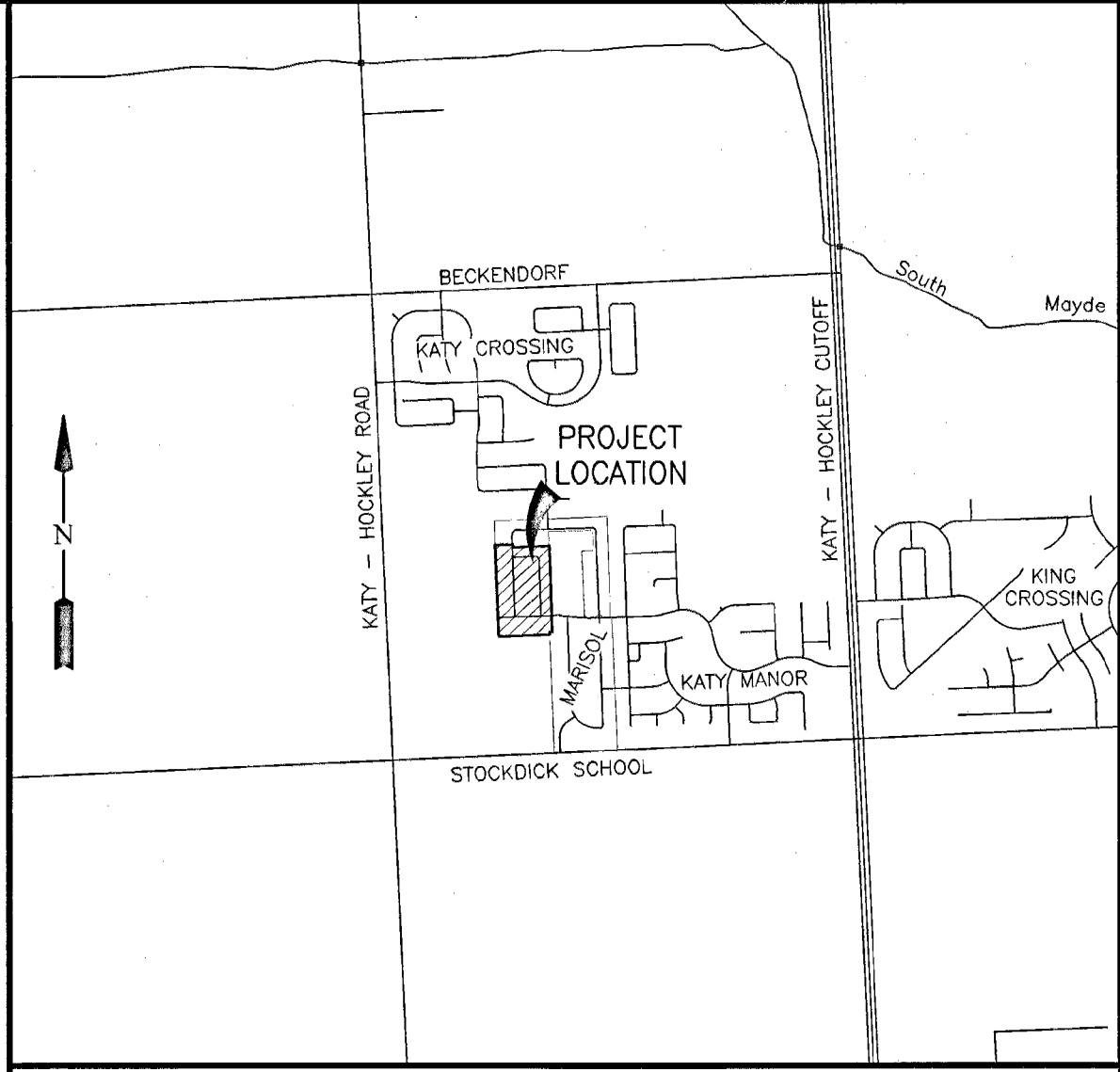


RP-2021-45627
1/27/2021 HCCIRP1 110.00
FILED
1/27/2021 2:25 PM
COUNTY CLERK



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP NO. 404Y & 444C

STATE OF TEXAS
COUNTY OF HARRIS

WE, DRP TX 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RYAN MOTT, AUTHORIZED SIGNATORY, BEING AN OFFICER OF DW GENERAL PARTNER, LLC, MANAGER OF DRP TX 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 14.040 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MARISOL SEC 2, 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 (I.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 (I.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 (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) 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 CERTIFY AND COVENANT THAT THEY HAVE 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.

IN TESTIMONY WHEREOF, THE DRP TX 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DW GENERAL PARTNER, LLC, ITS MANAGER, BY RYAN MOTT, ITS AUTHORIZED SIGNATORY, THEREUNTO AUTHORIZED, THIS 28th DAY OF October, 2020.

DRP TX 1, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: DW GENERAL PARTNER, LLC,
ITS MANAGER

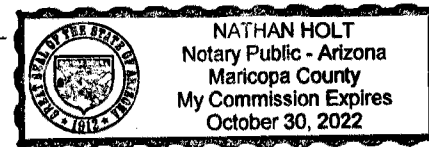
BY: [Signature]
RYAN MOTT, AUTHORIZED SIGNATORY

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN MOTT, AUTHORIZED SIGNATORY OF DW GENERAL PARTNER, LLC, MANAGER OF DRP TX 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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.

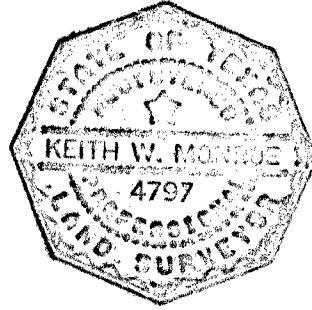
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28th DAY OF October, 2020.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA
PRINT NAME: Nathan Holt
MY COMMISSION EXPIRES: 10/30/22



I, KEITH W. MONROE, 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.

[Signature]
KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MARISOL SEC 2 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 21 DAY OF November, 2020.

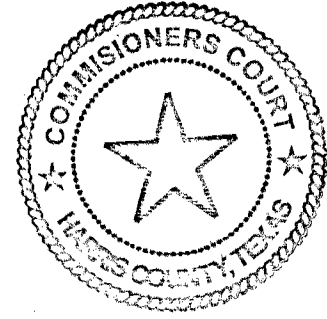
BY: [Signature]
MARTHA L. ZEIN, CHAIR
OR M. SOMNY GARZA, VICE-CHAIR



BY: [Signature]
MARGARET WALLACE BROWN, AICP, CNU-A, 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.

[Signature]
JOHN R. BLOUNT, P.E., LEED AP
COUNTY ENGINEER



TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

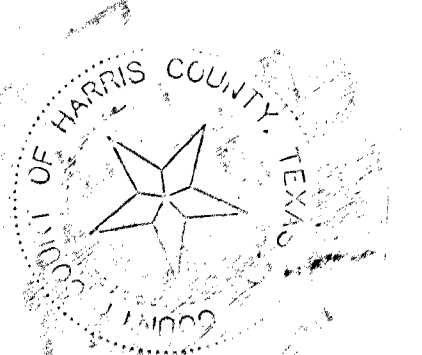
BY: [Signature]
DEPUTY

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 January 21, 2021, AT 2:25 O'CLOCK P.M., AND DULY RECORDED ON January 28, 2021, AT 9:32 O'CLOCK A.M., AND AT FILM CODE NO. 693841 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: [Signature]
DEPUTY
CHRISTIAN ORONA



This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording.

ANY PROVISIONS HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

FILM CODE 693841

MARISOL SEC 2

THIS IS PAGE 1 OF 3 PAGES

SCANNER Context IQ4400
KEY MAP

MARISOL SEC 2

A SUBDIVISION OF 14.040 ACRES OF LAND SITUATED IN THE
H. & T. C. R.R. COMPANY SURVEY, SECTION 67, BLOCK 2, ABSTRACT 453,
HARRIS COUNTY, TEXAS.

78 LOTS 5 RESERVES (1.283 ACRES) 4 BLOCKS

OCTOBER 27, 2020 JOB NO. 1406-4320.310

OWNERS:
DRP TX 1, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: DW GENERAL PARTNER, LLC, ITS MANAGER
10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TEXAS 77040
PH. (281) 560-6600

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382



ENGINEER:
LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

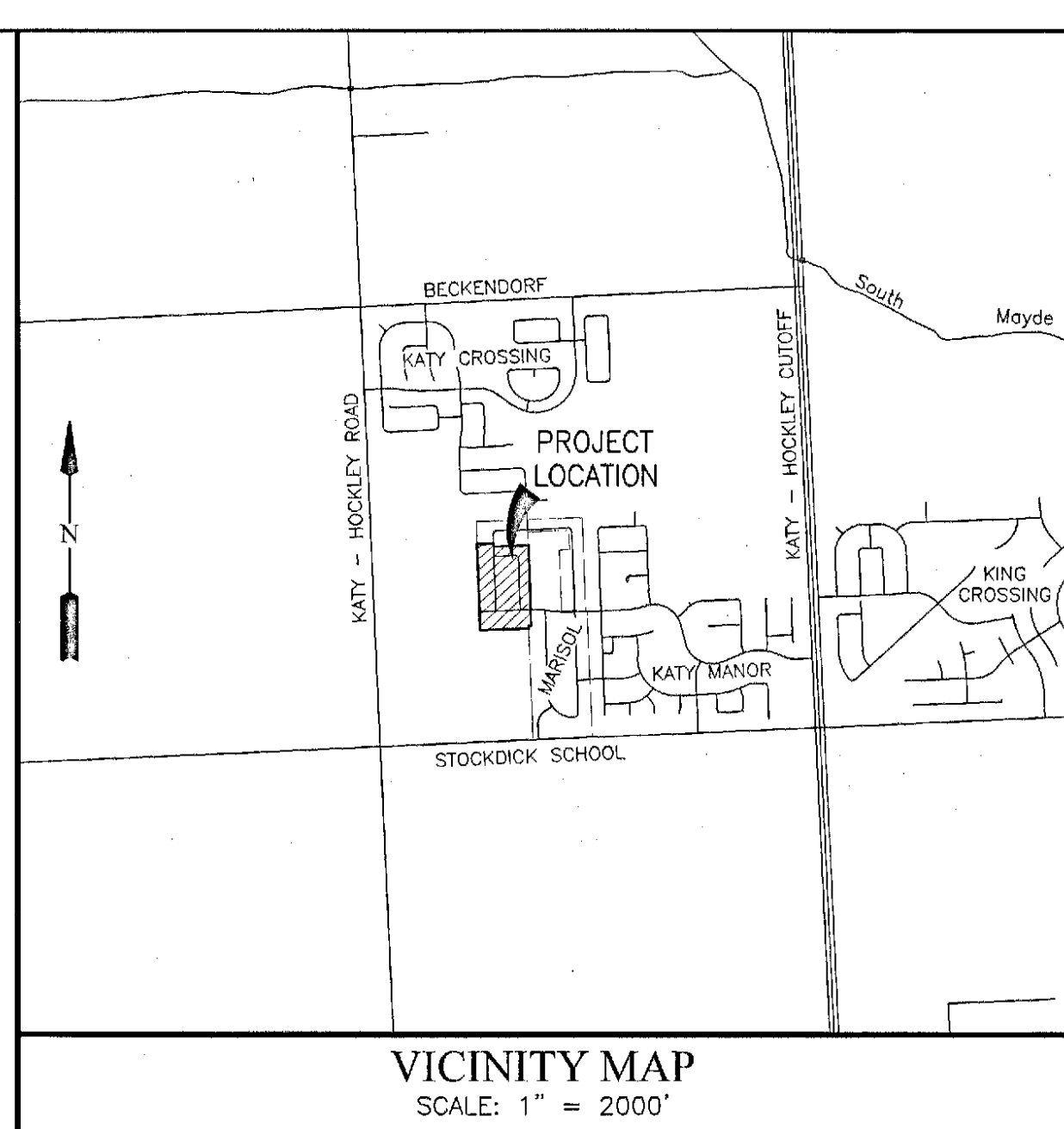
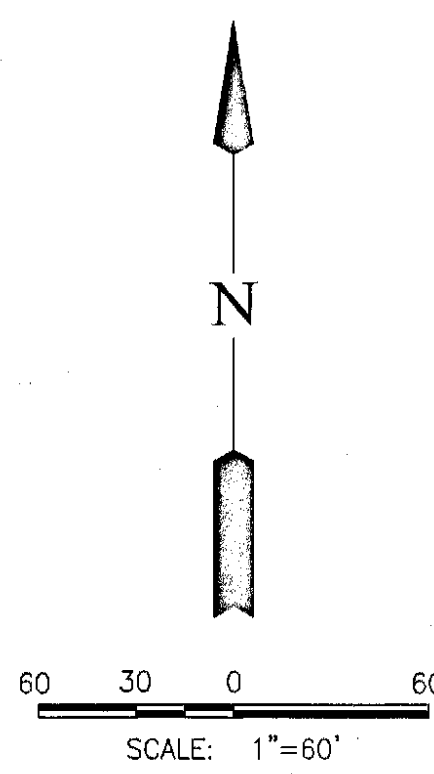


FILED
DATE: 1/27/2021
TIME: 2:25 PM
COUNTY: HARRIS
FILE NO: RP-2021-45627
BOOK: 1406
PAGE: 310

DRP TX 1, LLC
CALLED 58.482 ACRES
F.N. RP-2019-300982
H.C.O.P.R.R.P.

FUTURE
MARISOL SEC 3

MARISOL SUNSETS LANE (50' R.O.W.)



VICINITY MAP
SCALE: 1" = 2000'

KEY MAP NO. 404Y & 444C

NOTES:

- UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAN 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 PLAN WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99990053066.
- 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.
- ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAN, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
- EASEMENTS AND/OR BUILDING LINES OF RECORD ARE SHOWN ON THE PLAN OF MARISOL SEC 1, A SUBDIVISION RECORDED IN FILM CODE NUMBER 691011, HARRIS COUNTY MAP RECORDS.
- THIS PLAN REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.
- 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.
- ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAN SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.

DOUGLAS L. WHITE AND WIFE
BRENDA D. WHITE
CALLED 10.00 ACRES
F.N. V255440
H.C.O.P.R.R.P.

JOAN M. DANNENBAUM
CALLED 10.00 ACRES
F.N. V220414
H.C.O.P.R.R.P.

MARY G. MUNOZ
CALLED 10.00 ACRES
F.N. V169807
H.C.O.P.R.R.P.

KENNETH A. PITTS
CALLED 10.00 ACRES
F.N. Y425685
H.C.O.P.R.R.P.

FELIX CARBAJAL AND
CELIA CARBAJAL
CALLED 15.544 ACRES
F.N. Z192510
H.C.O.P.R.R.P.

JOHN F. SCHELL, JR. AND WIFE
CHERYL L. SCHELL
RESIDUE OF CALLED 35.000 ACRES
F.N. U343213, H.C.O.P.R.R.P.

RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.480	20,890	RESTRICTED TO DRAINAGE
B	0.083	3,610	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.084	3,665	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.073	3,165	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.563	24,539	RESTRICTED TO DRAINAGE
TOTAL	1.283	55,869	

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	50.00'	90°00'00"	78.54'	N 46°59'54" W	70.71'
C2	25.00'	90°00'00"	39.27'	S 46°59'54" E	35.36'
C3	25.00'	39°10'36"	17.09'	N 68°24'48" E	16.76'
C4	50.00'	159°12'58"	131.09'	S 56°04'01" E	96.64'
C5	25.00'	21°02'22"	9.16'	S 08°31'17" W	9.13'
C6	25.00'	90°00'00"	39.27'	S 46°59'54" E	35.36'
C7	25.00'	90°00'00"	39.27'	N 43°00'06" E	35.36'
C8	25.00'	90°00'00"	39.27'	N 43°00'06" E	35.36'
C9	25.00'	90°00'00"	39.27'	S 46°59'54" E	35.36'
C10	25.00'	90°00'00"	39.27'	S 43°00'06" W	35.36'
C11	25.00'	90°00'00"	39.27'	N 46°59'54" W	35.36'

LINE	BEARING	DISTANCE
L1	S 01°59'54" E	33.87'
L2	S 88°00'06" W	3.74'
L3	S 87°59'59" W	30.00'
L4	S 02°00'02" E	30.00'
L5	S 33°37'48" W	1.50'

LEGEND
B.L. INDICATES BUILDING LINE
G.B.L. INDICATES GARAGE BUILDING LINE
D.E. INDICATES DRAINAGE EASEMENT
U.E. INDICATES UTILITY EASEMENT
S.S.E. INDICATES SANITARY SEWER EASEMENT
S.T.M.S.E. INDICATES STORM SEWER EASEMENT
W.L.E. INDICATES WATER LINE EASEMENT
H.C.O.P.R.R.P. INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
RES. INDICATES RESERVE
INDICATES STREET NAME CHANGE
U.V.E. INDICATES UNOBSTRUCTED VISIBILITY EASEMENT
H.C.M.R. INDICATES HARRIS COUNTY MAP RECORD
F.N. INDICATES FILE NUMBER
R.O.W. INDICATES RIGHT-OF-WAY
A.E. INDICATES AERIAL EASEMENT
SQ.FT. INDICATES SQUARE FEET

OFFICE OF
TENESHA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 693842

MARISOL SEC 2
THIS IS PAGE 2 OF 3 PAGES
SCANNER Context IQ4400
KEY MAP

MARISOL SEC 2

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