STATE OF TEXAS
COUNTY OF HARRIS

We, 1717 Pine Chase, LLC, acting by and through Scott Butler, Managing Member, and Bo Butler, Managing Member, hereinafter referred to as Owners of the 3.001acre tract described in the above and foregoing map of Maravilla Court, 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 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, 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') 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 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 established as private streets or permanent access easements.

IN TESTIMONY WHEREOF, 1717 Pine Chase, LLC has caused these presents to be signed by Scott Butler, Managing Member, thereunto authorized, attested by its and Managing Member, Bo Butler, this 5 day of MAY, 2014.

1717 Pine Chase LLC

By: Scott Butler, Managing Member

Attest: Bo Butler, Managing Member

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Scott Butler, known 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 stated, and as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of May, 2014.

Notary Public in and for the State of Texas

LOUISE GIBBON
My Commission Expires
February 15, 2016

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Bo Butler, known 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 stated, and as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of May, 2014.

Notary Public in and for the State of Texas

LOUISE GIBBON
My Commission Expires
February 15, 2016

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Maravilla Court 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 12th day of JULY, 2014.

By: Mark A. Kilkenny, Chair or M. Sonny Garza - Vice Chairman

By: Patrick Walsh, P.E., Secretary

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

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 July 18, 2014, at 12:42 o'clock P m., and duly recorded on July 18, 2014 at 2:02 o'clock P m., and at Film Code Number 666052 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.

By: STAN STANART
Stan Stanart
County Clerk of Harris County, Texas

By: Deputy EDWINA V. MACK

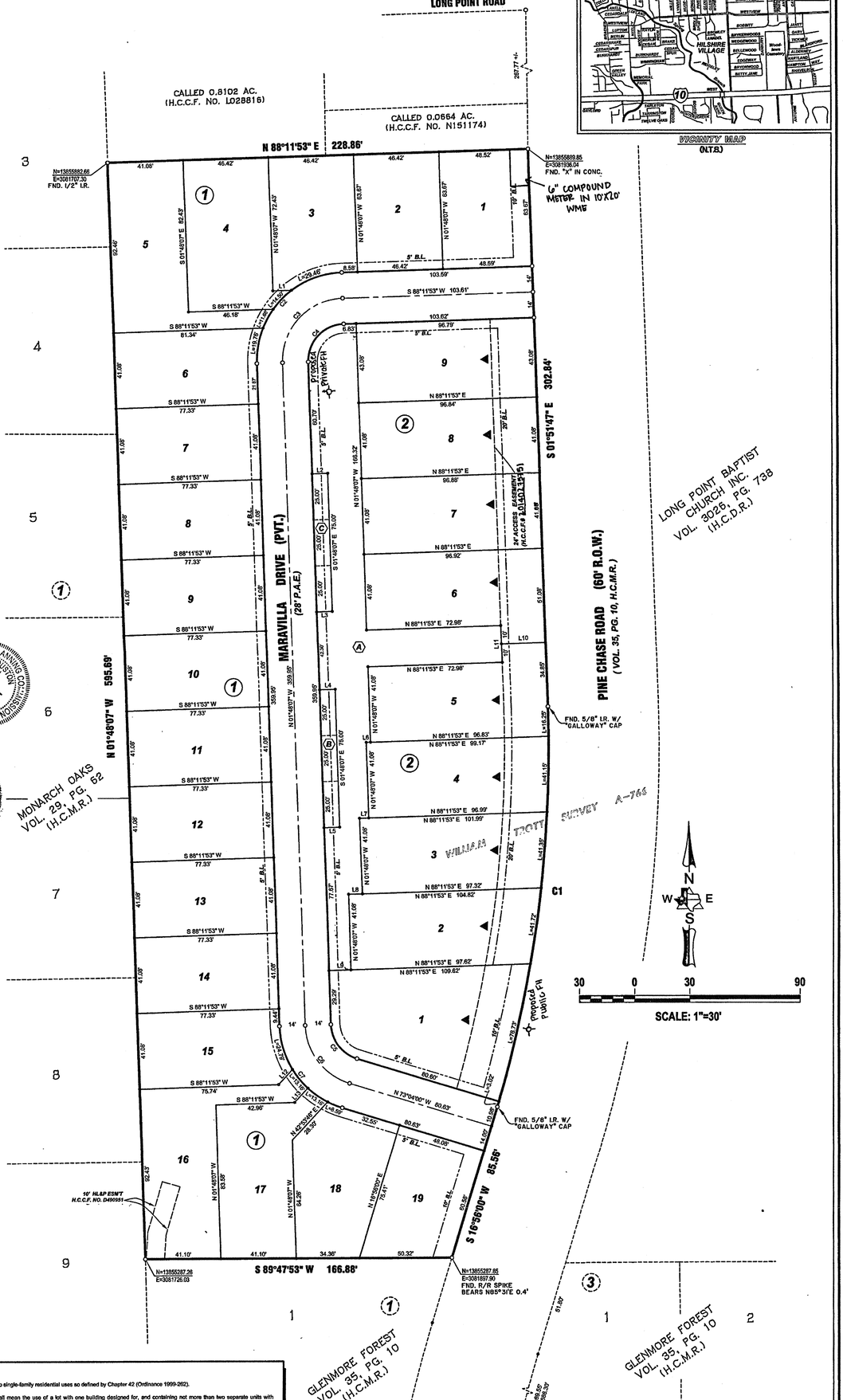
I, Hal Moyer, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, 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 State Plane Coordinate System of 1983, South Central Zone.

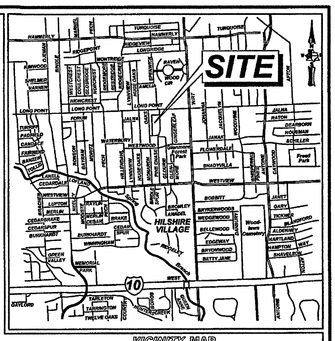
Hal Moyer
Registered Professional Land Surveyor
Texas Registration No. 5656

STATE OF TEXAS REGISTERED HAL MOYER 5656 PROFESSIONAL LAND SURVEYOR

A	RESTRICTED RESERVE "A" 0.20 AC. (8,501 S.F.) (SEE NOTE 13)
B	RESTRICTED RESERVE "B" 0.015 AC. (637.5 S.F.) (SEE NOTE 14)
C	RESTRICTED RESERVE "C" 0.015 AC. (637.5 S.F.) (SEE NOTE 14)

20140315454
7/18/2014 Hirp1 $60.00
FILED
7/18/2014 12:42 PM
Stan Stanart
COUNTY CLERK





LINE CHART

LINE	BEARING	DISTANCE
L1	N 88°11'53" E	10.19'
L2	N 88°11'53" E	8.50'
L3	S 88°11'53" W	8.50'
L4	N 88°11'53" E	8.50'
L5	S 88°11'53" W	8.50'
L6	N 88°11'53" E	2.33'
L7	N 88°11'53" E	5.00'
L8	N 88°11'53" E	7.50'
L9	N 88°11'53" E	2.34'
L10	N 88°11'53" E	24.00'
L11	N 01°48'07" W	20.00'
L12	N 42°52'46" E	11.17'
L13	N 42°52'46" E	10.55'

CURVE CHART

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DIST.
C1	695.37	18°23'00"	220.22'	S 07°21'13" W	219.27'
C2	48.00'	90°00'00"	75.40'	S 43°11'53" W	67.88'
C3	34.00'	90°00'00"	53.41'	S 43°11'53" W	48.08'
C4	20.00'	90°00'00"	31.42'	S 43°11'53" W	28.28'
C5	20.00'	71°15'53"	24.88'	S 37°26'04"E	23.32'
C6	34.00'	71°15'53"	42.29'	S 37°26'04"E	39.62'
C7	48.00'	71°15'53"	59.70'	S 37°26'04"E	55.93'

PARKING FOR SF RESIDENTIAL USE

NO. OF PROPOSED LOTS	NO. OF ADDITIONAL PARKING REQUIRED	NO. OF ON-STREET PARKING	NO. OF ON-SITE PARKING
28	4	0	6

A	Number of Existing Dwelling Units	0
	(I hereby certify that the information provided herein is true.)	
B	Number of Proposed Dwelling Units	28
C	Number of Incremental Dwelling Units (B-A)	28

COMPENSATING OPEN SPACE CALCULATIONS

Total number of lots (less than 5,000 s.f.)	27 Lots
Total area of lots (less than 5,000 S.F.)	96,994 S.F.
Average lot area	3,592 S.F.
Compensating open space required per lot	300 S.F.
Compensating open space required	8,100 S.F.
Compensating open space provided (Reserve A)	8,501 S.F.

LOT SIZES

BLOCK 1

LOT NO.	LOT AREA
1	3,092 S.F.
2	2,955 S.F.
3	3,122 S.F.
4	3,871 S.F.
5	4,230 S.F.
6	3,202 S.F.
7	3,177 S.F.
8	3,177 S.F.
9	3,177 S.F.
10	3,177 S.F.
11	3,177 S.F.
12	3,177 S.F.
13	3,177 S.F.
14	3,177 S.F.
15	3,240 S.F.
16	4,347 S.F.
17	3,726 S.F.
18	3,634 S.F.
19	3,269 S.F.

BLOCK 2

LOT NO.	LOT AREA
1	6,040 S.F.
2	4,167 S.F.
3	4,103 S.F.
4	4,038 S.F.
5	4,225 S.F.
6	4,223 S.F.
7	3,981 S.F.
8	3,979 S.F.
9	4,171 S.F.

Total number of lots less than 5,000 S.F.	27
Total area of lots less than 5,000 S.F.	96,994 S.F.

NOTES:

1. Each lot shall be restricted to single-family residential uses as defined by Chapter 42 (Ordinance 1999-282).

2. 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.

3. Unless otherwise indicated in a separately recorded instrument, the building lines (b.l.), 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.

4. Each lot shall provide a minimum of two off-street parking spaces per unit. In those instances where a secondary unit is provided only one additional space shall be provided.

5. This subdivision contains one or more permanent access easements that have not been dedicated to or accepted by the City of Houston or any other local governmental agency as public right-of-way. The City of Houston has no obligation, nor does any other local governmental agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of the property in this subdivision.

6. Access to the Permanent Access Easement is hereby denied to all properties outside of the plat boundary.

7. All lots shall have adequate wastewater collection service.

8. ▲ denotes primary driveway access to each lot. Lots 1-9, Block 2, are denied direct driveway access to Pine Chase Road.

9. The staff portions of the Flag Lots are restricted for ingress and egress only.

10. No building, structure, wall or fence shall be constructed within the staff portion.

11. Lots 4 & 5, & Lots 16 & 17, Block 1 share vehicular access, the staff portions shall be restricted to shared vehicular access.

12. Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed and maintained under a binding agreement among the owners of the property in the subdivision.

13. Reserve A is 8,501 s.f. and is hereby dedicated to compensating open space, landscaping, recreational use, and incidental underground utility purposes only. These restrictions are established solely 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. This area may also be used in whole or part for single-family residential purposes if the area is replatted.

14. Reserves B & C are restricted to off-street parking only and contain a total of 8 spaces. These restrictions are established solely 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.

15. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid coordinates (NAD 83) and may be brought to surface by applying the following combined scale factor of 0.99986963563.

16. The residential units or lots encompassed by this plat are ineligible for solid waste collection services by the city. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of the property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

17. No land is being established as private park or dedicated to the public for park purposes.

18. No building permit or other permit, except permits for construction of public improvements,28. 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.

19. This property is located in Park Sector number 10.

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

21. The then-current fee in lieu of dedication shall be applied to this number (28 units) of dwelling units.

22. The subdivision has a private water system. It is not a public water system, nor has it been constructed with any public funds. The water line and fire hydrants to serve this subdivision are private and will be maintained by the owner and/or owner's management association.

OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 666052

MARAVILLA COURT

THIS IS PAGE 1 OF 2 PAGES

SCANNER Context IQ4400
KEY MAP

RECORDER'S MEMORANDUM
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 blackouts, additions and changes were present at the time the instrument was first and recorded.

MARAVILLA COURT

A SUBDIVISION OF 3.001 ACRES
OUT OF
THE WILLIAM TROTT SURVEY, A-766
HARRIS COUNTY, TEXAS

2 BLOCKS, 28 LOTS
AND
3 RESTRICTED RESERVES

MAY, 2014

OWNER:
1717 PINE CHASE, LLC

SURVEYOR:
TRI-TECH SURVEYING CO., L.P.
WWW.SURVEYINGCOMPANY.COM
10401 Westofflice Drive Houston Texas, 77042
Phone: (713) 667-0800 Fax: (713) 667-4610
FIRM REG. NUMBER 10115900

ENGINEER:
BEC-LIN
BEC-LIN ENGINEERING, LP
10401 Westofflice Dr.
Houston, Texas 77042
Ph: 281-564-8440
Fax: 281-564-8457
TBPE REG. NUMBER F-13056

May 02,2014-3:35pmG:\2013\MISCM1576-13\dwg\PLAT DRAWINGS\FINAL PLAT.dwg

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 THE FEDERAL LAW.
A CERTIFIED COPY JUL-2 2014
ATTEST:
STAN STANART, County Clerk
Harris County, Texas
By Deputy
Sterling A. Snoodal III