H.C.S.L. SEC. 1, STATE OF TEXAS COUNTY OF HARRIS We, BFLJ1, LLC We, BFLJ1, LLC, acting by and through JON METCALF, OWNER and LANCE GUNDERSON, OWNERS, being officers of BFJ1, LLC, owners hereinafter referred to as Owners of the 35.243 acre parcel CASTL described in the above and foregoing map of BOUNTIFUL PRARIE, 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 HARRIS COUNTY 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 SCHOOL LAND 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 (14°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 (16°0") 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 twenty—one feet, six inches (21°6") in width. SECTION 2, A-332NOT TO SCALE Kickapoo FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for pubic utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (100") for ten feet (100") back—to—back ground easements, or eight feet (80") for fourteen feet (140") back—to—back ground easements or seven feet (70") for HARRIS COUNTY CHARLES A. SCHULTZ CALLED 12.63 ACRES SCHOOL LAND 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 sold 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. CALLED 100.615 ACRES (H.C.C.F. 20100430844) SECTION 2, A-332(VOL. 3671, PG. 65 D.R.H.C.) 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. CALLED 15.7650 ACRES (H.C.C.F. H889383) 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 and all times for the purpose of construction and maintenance of drainage facilities and structures. VINING ROAD (66' R.O.W.) (ABANDONED) (VOL. 723, PG. 326 D.R.H.C.) 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 E:2951175.92 VINING ROAD (66' R.O.W.) (H.C.S.L. VOL. 017, PG. 222 D.R.H.C.) FOUND 5/8" I.R. 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 PAGE 283 F WALLER 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 VISINITY MAP N:13958787.81 SET 5/8" 327.57 Commissioners' Court of Harris County. - FDUND 1/2" \_\_\_\_\_\_FDUND 3/4" I 260.68 FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are orginally intended for the construction of single family residential dwelling units thereon (or the 260.68' 179.37 CALLED 100.615 ACRES 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. 1.5715 ACRES BFLJ1, LLC SAVE & EXCEPT (H.C.C.F. JON METCALF, OWNER 20110075024) LANCE GUNDERSON, OWNER LOT 4 N 87°43'52" 4.0032 ACRES LOT 2 3.0304 ACRES 174380.4661 SQ. FT. 248.92 3.0191 ACRES STATE OF TEXAS 131510.6819 SQ. FT. 132002.7700 SQ. FT. COUNTY OF HARRIS FOUND 5/8" I 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 3.4563 ACRES 150556.7511 SQ. FT. Notary Public in and for the State of Texas Print name: \_\_\_\_\_ S 87°09'21" W 347.57' My Commission expires: \_\_\_\_\_ S 87°09'21" W 260.68' S 87°09'21" W 260.68' N 87°09'21" E 868.93 S 87°09'21" W 430.44' N 87°09'21" E 430.44' 08 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, LOT 6 **109** 4.4295 ACRES 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, 192947.5545 SQ. FT. SOUTH CENTRAL Zone. DAVID F. KING. SR. S 87°01'15" W 868.94' Registered Professional Land Surveyor Texas Registration No. 4503 N 87°01'15" E 868.94 S 87°01'15" W 868.94' N 87°01'15" E 868.94 SET 5/8" I.R. 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 Prarie 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. 6.7559 ACRES 294287.8848 SQ. FT. Martha L. Stein or Sonny Garza Title Chair or Vice Chairman LOT 7 4.3886 ACRES 5 6 191166.3898 SQ. FT. 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 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. S 87°01'15" W 868.94' N 87°01'15" E 868.94' John R. Blount, P.E., County Engineer 5/8" I.R. N:13957772.22 FOUND 5/8" I.R. E:2951225.67 CALLED 0.25 ACRES FOUND 5/8" I.R. SET 5/8" I.R. SAVE & EXCEPT TRACT S 87°01'15" W 428.88' 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. SET 5/8" I.R. N 87°01'15" E 428.88" These standard symbols will be found in the drawing. CALLED 2.00 ACRES 5.7409 ACRES County Clerk of Harris County, Texas • SET 5/8" I.R. 250074.4868 SQ. FT. SAVE & EXCEPT TRACT FOUND MONUMENT (H.C.C.F. F265906) o FOUND 5/8" I.R. 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 H.C.C.F. HARRIS COUNTY \_, 2017, at \_\_\_\_\_ o'clock and duly recorded on \_\_\_\_\_\_, 2017 at \_\_\_\_\_ o'clock, and at Film Code Number \_\_\_\_\_ of the Map Records \_\_\_\_\_\_ \$\frac{1}{2}\$ found 5/8 I.R. CLERK'S FILE of Harris County for said county. Witness my hand and seal of office, at Houston, the day and date last above written. RIGHT OF WAY R.O.W. IRON ROD I.R. S 87°01'15" W 878.56' Stan Stanart County Clerk of Harris County, Texas I.P. IRON PIPE FOUND 3/4" I.P. FINAL PLAT FOR CALLED 2.00 ACRES BK. BLOCK 0 :2949924.09 (H.C.C.F. E255635) CALLED 10.00 ACRES BOUNTIFUL PRAIRIE (H.C.C.F. 20080012810) A SUBDIVISION OF **GENERAL NOTES:** 35.243 ACRES (1,595,181.00 SQUARE FEET) BEING ALSO A PARTIAL REPLAT OF HARRIS COUNTY 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. CALLED 1.00 ACRES SCHOOL LAND FOUR LEAGUES VOL 17 PG 222 D.R.H.C. 3. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined CONSISTING OF 4. 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 \_\_\_\_\_ 8 LOTS AND 1 BLOCK I INCH = 100 FEET5. Each lot shall provide a minium of two (2) off—street parking spaces per dwelling unit on each lot. 6. Single family residental shall mean the use of a lot with one building 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. LOCATED IN HARRIS COUNTY SCHOOL LAND SECTION 3 7. 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 BLOCK 1, LOT 1, A-332 owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wood 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 obstructions. HARRIS COUNTY, TEXAS Public utilities may put said wood posts and paneled wood fences back up, but generally will not replace with new fencing. 8. Each property owner will install private water wells and sanitary systems and will be maintained by each. JANUARY 2017 REASON FOR REPLAT IS TO CREATE 8 RESEDENTIAL LOTS 9. Each property owner will provide detention. SURVEYOR: OWNER: DAVID E. KING, SR. BFLJ1, LLC 315 GENTRY STREET 5C 14003 GREENWOOD MANOR SPRING, TX 77388 CYPRESS, TEXAS 77429

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

*OFFICE: 281-350-8003* 

FIRM NUMBER: 10152100