C15	C14	C14	C14	C14	C14	C144	C14	C14	C14			2 6		C13		C13	C13	C13		C13	C12		C12		CIZ	CIA	C12	C12		C120	C11	C11	C11	C11	C11	C11	C11	C11	C11	C110	C10	C10	C10	C106	C105	C10	C103	CIO	C10	C99	(9)	C97	C96	C9!	<u>ۇ</u>	СЭЗ	C92	C91	C9(C89	C88	C8;	C86	C89	C87	C83	T &	T	<u>.</u>
9 236.41'	+	+	5 132.75'	╁	H	-	1 123.40'						t	4 111.74'	╈	╅	+	+	+	+	727 06'	+	+	+	3 101.19	+	+	+	+	+	+	+	+	+	+	2 134.08	+	+	9 144.47'	T	+	t	1	t	+			0 241.19'		_		_	-	\dashv	3 144.58'	+	┿	+	┢	7 40.44'	Н		4 209.30'			Н		\dashv	-+	+	5 39.27'	+	+	+	╁). LENGTH	-1
590.00' 500.00'	4.300.00	125.00'	590.00'	500.00'	500.00'	150.00'	150.00'	300.00'	250.00'	150.00'	500.00'	260.00'	4,300.00'	300.00'	115.00'	1/5.00	175 001	30 EE	31.65	24 601	1 291 46'	175.00	355.00	275 001	70.00'	10.00	235.00	25.00'	10.00'	140.00	150.00	335.00	25.00	3F 90'	150.00	225.00	4,2/5.00	235.00'	525.00'	125.00'	275.00'	275.00'	565.00'	125.00'	525.00'	475.00'	25.00'	50.00'	25.00'	525.00'	475.00'	175.00'	125.00'	525.00'	325.00'	375.00'	475.00'	285.00'	4,325.00'	25.00'	25.00'	25.00'	4,325.00'	175.00'	100.00'	25.00'	255.00'	50.00'	30.00'	30.00'	25.00'	475.00'	25.00'	50.00'	_	 	-
22°57'29" 15°15'44"	34 U8 38 3°73'37"	26°38'11"	12°53'29"	15°02'06"	13°07'44"	37°51'56"	47°08'12"	25°29'18"	43°29'46"	23°27'17"	15°45'59"	19°47'06"	1°55'43"	21°20'30"	15°05'25"	4°58'17"	102 U 20	103°07'E0"	08°08'33"	070001011	37°44'U012	/8'2/'4/"	21°20'30"	15 16 00"	82°49'34"	47°43'51"	4°00'58"	78°27'47"	52°25'15"	2°24'24"	15°05'25"	21°20'30"	21°20'20"	73/45	76738'11"	34°08'38"	5 19 20	19°47'06"	15°45'59"	23°27'17"	43°29'46"	25°29'18"	35°50'58"	37°51'56"	13°07'44"	15°02'06"	48°11'23"	276°22'46"	48°11'23"	15°02'06"	13°07'44"	37°51'56"	47°08'12"	15°15'44"	25°29'18"	73°20'76"	15°45'59"	19°47'06"	1°13'49"	92°41'09"	90°00'00"	85°59'41"	2°46'22"	34°08'38"	26°38'11"	85°12'27"	4°00'58"	82°49'34"	47°43'51"	52°25'15"	90°00'00"	15°15'44"	48°11'23"	276°22'46"	16°33'36"	DELTA	VE IABLE
N75°48'36"E S85°04'48"E	S07°38'38"F	S38°07'17"W	S57°53'07"W	S09°26'07"E	S10°23'18"E	S22°45'24"E	S18°07'16"E	S07°17'50"E	S01°42'24"W	S11°43'39"W	S07°53'00"W	S05°52'26"W	S04°58'58"E	S13°23'34"E	S04°49'24"W	\$09°52'57"W	341 Ub 33 E	C41°06'33"E	377 70 77 F	C3 40 FO FO FO	11.5 L. 6 C. 5 L. M	215 TU U5 W	N13°23'34"W	NU4 54 41 E	\$13°43'47"E	S03°49'05"W	S22°03'20"E	\$63°17'42"E	S28°55'56"E	N11°09'54"E	N04°49'24"E	N13°23'34"W	N1/30:05.F	N55 15 15 E	N38°0/'1/"E	NO/343'52"E	N06-40-47-W	N05°52'26"E	N07°53'00"E	N11°43'39"E	N01°42'24"E	N07°17'50"W		N22°45'24"W	18"	N09°26'07"W	N22°10'38"E	S88°04'57"W	S26°00'45"E	S09°26'07"E	S10°23'18"E	S22°45'24"E	S18°07'16"E	S85°04'48"E	S07°17'50"E	\$11°43'39"W	S07°53'00"W	S05°52'26"W	S04°38'01"E	S41°05'39"W	N47°42'40"W	S49°33'56"E	S07°57'16"E	S07°43'52"W	S38°07'17"W	S66°40'02"E	S22°03'20"E	S13°43'47"E	S03°49'05"W	S28°55'56"E	S42°17'20"W	N85°04'48"W	N/8'2/25 L	\$12°33'04"W	N79°00'32"E	CHD. BRG.	<u>}</u>
234.83' 132.79'	117.43 254.65'	57.59'	132.47'	130.83'	114.32'	97.34'	119.95'	132.36'	185.26'	60.98'	137.16'	89.34'	144.73'	111.10'	30.20	15.18	61.54	61 57	17 87'	12, 12,	727 07'	_	131.4/	45.16	92.61	+	+	+	8.83	5.88	39.39	124.06	33.1/	81.83	69.11'	132.11	396.96	80.75	144.01'	50.81'	203.79'	121.33'	347.78'	81.11'	120.04'	124.29'	20.41'	66.67'	20.41'	137.37'	108.60'	113.56'	99.96'	139.43'	143.39'	71.14'	130.30	97.93'	92.86'	36.17'	35.36'	34.10'	209.28'	102.75'	46.07'	33.85'	17.87'	66.15'	24.28'	26.50'	35.36'	126.16'	20.41	66.67'	177.13'	CHORD	

STATE OF TEXAS COUNTY OF HARRIS

We, KINGWOOD FLOG PROPERTIES, LLC, acting by and through _______, and ______, being officers of KINGWOOD FLOG PROPERTIES, LLC, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 7.991 acre tract described in the above and foregoing map of Kingwood Cove Sec 1, 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.

**URTHER, 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 norizontally 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 nereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

the and

FURTHER, Owners do hereby plat and adjacent to any composition be restricted to keep such other obstructions to the componenty shall not be permidrainage structure. by covenant and agree that all of the property within the boundaries of this drainage easement, ditch, gully, creek or natural drainage way shall hereby such drainage ways and easements clear of fences, buildings, planting and operations and maintenance of the drainage facility and that such abutting mitted to drain directly into this easement except by means of an approved

FURTHER, Owners certify a Harris County Road Law, Se and all other regulations to Commissioners' Court of Ha and covenant that they have complied with or will comply with existing Section 31—C as amended by Chapter 614, Acts of 1973, 63rd/ Legislature heretofore on file with the Harris County Engineer and adopted by the larris County.

IN TESTIMONY WHEREOF, KINGWOOD FLOG PROPERTIES, end _____, and _____, 2020 secretary, this LLC has

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2020

BEFORE ME, the undersigned authority, on this day personally appeared Elliot be the person whose name is subscribed to the foregoing instrument and of they executed the same for the purposes and considerations therein expresses.

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Daniel Betsalel, known to be the person whose name is subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes and considerations therein expressed.

STATE OF TEXAS COUNTY OF HARRIS

for |

I, Jim Thomas, a Registered Professional Licensed Surveyor in that the buildable areas for all or some of the residential floodplain as plotted from the Federal Insurance Rate Map P 2007 and are subject to flooding. The 100—year floodplain is and subject to additional floodplain management regulations.

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.

-URTHER, Owners do hereby declare that all parcels of land designated as lots on this plat originally intended for the construction of single family residential dwelling units thereon (or blacement of mobile home subdivision) and shall be restricted for same under the terms conditions of such restrictions filed separately.

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.

URTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this lat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, ermanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

the Planning Commission of the City of Houston, Texas, has appr appropriate) and subdivision of Forestwood, Sec 7 in conformance and the ordinances of the City of Houston, as shown hereon, of plat (or instrument when appropriate) this _____, day of ____

proved this plat e with the laws and authorized

Seal

John R. Blount, County Engineer of Harris County, hereby certify omplies with all the existing rules and regulations of this office commissioners' Court and that it complies or will comply with all county Road Law as amended and all other Court adopted drainage

of this subdivision the Harris County isions of the Harris

I, Teneshia Hudspeth, County Clerk of Harris County and ex o Commissioners' Court, do hereby certify that the within instruction convened meeting of the Harris County Commissioners' Court held 2020 by an order entered into the minutes of the court. officio clerk of the Harris County rument was approved at a legally ld on _______,

at Houston,

I, Jim Thomas, 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.

Jim Thomas Registered Professional Land Surveyor Texas Registration No. 5736

BEING MARY (3,484,609)4,609 SQUARE FEET) OF LA LOCATED IN THE OWENS SURVEY, ABSTRACT HARRIS COUNTY, TEXAS SUBDIVISION 0F 79.996LAND ACRES 611

LOTS ಲ RESERVES BLOCKS

HALFF ASSOCIATES, INC. 14800 ST. MARY'S LANE, SUITE 160 HOUSTON, TX 77079-2943 ENGINEER:

SURVEYOR:

KINGWOOD FLOG PROPERTIES, LLC 300 ARCADIA COURT 9370 McKNIGHT RD PITTSBURGH PA 15237-5548

OWNER:

TERRA SURVEYING COMPANY, LLC, A LANDPOINT COMPANY 3000 WILCREST DRIVE, SUITE 210 HOUSTON, TEXAS 77042 (713) 993-0327

ЈОВ No. 20-0476-1 DATE: DECEMBER 07,

SHEET 8 OF 8