



H.C.S.L. SEC. 1, ABSTRACT-332

STATE OF TEXAS
COUNTY OF HARRIS

We, BFLJ1, LLC, acting by and through JON METCALF, OWNER and LANCE GUNDERSON, OWNERS, being officers of BFLJ1, LLC, owners hereinafter referred to as Owners of the 35.243 acre parcel described in the above and foregoing map of BOUNTIFUL PRAIRIE, do hereby make and establish said subdivision and development plan of said property according to 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 purpose 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 find 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') perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14') perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16') perimeter ground easements, from a plane sixteen (16') above ground level upward, located adjacent to and adjoining said public utility easements that are 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') for ten feet (10') back-to-back ground easements, or eight feet (8') for fourteen feet (14') back-to-back ground easements or seven feet (7') for sixteen feet (16') back-to-back ground easements, from a plane sixteen feet (16') 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 thirty feet (30') 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 plot, 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 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 certify and covenant that they has 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.

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 (or the placement of mobile homes subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

IN TESTIMONY WHEREOF, the BFLJ1, LLC has caused these presents to be signed by JON METCALF, OWNER, thereunto authorized, attested by LANCE GUNDERSON, OWNER, (or authorized trust officer), this _____ day of _____, 2017.

By: JON METCALF, OWNER
ATTEST: LANCE GUNDERSON, OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared JON METCALF, OWNER, and LANCE GUNDERSON, OWNER, 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, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017

Notary Public in and for the State of Texas
Print name: _____
My Commission expires: _____

I, DAVID E. KING, SR., 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 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.

DAVID E. KING, SR.
Registered Professional Land Surveyor
Texas Registration No. 4503

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of Bountiful Prairie 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 _____, 2017.

Martha L. Stein or Sonny Garza
Title Chair or Vice Chairman

Patrick Walsh, P.E., Secretary

I, John R. Blount, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing laws 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.,
County Engineer

I, Stan Stanart, 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 _____, 2017 by an order entered into the minutes of the court.

Stan Stanart
County Clerk
of Harris County, Texas

By: Deputy

I, Stan Stanart, 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 _____, 2017, at _____ o'clock and duly recorded on _____, 2017 at _____ o'clock, and at Film Code Number _____ of the Map Records

Witness my hand and seal of office, at Houston, the day and date last above written.

Stan Stanart
County Clerk
of Harris County, Texas

By: Deputy

**FINAL PLAT FOR
BOUNTIFUL PRAIRIE
A SUBDIVISION OF
35.243 ACRES (1,595,181.00 SQUARE FEET)
BEING ALSO A PARTIAL REPLAT OF HARRIS COUNTY
SCHOOL LAND FOUR LEAGUES VOL 17 PG 222 D.R.H.C.
CONSISTING OF
8 LOTS AND 1 BLOCK
LOCATED IN
HARRIS COUNTY SCHOOL LAND SECTION 3
BLOCK 1, LOT 1, A-332
HARRIS COUNTY, TEXAS
JANUARY 2017**

REASON FOR REPLAT IS TO CREATE
8 RESEDENTIAL LOTS

SURVEYOR:
DAVID E. KING, SR.
315 GENTRY STREET 5C
SPRING, TX 77388
OFFICE: 281-350-8003
FIRM NUMBER: 10152100

OWNER:
BFLJ1, LLC
14003 GREENWOOD MANOR
CYPRESS, TEXAS 77429

KLSS
KING'S LAND SURVEYING
SOLUTIONS, LLC
Professional Land Surveyors
315 GENTRY STREET 5C SPRING, TX 77373 (281)350-8003