STATE OF TEXAS

COUNTY OF HARRIS

We. PIONEER INVESTMENT PROPERTIES LLC acting by and through NAME OF LA TORRES MANGEME MEMORE being officers of PIONEER INVESTMENT PROPERTIES LLC & ANTARES VINCO, LLC, acting by and throughacting by and through want as in Tenns Manasime member being officers of PIONEER INVESTMENT PROPERTIES LLC being officers of ANTARES VINCO, LLC owner (or owners) hereinafter referred to as owners (whether one or more) of the 0.1648 tract described in the above and foregoing map of PIONEER ANTARES AT CADDO 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 (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' 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.

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

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.

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 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 hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the PIONEER INVESTMENT PROPERTIES LLC has caused these presents to be signed by horn of LATMAE it's managing memorite this 15 day of October, 2021.

IN TESTIMONY WHEREOF, the ANTARES VINCO, LLC has caused these presents to be signed by warm be la Torke it's managing memors this 15 day of October, 2021.

PIONEER INVESTMENT PROPERTIES LLC ANTARES VINCO, LLC BY: Vitas (122)

STATE OF TEXAS

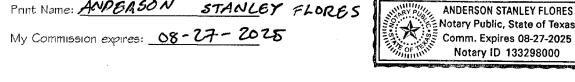
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared DE LA TORRE 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, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15 th day of October, 2021.

Notary Public in and for the State of Texas

Print Name: ANDERSON STANLEY FLORES



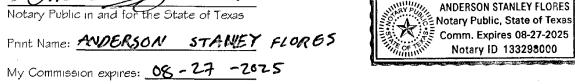
STATE OF TEXAS

COUNTY OF HARRIS

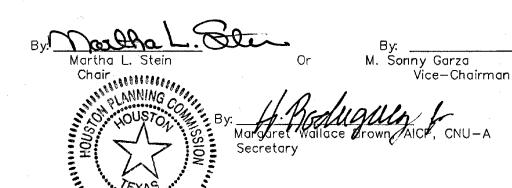
BEFORE ME, the undersigned authority, on this day personally appeared DE LA TORRE known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _______ day of October, 2021.

Notary Public in and for the State of Texas



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of PIONEER ANTARES AT CADDO 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 27 day of OCTOBER



I, JOHN D. FISHER, 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.

JOHN D. FISHER Texas Registration No. 6153

NOTES:

NANCY

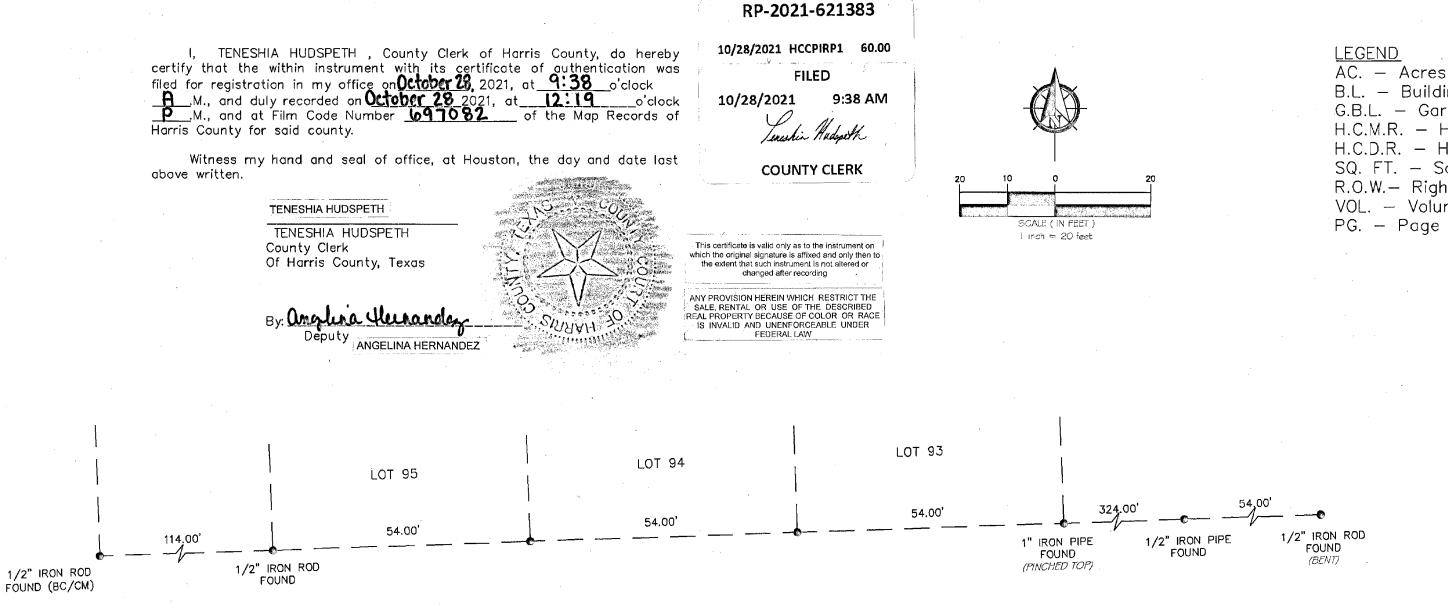
1. Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located free standing building containing one dwelling unit and a detached secondary 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 2. 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. . Unless otherwise indicated, the building lines, whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, code of ordinance, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from

4. 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 scale factor of 0.99989297.

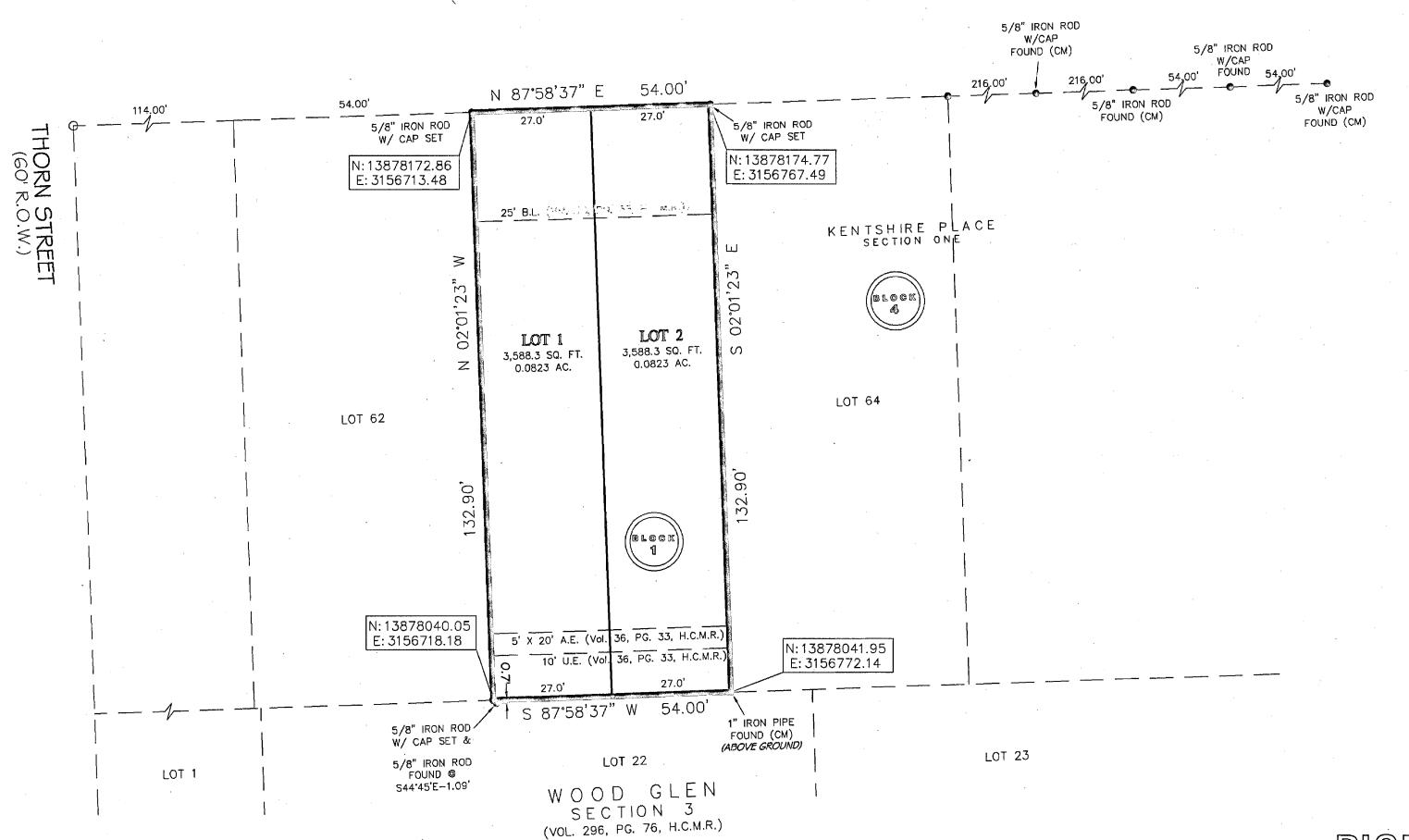
5. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. 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. 6. Each lot shall be restricted to single family residential use.

7. All lots shall have an adequate waste water collection service.



CADDO ROAD (60' R.O.W.)

(VOL.36, PG. 33, H.C.M.R.)



B.L. - Building Line G.B.L. — Garage Building line

H.C.M.R. — Harris County Map Records H.C.D.R. — Harris County Deed Records

SQ. FT. — Square Feet R.O.W. - Right of Way VOL. – Volume

AKEWOOD OCKBURN SITE EVERGLADE NYSSA_ KENTSHIRE MADERA CADDO 🖰 TERLINGSHIRE E TIDWELL VALLEY SUN VALLEY WES VALLEY CLU VALLEY WI Vicinity Map

not to scale KEY MAP 455D

PARKS AND OPEN SPACE TABLE Number of Existing Dwelling Units Owner hereby certifies that information provided is true Number of Proposed Dwellina Units Number of incremental Dwelling Units

> DWELLING UNIT DENSITY TABLE COLM. A COLM. B COLM. C TOTAL PROJECT TOTAL # OF TOTAL GROSS DENSITY DWELLINGS ACREAGE 17,54 UNITS/AC. 2 UNITS 0.114 AC.

1) At least 150 sq. ft. of permeable area is required per lot 300 sq. ft. of permeable area shall be provided with the boundary of this subdivision. reference 42-1 permeable are

2) the number of single family residential dwelling units that can be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plat.

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

- 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 fundsrequired 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.

- This property is located in Park Sector number 14.

- This percentage is (100%) shall be applied to the then-current fee in lieu of dedication - The then-current fee in lieu of dedication shall be applied to this

number (& units) of dwelling units.

OFFICE OF TENESHIA HUDSPETH COUNTY CLERK, HARRIS COUNTY, TEXAS MAP RECORDS OF COUNTY CLERK FILM CODE _____697082____ PIONEER ANTARES AT CADDO THIS IS PAGE 1 OF 2 PAGES SCANNER Context IQ4400 KEY MAP

PIONEER ANTARES AT CADDO

A SUBDIVISION OF 0.1648 ACRES OF LAND BEING A REPLAT OF LOT 63, BLOCK 4 OF KENTSHIRE PLACE SECTION ONE (1) ACCORDING TO THE MAP OR PLAT THÈRÉOF RECORDED IN VOL. 36, PG. 33 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

> REASON FOR REPLAT - TO CREATE 2 LOTS ANTARES OWNER: PIONEER INVESTMENT PROPERTIES, LLC and VINCOGLC

SCALE: 1" = 20'DATE: OCTOBER, 2021

LOTS: 2 BLOCKS: 1

LAND PLANNER: STEPHANIE MENDOZA W/ SEM SERVICES STEPHANIE@SEMSERVICES.ORG At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All (832)986 - 8208plackouts, additions and changes were present at the time the

RECORDER'S MEMORANDUM:

instrument was filed and recorded

SURVEYOR: PRIME TEXAS SURVEYS 2417 NORTH FRWY HOUSTON TX 77009 FIRM NO 10133000

TAX CERȚIFICATE



ANN HARRIS BENNETT HARRIS COUNTY TAX ASSESSOR-COLLECTOR 1001 PRESTON, SUITE 100 HOUSTON, TEXAS 77002

Issued To:

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THOMAS GEORGIA 9430 CADDO RD HOUSTON, TX 77078-2514 Legal Description

LT 63 BLK 4 KENTSHIRE PLACE SEC 1

Parcel Address: 9430 CADDO

Legal Acres: 1649

077-179-004-0063 Account Number:

12195713

\$10.00

Print Date:

10/13/2021 09:32:24 AM

Paid Date: **Issue Date:**

10/13/2021

--->

Operator ID: EAVILA

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. TAXES THRU 2020 ARE PAID IN FULL. TAXES HAVE NOT BEEN CALCULATED FOR YEAR(S): 2021.

Exemptions:

Certificate No:

Certificate Fee:

Certified Owner:

THOMAS GEORGIA 9430 CADDO RD

HOUSTON, TX 77078-2514

Certified Tax Unit(s):

1 Houston I.S.D.

61 City of Houston

41 Harris County Flood Control Dist42 Port of Houston Authority

43 Harris County Hospital District
44 Harris County Dept. of Education

48 Houston Community College System

40 Harris County

2020 Value:

15,791 -2020 Levy: \$378.89

2020 Levy Balance: \$0.00 Prior Year Levy Balance: \$0.00 -

\$0.00

Total Levy Due: P&T + Attorney Fee:

\$0.00 Total Amount Due:

HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TENESHIA HUDSPETH COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE _____697083 PIONEER ANTARES AT CADDO

THIS IS PAGE 2 OF 2 PAGES SCANNER Context IQ4400

53.1.95