

OWNERS ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HARRIS

We, TR Capital LLC acting by and through Habib Tai, being Chief Executive Officer, and Abdulkarim Tai, being Secretary of TR Capital LLC, hereinafter referred to as Owners of the 3.0119 acres tract described in the above and foregoing map of Tidwell Bungalows, do hereby make and establish said subdivision and development plat 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 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 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 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 each 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 purposes 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 each 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 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 shall be restricted to prevent the drainage of any sewage 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 those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements shall be heretofore 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 to warrant and forever defend the title to the land so designated and established as private streets or permanent access easements

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 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 is hereby 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.

IN TESTIMONY WHEREOF, TR Capital LLC, has caused these presents to be signed by Habib Tai, its Chief Executive Officer, thereunto authorized, attested by its Secretary Abdulkarim Tai, this 22 day of Sept, 2022.

TR Capital LLC.

Habib Tai, Chief Executive Officer

Attest: Abdulkarim Tai, Secretary

LEHNAEL CARCASES Notary Public, State of Texas

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, Habib Tai, Chief Executive Officer and Abdulkarim Tai, Secretary both 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 22 day of Sept, 2022.

NOTARY PUBLIC in and for the State of Texas

My commission expires:

I, Richard S. Willett, 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.

Richard S. Willett Registered Professional Land Surveyor No. 4615

This is to certify that the Planning Commission of the City of Houston, Texas has approved this plan and subdivision of TIDWELL BUNGALOWS 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 5th day of October, 2022.

RP-2022-565502

11/28/2022 hccprp2 60.00

FILED

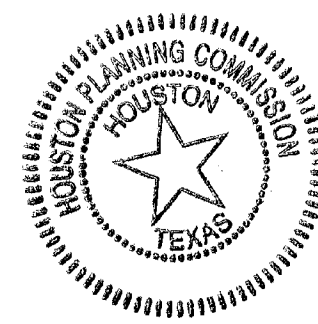
11/28/2022 1:49 PM

County Clerk

COUNTY CLERK

By: Martha L. Stein, Chairman or M. Sony Garza, Vice Chair

By: Margaret Wallace Brown, AICP, GNMA, Secretary

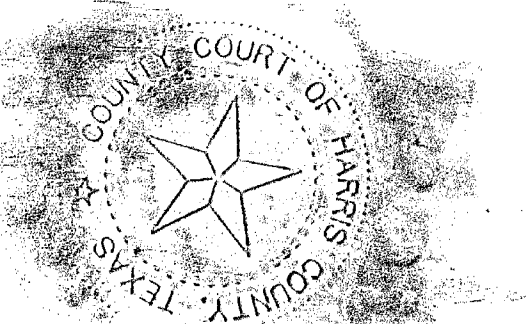


I, Teneisha Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on NOV. 28, 2022, at 1:49 o'clock P.M., and duly recorded on Nov. 28, 2022 at 3:16 o'clock P.M., and at Film Code No. 701805 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.

Teneisha Hudspeth, County Clerk of Harris County, Texas

By: Christian Orona, Deputy



RESTRICTED RESERVE "A", BLOCK 1 ALBERTSON'S-ANTONIO/TIDWELL FILM CODE NO. 419107 MRHCT SUNRISE AT ANTONIO FILM CODE NO. 526125 MRHCT

Table with 5 columns: CURVE, L, C, R, D. It lists curve data for various points in the subdivision.

Lot Size Coverage Table with columns: Lot No., Block No., Lot Area (SQ. FT.), Max. Building Footprint, Max. Coverage. Lists 20 lots with their respective areas and coverage percentages.

Reserve Table with columns: Lot No., Block No., Reserve Area AC, Intended Use. Lists 3 reserves for parking.

Dwelling Unit Density Table with columns: No. of Dwellings, Gross Area (AC), Density. Shows 34 dwellings on 3.0119 acres with a density of 11.29.

The number of Single Family Residential Dwelling Units that can be constructed within the proposed subdivision does not exceed an equivalent of 27 units to the gross acre of land within the boundaries of the subdivision plat.

PARK AND OPEN SPACES

- 1. No land is being established as private park or dedicated to the public for park purposes.
2. No building permit or other permit, except permits for construction of the public improvements, will be issued by the City of Houston, Texas for construction within the subdivision until such time as the funds required 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.
3. This property is located in the Park Sector Number 1.
4. This percentage (100%) shall be applied to the then-current fee in lieu of dedication.
5. The then-current fee in lieu of dedication shall be applied to this number (34 units) of dwelling units.

Park and Open Space Table

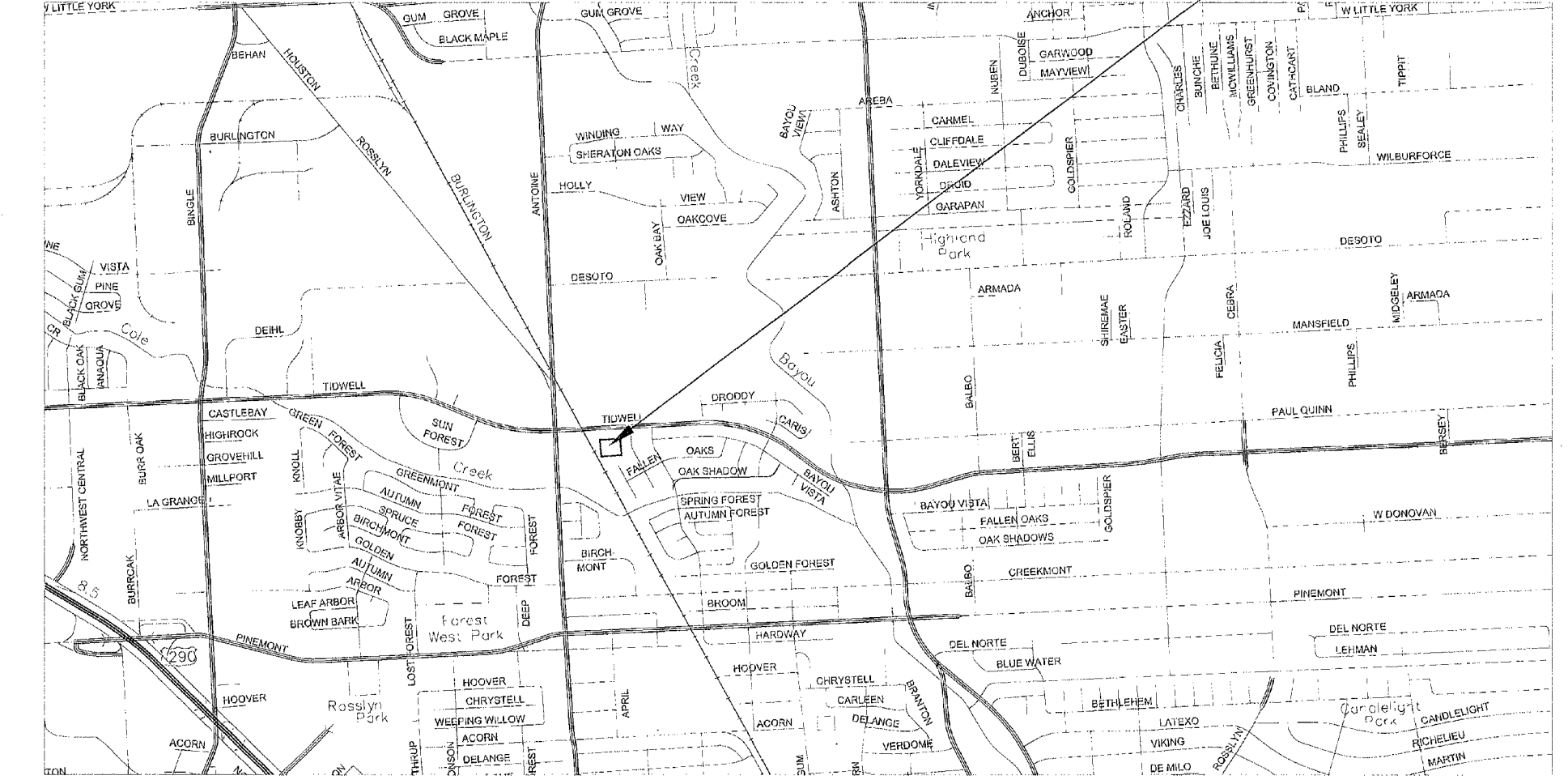
Table with 2 columns: a, b, c. a: No. of existing Dwelling units (DU) = 0. b: No. of proposed DU = 34. c: Incremental number of DU = 34.

Parking Table & Exhibit

Table with 4 columns: No. of proposed lots, No. of additional parking required, No. of on-street parking, No. of off-street parking. Shows 34 lots, 5 additional parking required, 0 on-street parking, 6 off-street parking.

ABBREVIATION LEGEND table listing various symbols and their descriptions: AC (Acres), BL (Building Line), BL (Block), DU (Dwelling Units), PAE (Permanent Access Easement), HCCF (Harris County Clerk File), HCDR (Harris County Deed Record), HCPR (Harris County Public Record), H.L. & P (Houston Light and Power), Res. (Reserve), ROW (Right of Way), PVT (Private), A.E. (Aerial Easement), SF (Square Feet), U.E. (Utility Easement), WME (Water Meter Easement), WLE (WaterLine Easement), TYP. (Typical), N/E (Northing / Easting), MRHCT (Map Records Harris County, Texas), C.M. (Control Monument), D.C.L. (Directional Control Line), VOL./PG. (Volume / Page), F.H.C.A. (Furnishments Private).

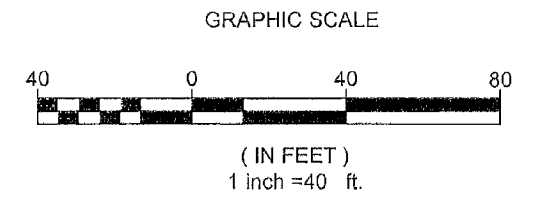
VICINITY MAP Project



NOTES:

- 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 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.
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.
3. This subdivision contains Permanent Access Easement (PAE) that have not been dedicated to the public or accepted by the city of Houston or any other local government agency as public rights-of-way. The city of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any shared driveway within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.
4. All lots shall have adequate wastewater collection services.
5. Unless otherwise indicated, the building lines (BL), whether one or more shown on this subdivision 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.
6. The Coordinates and Bearings shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have been brought to surface by applying the following combined scale factor (CSF) 1.0000831540
7. At least 150 square feet of permeable area is required per lot. 5,100 s.f. of permeable area shall be provided within the boundary of this subdivision. Reference 42-1 permeable area definition.
8. The residential units or lots encompassed by this plat are ineligible for solid waste collection services provided by the city at the time of the filing of this plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.
9. 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 panel 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 fences back up, but generally will not replace with new fencing.
10. Each lot shall be restricted to single family residential use.

KEY MAP 451C



September 2022 SCALE: 1"=40'

Tidwell Bungalows

A Subdivision of 3.0119 acres or 131,197 SF

A tract or parcel of land containing 3.0119 Acres, situated in the Samuel McClelland Survey Abstract No. 544 Harris County, by instrument recorded in RP-2021-491742, Real Property Records of Harris County.

2 Blocks, 34 lots & 3 Reserves

Owner TR Capital LLC 8125 N Sam Houston Pkwy West, Suite A, Houston TX 77064 Ph: (281) 716-2847

Prepared by Building and Infrastructure Solutions 47 Lake Sterling Gate Dr. Spring TX 77379 Ph: 281-650-1937

Surveyor Precision Surveyors 950 Threadneedle Street Suite 150 Houston TX 77079 (281) 496-1586 FIRM No. 10063700

RECORDERS MEMORANDUM: At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockheads, additions and changes were present at the time the instrument was filed and recorded.