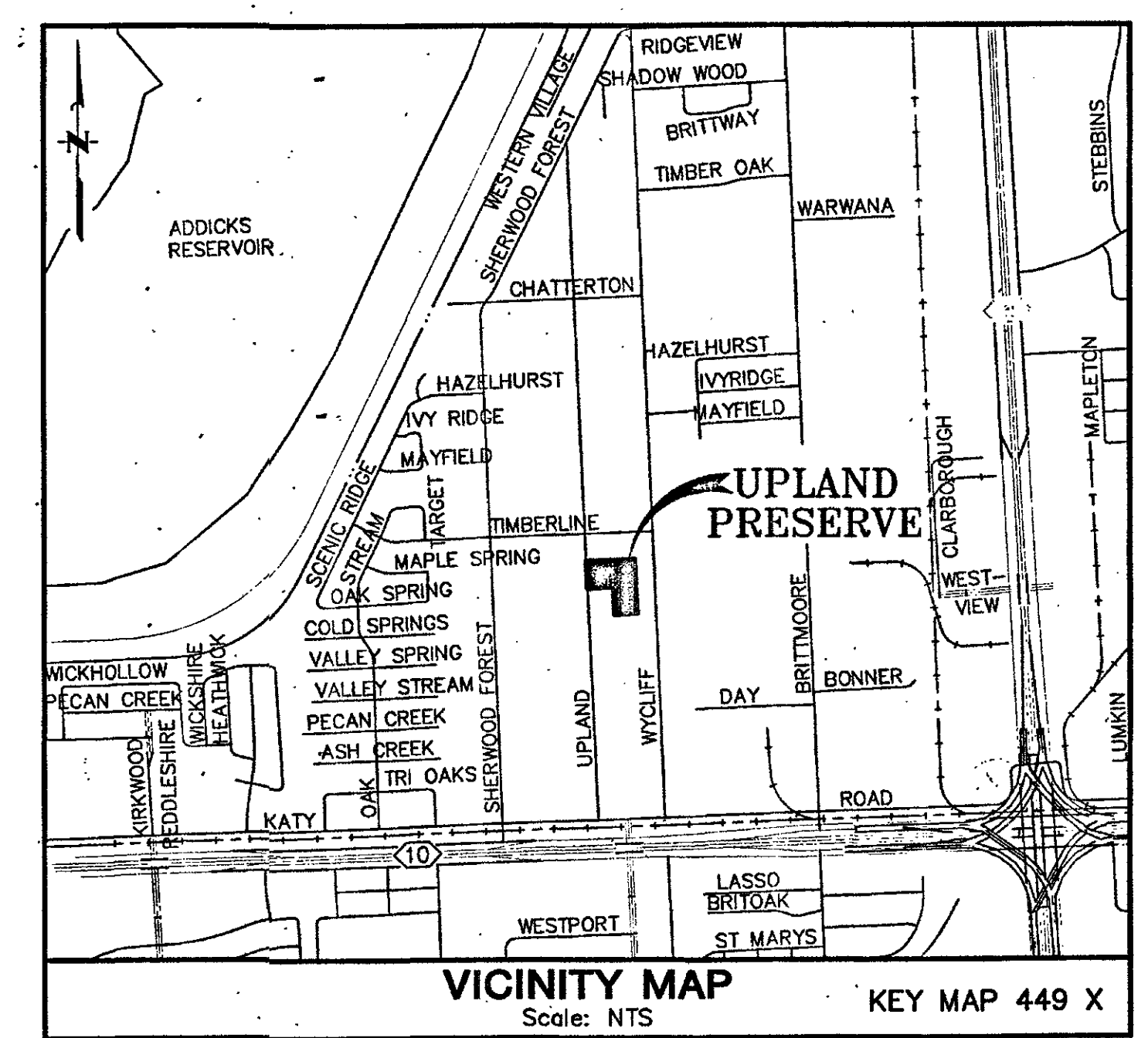
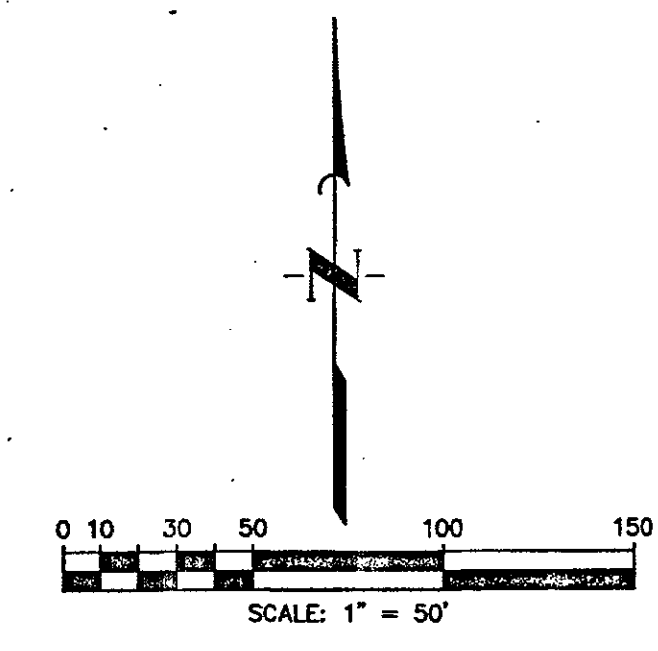
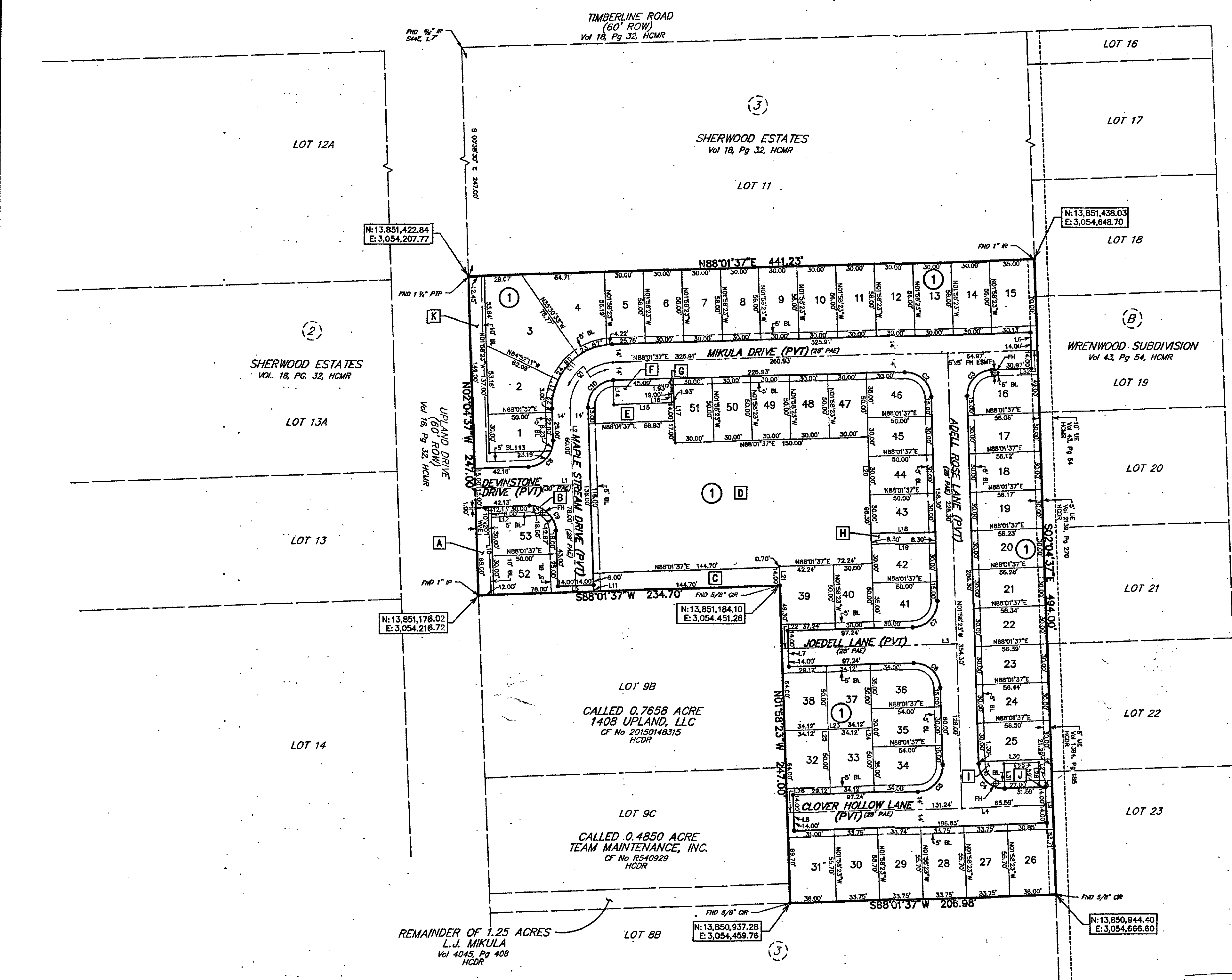


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 Stan Stant
 COUNTY CLERK



- General Notes**
- All block corner and cut-de-sac return to tangent radii are twenty feet (20').
 - AC "Acres"
 - BL "Building Line"
 - CF "Clerk's File"
 - CR "Capped Iron Rod"
 - ESMT "Easement"
 - FC "Film Code"
 - FH "Fire Hydrant"
 - FND "Found"
 - HCCR "Harris County Clerk's File"
 - HCCR "Harris County Deed Records"
 - HCMR "Harris County Map Records"
 - IP "Iron Pipe"
 - IR "Iron Road"
 - No "Number"
 - PAE "Permanent Access Easement"
 - PTP "Pinched Top Pipe"
 - PVT "Private"
 - ROW "Right-of-Way"
 - Sq Ft "Square Feet"
 - Vol - Pg "Volume and Page"
 - WME "Water Meter Easement"
 - W "With"
 - UE "Utility Easement"
 - UBR "Block Number"
 - "Fire Hydrant Location"
 - "Proposed Fire Hydrant Location"
- 3) Each lot shall be restricted to single-family residential uses so defined by Chapter 42 (Ordinance 1999-262).

- A RESTRICTED RESERVE "A"**
Restricted to Compensating Open Space Purposes Only
0.019 AC
821 Sq Ft
- B RESTRICTED RESERVE "B"**
Restricted to Landscape, Open Space and Utility Purposes Only
0.008 AC
329 Sq Ft
- C RESTRICTED RESERVE "C"**
Restricted to Compensating Open Space Purposes Only
0.046 AC
2,026 Sq Ft
- D RESTRICTED RESERVE "D"**
Restricted to Compensating Open Space and Detention Purposes Only
0.517 AC
22,564 Sq Ft
- E RESTRICTED RESERVE "E"**
Restricted to Compensating Open Space Purposes Only
0.028 AC
1,231 Sq Ft
- F RESTRICTED RESERVE "F"**
Restricted to Parking Purposes Only
0.019 AC
855 Sq Ft
- G RESTRICTED RESERVE "G"**
Restricted to Landscape and Utility Purposes Only
0.001 AC
37 Sq Ft
- H RESTRICTED RESERVE "H"**
Restricted to Landscape and Utility Purposes Only
0.009 AC
415 Sq Ft
- I RESTRICTED RESERVE "I"**
Restricted to Landscape and Utility Purposes Only
0.013 AC
606 Sq Ft
- J RESTRICTED RESERVE "J"**
Restricted to Parking Purposes Only
0.011 AC
513 Sq Ft
- K RESTRICTED RESERVE "K"**
Restricted to Compensating Open Space Purposes Only
0.053 AC
2,354 Sq Ft



COMPENSATING OPEN SPACE CALCULATIONS (CITY)

Total number of lots (less than 3,500 s.f.)	48 lots
Total area of lots (less than 3,500 s.f.)	80,825 s.f.
Average lot area	1,684 s.f.
Compensating open space required per lot	600 s.f.
Compensating open space provided (Reserves A,C,D,E & K)	28,800 s.f.
	28,968 s.f.

LOT SIZES

Block	Lot No.	Lot Area
1	1	1,496 s.f.
1	2	1,776 s.f.
1	3	1,705 s.f.
1	4	1,804 s.f.
1	5	1,804 s.f.
1	6	1,804 s.f.
1	7	1,804 s.f.
1	8	1,804 s.f.
1	9	1,705 s.f.
1	10	1,776 s.f.
1	11	2,182 s.f.
1	12	1,500 s.f.
1	13	1,500 s.f.
1	14	1,500 s.f.
1	15	2,033 s.f.
1	16	1,500 s.f.
1	17	1,500 s.f.
1	18	1,500 s.f.
1	19	1,500 s.f.
1	20	1,500 s.f.
1	21	1,500 s.f.
1	22	1,500 s.f.
1	23	1,500 s.f.
1	24	1,500 s.f.
1	25	1,500 s.f.
1	26	1,500 s.f.
1	27	1,500 s.f.
1	28	1,500 s.f.
1	29	1,500 s.f.
1	30	1,500 s.f.
1	31	1,500 s.f.
1	32	1,500 s.f.
1	33	1,500 s.f.
1	34	1,500 s.f.
1	35	1,500 s.f.
1	36	1,500 s.f.
1	37	1,500 s.f.
1	38	1,500 s.f.
1	39	1,500 s.f.
1	40	1,500 s.f.
1	41	1,500 s.f.
1	42	1,500 s.f.
1	43	1,500 s.f.
1	44	1,500 s.f.
1	45	1,500 s.f.
1	46	1,500 s.f.
1	47	1,500 s.f.
1	48	1,500 s.f.
1	49	1,500 s.f.
1	50	1,500 s.f.
1	51	1,500 s.f.
1	52	1,500 s.f.
1	53	1,500 s.f.

LOT AREA CALCULATIONS AND BUILDING COVERAGE

Block	Lot #	Lot Area	Maximum First Floor Coverage	Building Footprint	Percentage
1	1	2,053 s.f.	1,237 s.f.	60%	
1	2	2,053 s.f.	1,237 s.f.	60%	
1	3	2,053 s.f.	1,237 s.f.	60%	
1	4	2,053 s.f.	1,237 s.f.	60%	
1	5	2,053 s.f.	1,237 s.f.	60%	
1	6	2,053 s.f.	1,237 s.f.	60%	
1	7	2,053 s.f.	1,237 s.f.	60%	
1	8	2,053 s.f.	1,237 s.f.	60%	
1	9	2,053 s.f.	1,237 s.f.	60%	
1	10	2,053 s.f.	1,237 s.f.	60%	
1	11	2,053 s.f.	1,237 s.f.	60%	
1	12	2,053 s.f.	1,237 s.f.	60%	
1	13	2,053 s.f.	1,237 s.f.	60%	
1	14	2,053 s.f.	1,237 s.f.	60%	
1	15	2,053 s.f.	1,237 s.f.	60%	
1	16	2,053 s.f.	1,237 s.f.	60%	
1	17	2,053 s.f.	1,237 s.f.	60%	
1	18	2,053 s.f.	1,237 s.f.	60%	
1	19	2,053 s.f.	1,237 s.f.	60%	
1	20	2,053 s.f.	1,237 s.f.	60%	
1	21	2,053 s.f.	1,237 s.f.	60%	
1	22	2,053 s.f.	1,237 s.f.	60%	
1	23	2,053 s.f.	1,237 s.f.	60%	
1	24	2,053 s.f.	1,237 s.f.	60%	
1	25	2,053 s.f.	1,237 s.f.	60%	
1	26	2,053 s.f.	1,237 s.f.	60%	
1	27	2,053 s.f.	1,237 s.f.	60%	
1	28	2,053 s.f.	1,237 s.f.	60%	
1	29	2,053 s.f.	1,237 s.f.	60%	
1	30	2,053 s.f.	1,237 s.f.	60%	
1	31	2,053 s.f.	1,237 s.f.	60%	
1	32	2,053 s.f.	1,237 s.f.	60%	
1	33	2,053 s.f.	1,237 s.f.	60%	
1	34	2,053 s.f.	1,237 s.f.	60%	
1	35	2,053 s.f.	1,237 s.f.	60%	
1	36	2,053 s.f.	1,237 s.f.	60%	
1	37	2,053 s.f.	1,237 s.f.	60%	
1	38	2,053 s.f.	1,237 s.f.	60%	
1	39	2,053 s.f.	1,237 s.f.	60%	
1	40	2,053 s.f.	1,237 s.f.	60%	
1	41	2,053 s.f.	1,237 s.f.	60%	
1	42	2,053 s.f.	1,237 s.f.	60%	
1	43	2,053 s.f.	1,237 s.f.	60%	
1	44	2,053 s.f.	1,237 s.f.	60%	
1	45	2,053 s.f.	1,237 s.f.	60%	
1	46	2,053 s.f.	1,237 s.f.	60%	
1	47	2,053 s.f.	1,237 s.f.	60%	
1	48	2,053 s.f.	1,237 s.f.	60%	
1	49	2,053 s.f.	1,237 s.f.	60%	
1	50	2,053 s.f.	1,237 s.f.	60%	
1	51	2,053 s.f.	1,237 s.f.	60%	
1	52	2,053 s.f.	1,237 s.f.	60%	
1	53	2,053 s.f.	1,237 s.f.	60%	

DWELLING UNIT DENSITY CALCULATION

# of Lots	Project Acreage	Project Square Footage	Density
4	0.2056 AC	8,956 sq. ft.	19.46 du./ac.

PARK LAND DEDICATION

A) Number of Existing Dwelling Units: 0
 (I hereby certify that the information provided herein is true.)
 B) Number of Proposed Dwelling Units: 53
 C) Number of Incremental Dwelling Units (B-A): 53

1) No land is being established as Private Park or dedicated to the public for Park purposes.
 2) This percentage is (100%) shall be applied to the then-current fee in lieu of dedication.
 3) The then-current fee in lieu of dedication shall be applied to this number (53 units) of dwelling units.

PARKING FOR SINGLE-FAMILY USE

NUMBER OF PROPOSED LOTS	NUMBER OF PARKING SPACES REQUIRED	NUMBER ON-SITE SPACES PROVIDED
63 LOTS	8 SPACES	8 SPACES

OFFICE OF STAN STANART
 COUNTY CLERK, HARRIS COUNTY, TEXAS
 MAP RECORDS OF COUNTY CLERK
 FILM CODE: 676372

UPLAND PRESERVE
 THIS IS PAGE 1 OF 3 PAGES
 SCANNER Context IQ400
 KEY MAP

UPLAND PRESERVE

A SUBDIVISION OF 3.6743 ACRES OF LAND
 BEING A REPLAT OF A PORTION OF LOT 9 AND
 ALL OF LOT 10, BLOCK 3 OF SHERWOOD ESTATES
 AS RECORDED IN VOL 18 PG 32, HCMR
 OUT OF THE CHRISTIANA WILLIAMS SURVEY, A-834
 HOUSTON, HARRIS COUNTY, TEXAS
 53 LOTS 11 RESERVES 1 BLOCK
 SEPTEMBER 2015
 REASON FOR REPLAT: TO CREATE 53
 SINGLE-FAMILY LOTS AND 11 RESERVES

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
 d/b/a FRIENDSHOOD DEVELOPMENT COMPANY
 5353 W. SAM HOUSTON PKWY. N., SUITE 100
 HOUSTON, TEXAS 77041
 (713) 856-2800

SURVEYOR: CIVIL-SURV LAND SURVEYING, L.C.
 8000 WEST LOOP SOUTH, SUITE 200
 HOUSTON, TEXAS 77061
 Phone: (713) 639-9151
 Email: info@civilsurv.com Fax: (713) 639-9029

ENGINEER: JONES CARTER
 Texas Board of Professional Engineers Registration No. 4-439
 22900 Mechanics Way, Suite 170, Katy, TX 77449 (817) 953-4000

SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF HARRIS §

We, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. d/b/a FRIENDSWOOD DEVELOPMENT COMPANY, a Texas limited partnership, by Lennar Texas Holding Company, a Texas corporation, its General Partner, acting by and through John W. Hammond, Vice President, owner hereinafter referred to as Owners of the 3.6743 acre tract described in the above and foregoing map of UPLAND PRESERVE, 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 defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed arial easements. The arial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") perimeter ground easements or seven feet (7' 0") for fourteen feet (14' 0") perimeter ground easements of five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with arial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each arial 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 purposes forever unobstructed arial easements. The arial 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 arial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each arial 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 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 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 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 do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements, shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns as private streets or permanent access easements.

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, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. d/b/a FRIENDSWOOD DEVELOPMENT COMPANY, a Texas limited partnership, by Lennar Texas Holding Company, a Texas Corporation, its General Partner has caused these presents to be signed by John W. Hammond, its Vice President,

thereunto authorized, this 28th day of October, 2015.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
d/b/a FRIENDSWOOD DEVELOPMENT COMPANY,
a Texas limited partnership

By: Lennar Texas Holding Company
a Texas Corporation
its General Partner

By: John W. Hammond
John W. Hammond
Vice President

STATE OF TEXAS §
COUNTY OF HARRIS §

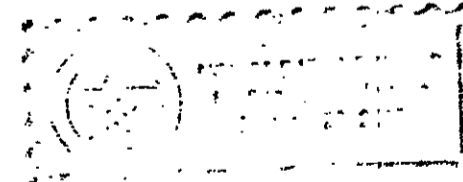
BEFORE ME, the undersigned authority, on this day personally appeared John W. Hammond, Vice President of Lennar Texas Holding Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein state, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of October, 2015.

Monica E. Vega-Delgado
Notary Public in and for the State of Texas

Monica E. Vega-Delgado
Print Name

02-23-2016
My Commission Expires:

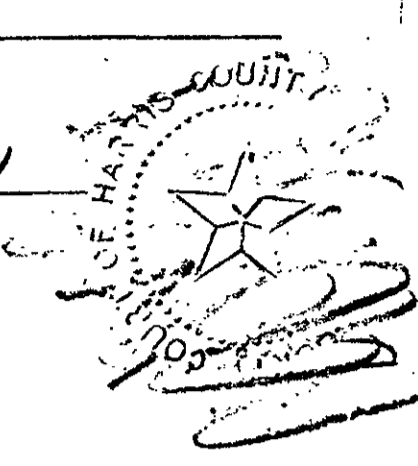


I, Stan Stanart, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on Oct. 29, 2015, at 4:14 o'clock P.M. and duly recorded on Oct. 30, 2015, at 8:32 o'clock A.M. and at Film Code No. 676372 of the Map Records of Harris County for said County.

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

STAN STANART
Stan Stanart
County Clerk
of Harris County, Texas

By: Edward V. Mack
Edward V. Mack
Deputy



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.

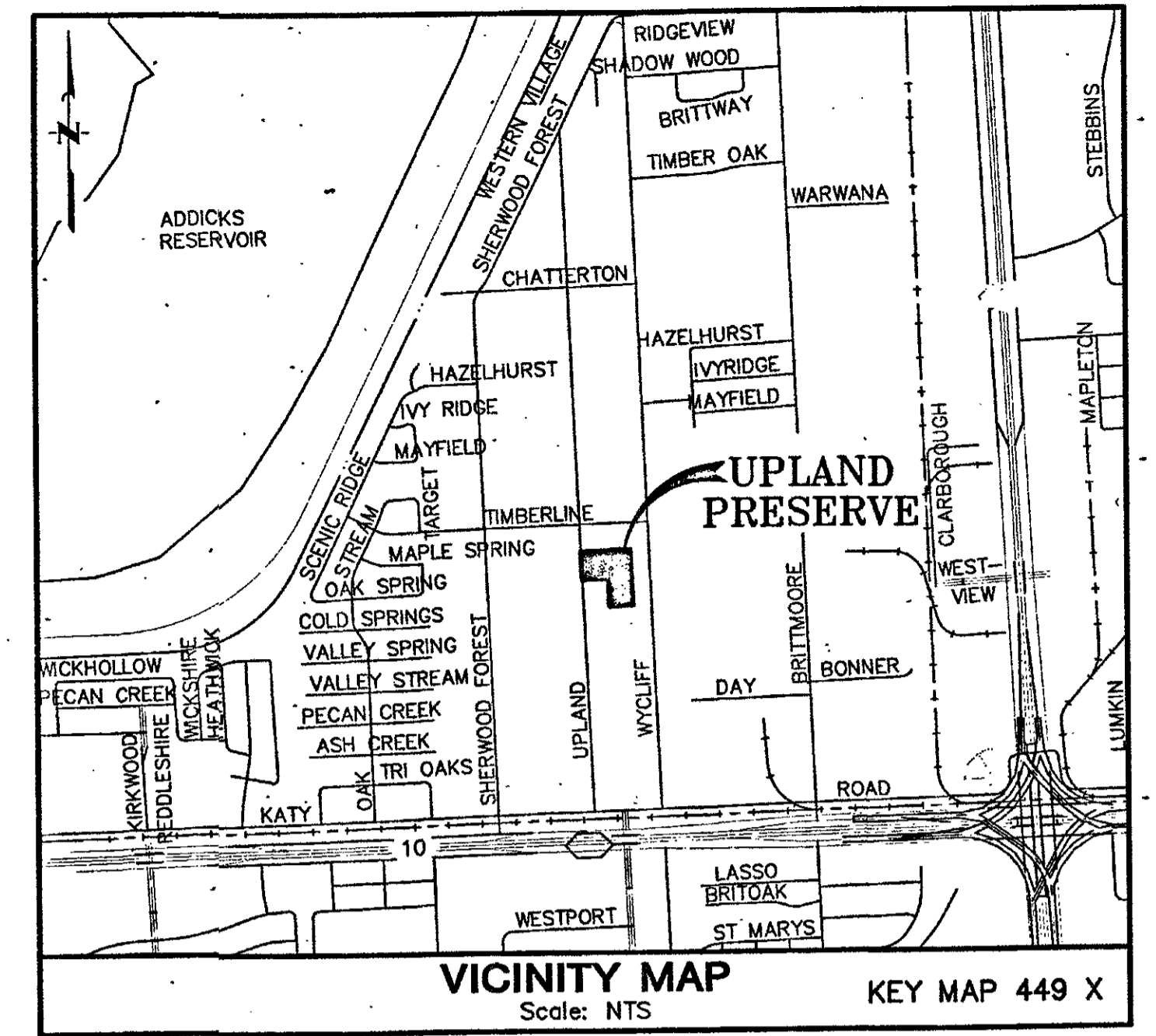
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat and has approved this plat and subdivision of UPLAND PRESERVE 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 28th day of October, 2015.

By: Mark A. Kilkenny
Mark A. Kilkenny
Chair

By: M. Sonny Garza
M. Sonny Garza
Vice Chairman

By: Patrick Walsh, P.E.
Patrick Walsh, P.E., Secretary



OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 676373
UPLAND PRESERVE
THIS IS PAGE 2 OF 3 PAGES
SCANNER Context IQ4400
KEY MAP

I, Michael Hill, 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.

Michael Hill
Michael Hill
Registered Professional Land Surveyor
Texas Registration No. 5765

UPLAND PRESERVE

A SUBDIVISION OF 3.6743 ACRES OF LAND
BEING A REPLAT OF A PORTION OF LOT 9 AND
ALL OF LOT 10, BLOCK 3, OF SHERWOOD ESTATES
AS RECORDED IN VOL 18 PG 32, HCMR
OUT OF THE CHRISTIANA WILLIAMS SURVEY, A-834
HOUSTON, HARRIS COUNTY, TEXAS
53 LOTS 11 RESERVES 1 BLOCK

SEPTEMBER 2015

REASON FOR REPLAT: TO CREATE 53
SINGLE-FAMILY LOTS AND 11 RESERVES

OWNER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
d/b/a FRIENDSWOOD DEVELOPMENT COMPANY
5353 W. SAM HOUSTON PKWY. N., SUITE 100
HOUSTON, TEXAS 77041
(713) 856-2800

SURVEYOR:

CIVIL-SURV
LAND SURVEYING, L.C.
8009 WEST LOOP SOUTH, SUITE 6000 P.M. No. 1043800 OFFICE: (713) 858-8181
BELLARE, TEXAS 77401 Email: michael@civil-survey.net FAX: (713) 858-8000

ENGINEER:

JONES CARTER
Texas Board of Professional Engineers Registration No. F-431
2330 Merchants Way, Suite 170, Katy, TX 77449 (817) 913-0000