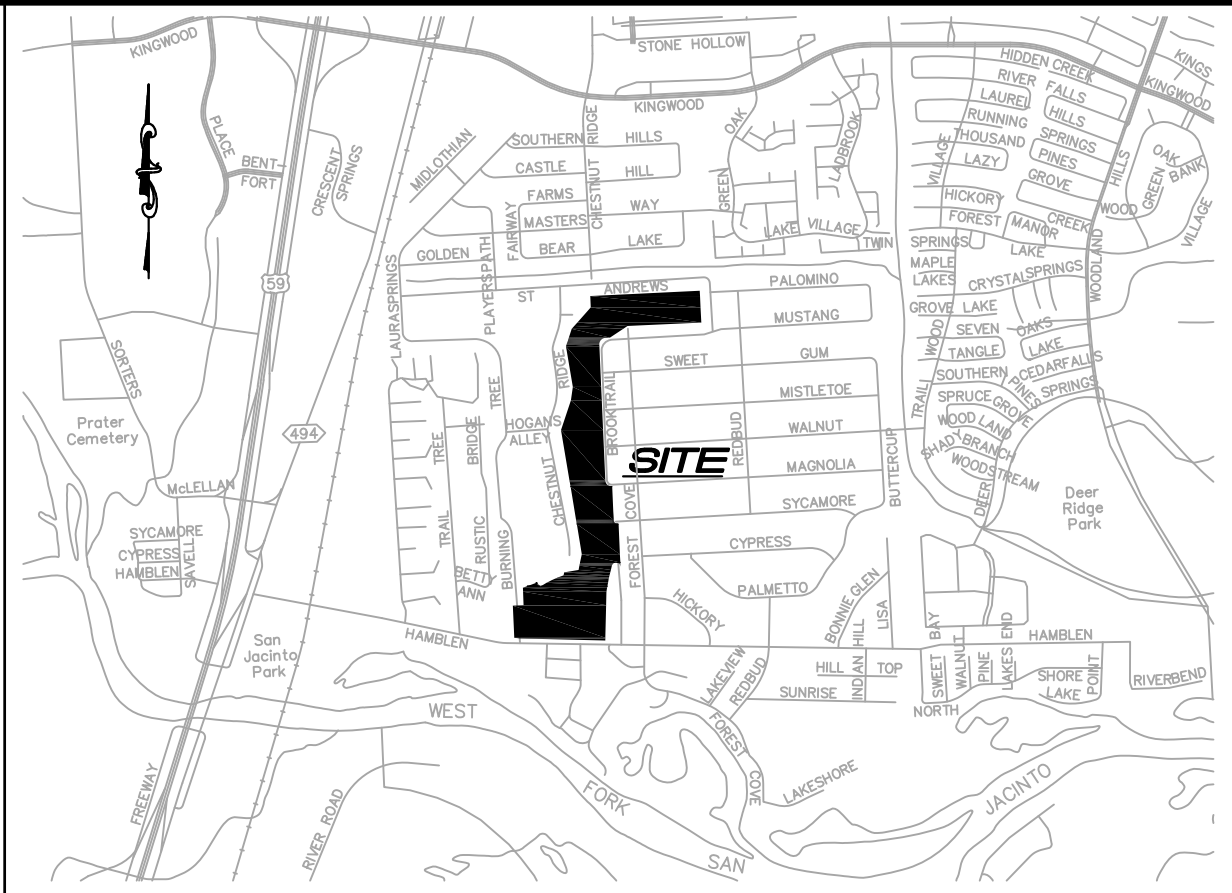
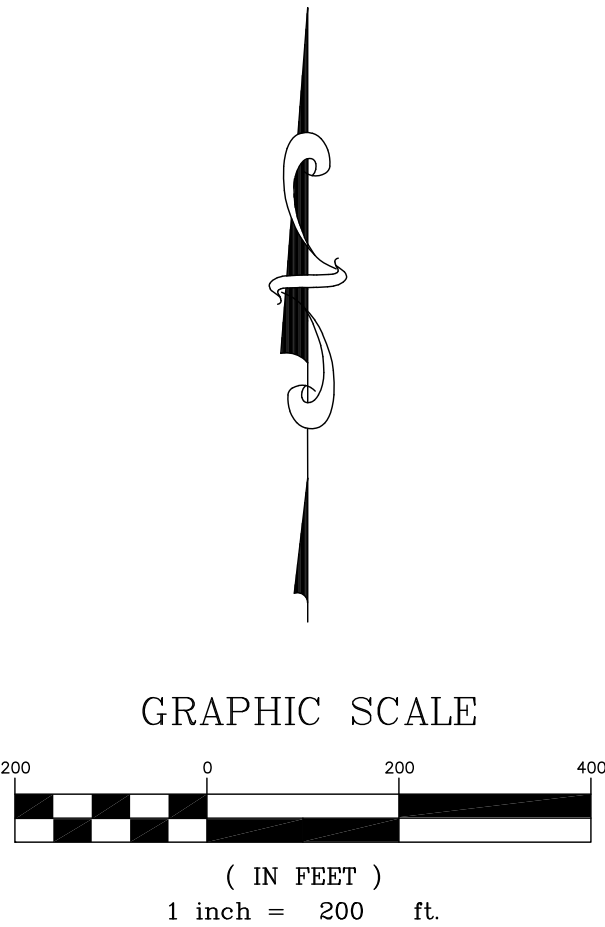


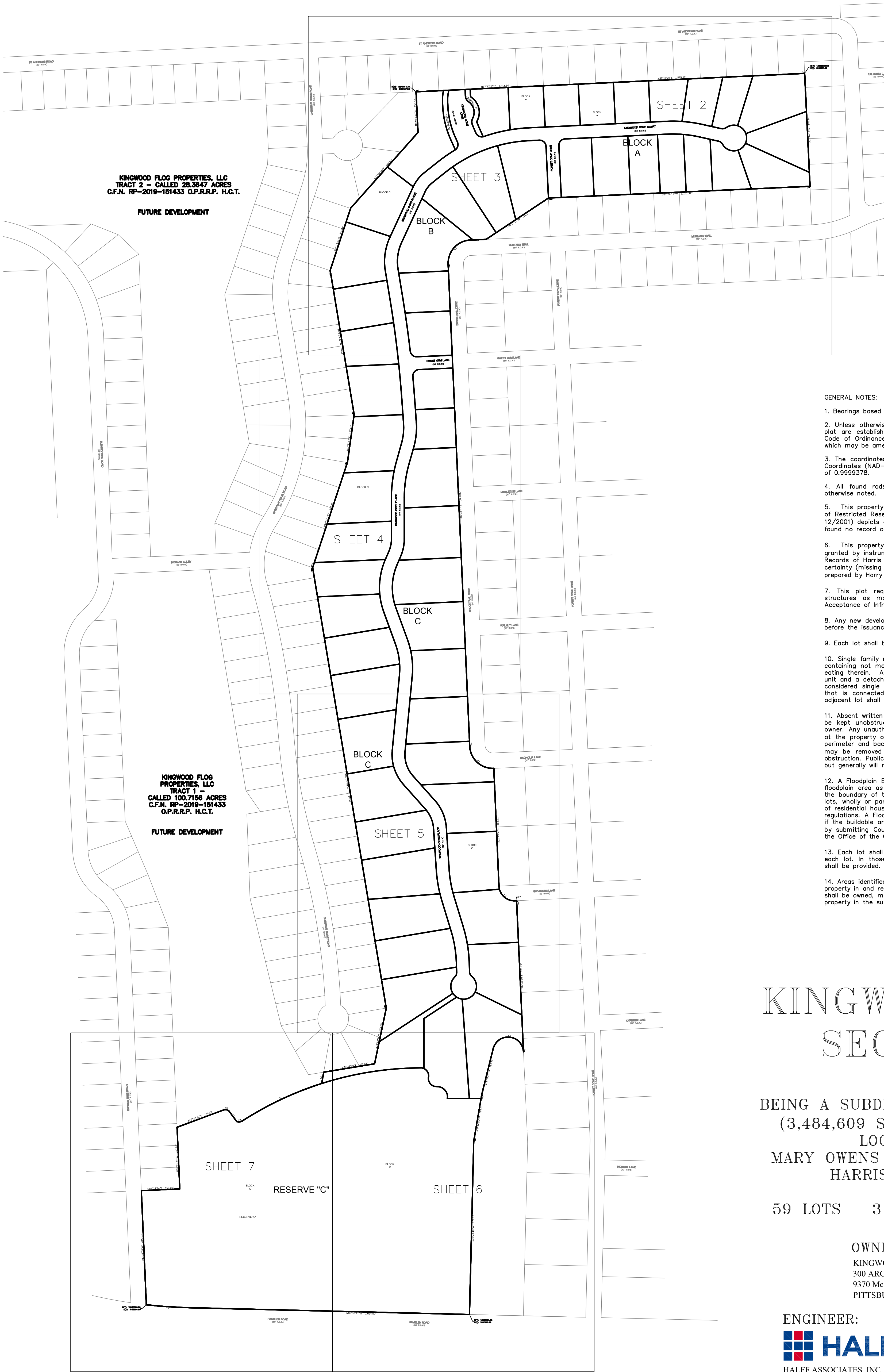
PARK AND OPEN SPACE TABLE

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	59

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



ABBREVIATIONS

A.E.	ACCESS EASEMENT
B.L.	BUILDING LINE
C.F.N.	CLERK'S FILE NUMBER
D.E.	DRAINAGE EASEMENT
D.R.	DEED RECORDS
ESMT.	EASEMENT
FND.	FOUND
H.C.T.	HARRIS COUNTY, TEXAS
I.P.	IRON PIPE
I.R.	IRON ROD
MON.	MONUMENT
M.R.	MAP RECORDS
O.P.R.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
R.O.W.	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:	0
B. Total area of lots < 5000 sf:	0 sf
C. Average lot size < 5000 sf (B/A):	0 sf
D. Compensating open space required per lot (based on C):	0 sf
E. Compensating open space required (A x D):	0 sf
F. Minimum area of compensating open space provided:	0 sf

Total number of lots < 5000 sf	0
Total area of 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 survey 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

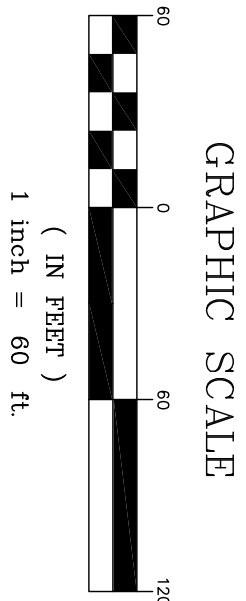
59 LOTS 3 RESERVES 3 BLOCKS

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

ENGINEER:

HALFF ASSOCIATES, INC.
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



- ABBREVIATIONS**
- A.E. ACCESS EASEMENT
 - B.L. BUILDING LINE
 - C.F.N. CLERK'S FILE NUMBER
 - D.E. DEED RECORDS
 - ESMT. EASEMENT
 - F.O.D. FOUND COUNTY, TEXAS
 - I.P. IRON PIPE
 - I.R. IRON ROD
 - K.C. MONUMENT
 - M.C. MONUMENT
 - M.P. PUBLIC RECORDS
 - O.P.R.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - R.O.W. RIGHT-OF-WAY
 - S.E. STORM SEWER EASEMENT
 - S.F. FOUND PROPERTY MONUMENT
 - SET 5/8" IRON ROD WITH CAP
 - STAMPED THOMAS - 5736"

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 is established in accordance with the provisions of the Texas Building Code, as amended, and the 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 herein 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 Henry H. Hovis IV (Rev. 12/2001) depicts a 10' easement along said service line in favor of H.L.B.F. 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. DB40944 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 herein based on a previous survey prepared by Henry 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, and with no more than two detached secondary dwelling units. The use of a detached secondary dwelling unit shall be limited to not more than 900 square feet and 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. The property owner shall be responsible for the maintenance and repair of any easement at the property owner's expense. While wooden posts and painted 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 impediment to the installation and maintenance of utility lines. Wooden posts and painted 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 as shown on the Flood Insurance Rate Map (FIRM) No. 17080C0210E, which forms 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 and floodplain management requirements as set forth in the Texas Floodplain Management Act, Chapter 261, Texas Water Code, and the rules and regulations of the Texas Department of Insurance, Division of Flood Control, and the rules and regulations of the Texas Department of Insurance, Division of Flood Control, 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.



RESERVES			
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 RETENTION / DRAINAGE PURPOSES	23.757	1,034,838
TOTAL		23.955	1,043,044

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

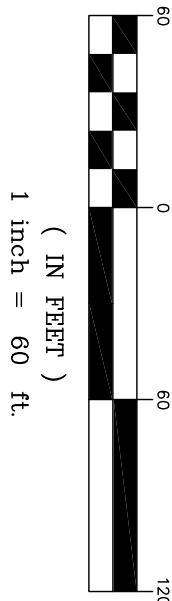
OWNER:
KINGWOOD FLAG PROPERTIES, LLC
300 ARCADIA COURT
9370 MCKNIGHT RD
PITTSBURGH PA 15237-5548

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

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



GRAPHIC SCALE



- ABBREVIATIONS**
- A.E. ACCESS EASEMENT
 - B.L. BUILDING LINE
 - C.F.N. CLERK'S FILE NUMBER
 - D.E. DEED EASEMENT
 - D.R. DEED RECORDS
 - ESMT. EASEMENT
 - F.N.D. FOUND
 - F.C.T. FOUND COUNTY, TEXAS
 - I.P. IRON PIPE
 - I.R. IRON ROD
 - KON. MONUMENT
 - M.P. MONUMENT
 - O.P.R.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - R.O.W. RIGHT-OF-WAY
 - S.E. STONY SEWER EASEMENT
 - S.M. SURVEY MONUMENT
 - S.F. SET 5/8" IRON ROD WITH CAP
 - STAMPED THOMAS - 5736"

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 shall be construed to be a line of equal distance from the building line of the Code of Ordinances, City of Houston, Texas. In effect of the line this plat was approved, which may be amended from time to time.
3. The coordinates shown herein 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. Hows, 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 (missing Exhibit "A"). Said easement is depicted herein based on a previous survey prepared by Harry H. Hows, 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 and a detached secondary dwelling located on not more than 900 square feet of area and used as a detached secondary dwelling located on not more than 900 square feet of area 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. The property owner shall be responsible for the maintenance and repair of any utility easement at the property owner's expense. While wooden posts and painted 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 impediment to the installation and maintenance of utility poles and painted 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 as shown on the Flood Insurance Rate Map (FIRM) No. 17080C0210E, dated 08/01/2010, which shows 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 and floodplain management requirements. The property owner shall be responsible for the maintenance and repair of any utility easement at the property owner's expense. While wooden posts and painted 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 impediment to the installation and maintenance of utility poles and painted wooden fences back up, but generally will not replace with new fencing.
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.



RESERVES			
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 RETENTION / DRAINAGE PURPOSES	23.797	1,034,838
TOTAL		23.995	1,043,044

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

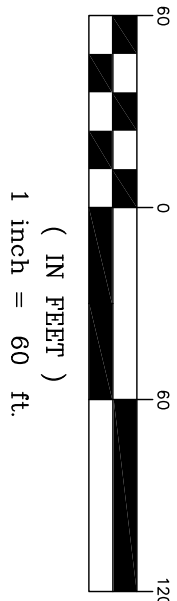
OWNER:
KINGWOOD FLAG PROPERTIES, LLC
300 ARCADIA COURT
9370 MCKNIGHT RD
PITTSBURGH PA 15237-5548

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

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



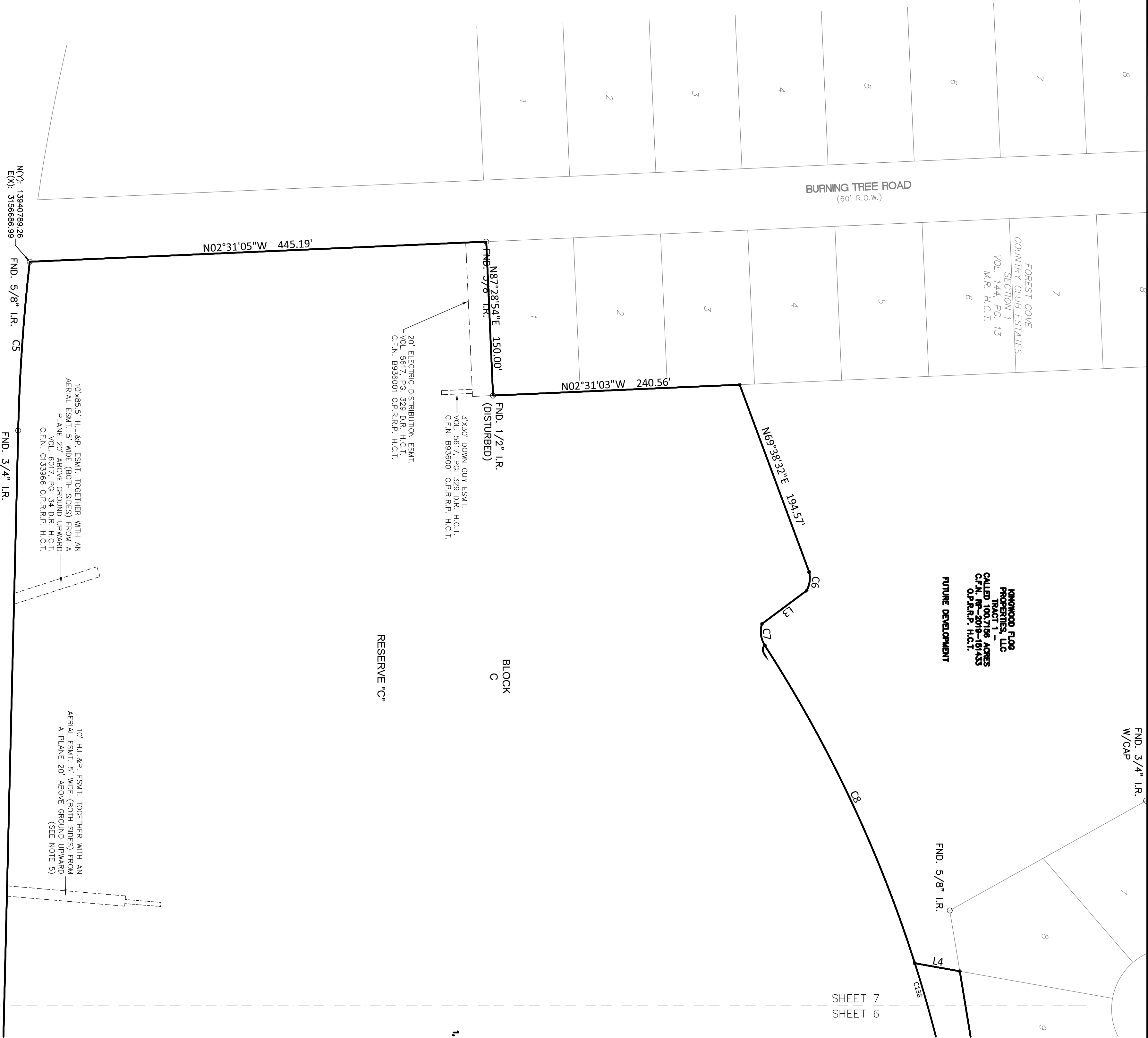
GRAPHIC SCALE



ABBREVIATIONS	
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D.E.	DEED RECORDS
ESMT	EASEMENT
FND.	FOUND
H.C.T.	HARRIS COUNTY, TEXAS
I.P.	IRON PIPE
I.R.	IRON ROD
MON.	MONUMENT
OP.R.R.P.	OFFICIAL PUBLIC RECORDS OF
R.O.W.	REAL PROPERTY
S.E.	STEWART EASEMENT
S.W.	STONY WALK
SET	FOUND PROPERTY MONUMENT
STAMPED	THOMAS - 5736"

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 shall be subject to the provisions of the Texas Building Line Act, Chapter 161, Texas 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 herein 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.
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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. The property owner shall be responsible for obtaining any necessary permits from the utility at the property owner's expense. While wooden posts and painted 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 impediment to the installation, maintenance, or removal of utility poles and lines. The easement shall be generally will not replace with new fencing.
12. A Floodplain Easement is hereby established over that portion of the effective 100-year floodplain as shown on the Flood Insurance Rate Map (FIRM) No. 17030C0210E, dated 08/01/2010, which 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 and floodplain management requirements as set forth in the Floodplain Ordinance of Harris County, Texas. 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.



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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
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KINGWOOD COVE SECTION 1

BEING A SUBDIVISION OF 79.996 ACRES
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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:
HALFF
HALFF ASSOCIATES, INC.
14800 ST. MARY'S LANE, SUITE 160
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