

We, Kachina Peak Opportunity Zone Fund, LLC, acting by and through Jonathan Williams, Member, hereinafter referred to as Owners (whether one or more) of the 5,083 square foot (0.1167 acre) tract described in the above and foregoing map of Pineview Vista, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said map 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 for 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") 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 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 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 be 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.

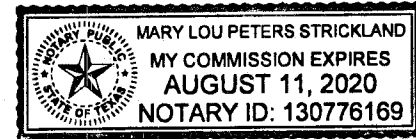
FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restrictions for residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, Kachina Peak Opportunity Zone Fund, LLC, has caused these presents to be signed by Jonathan Williams, Member, thereunto authorized, this 30th day of January, 2019.

Kachina Peak Opportunity Zone Fund, LLC

By: *Jonathan Williams*
Jonathan Williams Member

STATE OF TEXAS
COUNTY OF HARRIS COUNTY, TEXAS



GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of January, 2019.

Mary Lou Peters Strickland
Notary Public in and for the State of Texas

My Commission expires: 08/11/20

I, David R. Strickland, 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 5/8 inch and a length not less than 3 feet, and that the plat boundary corners have been tied to the Texas Coordinate System of 1983.

David R. Strickland
David R. Strickland, RPLS
Texas Registration No. 5124



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Pineview Vista, in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown herein and authorized the recording of this plat this 24th day of February, 2019.

By: *Martha L. Stein* (or) *M. Sonny Garza*
Martha L. Stein (or) M. Sonny Garza
Chair Vice-Chairman

By: *Margaret Wallace Brown*
Margaret Wallace Brown
Secretary

I, Diane Trautman, Harris County Clerk, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on Feb 28, 2019, at 9:09 o'clock, and duly recorded on Feb 28, 2019, at 11:01 o'clock, and at Film Code Number 687625 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.

Diane Trautman
Diane Trautman
County Clerk
Of Harris County, Texas

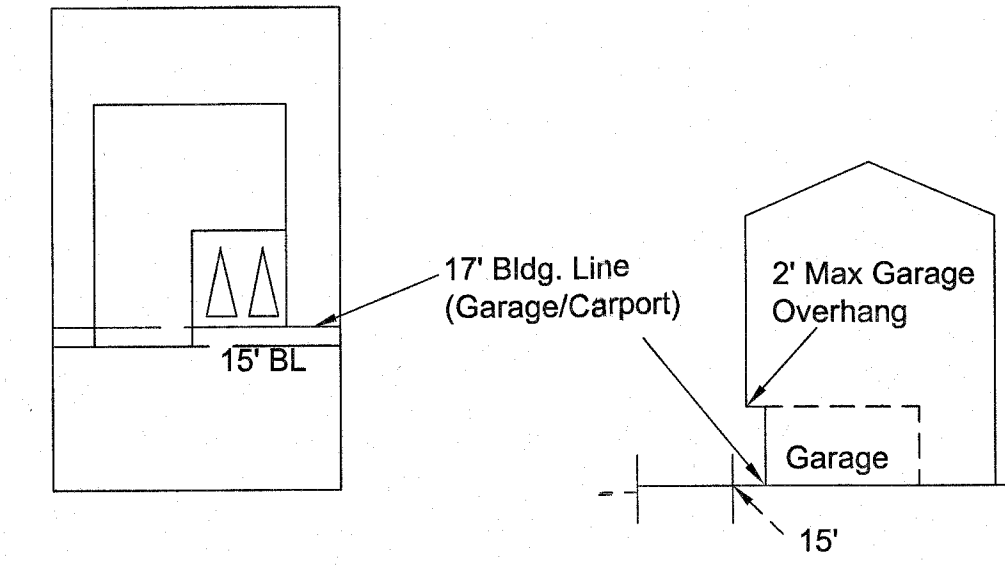
By: *Edwina V. Mack*
Edwina V. Mack
Deputy



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.

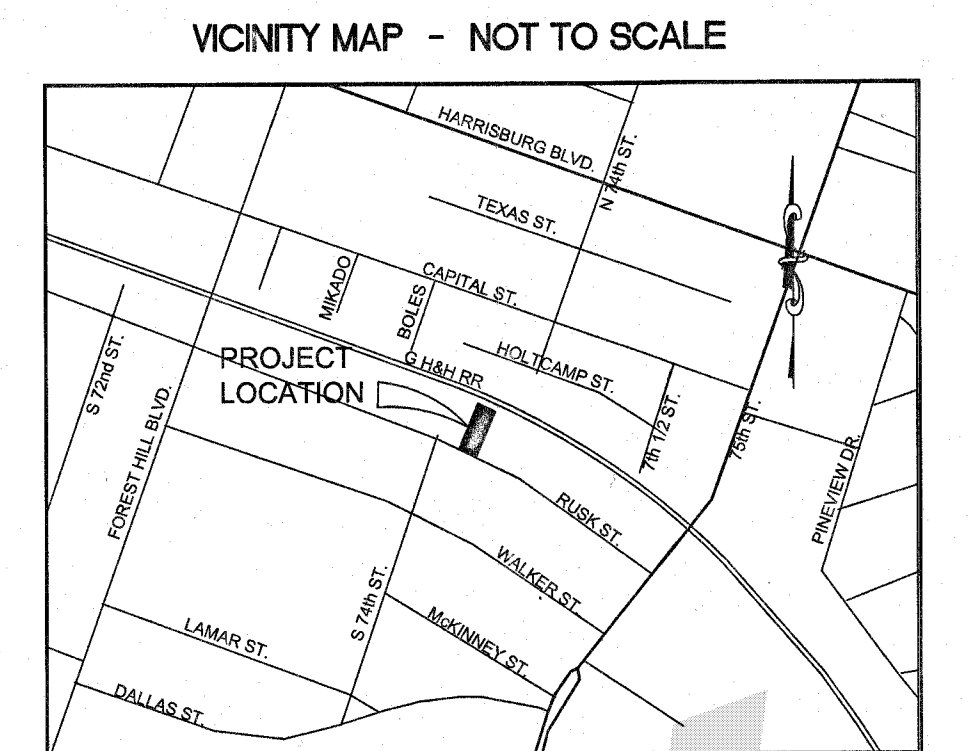
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

RP-2019-79231
2/28/2019 HCCPIRP2 60.00
FILED
2/28/2019 9:09 AM
Diane Trautman
COUNTY CLERK



TYPICAL LOT LAYOUT

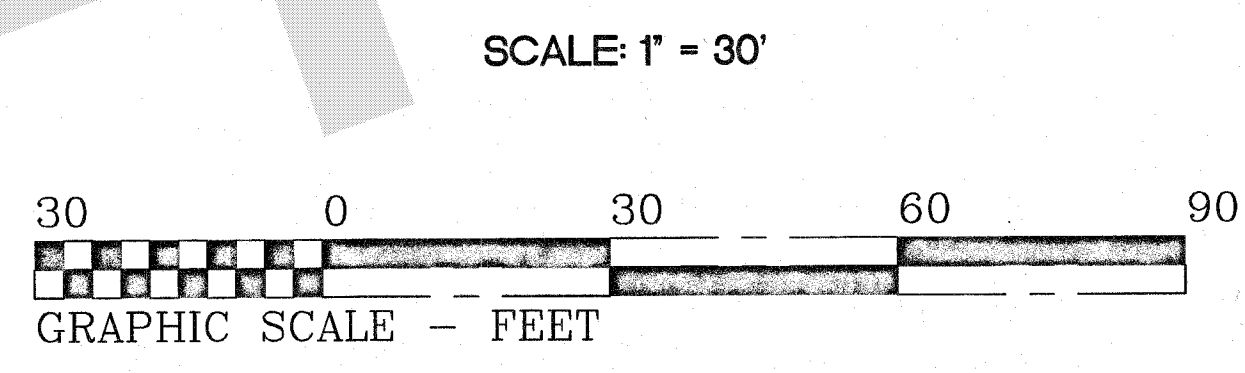
- 1.) A 15 foot Building line is established for the principal structure only.
- 2.) A 17 foot Building Line is for any carport or garage facing the street. The building above the carport or garage may overhang the building line up to 2 feet. Reference typical lot layout.



KEY MAP 495W

- NOTES:
- 1.) ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USE PER CHAPTER 42 (ORDINANCE 1999-262).
 - 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 ON 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.) 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 REQUIRED.
 - 4.) B.L. INDICATES BUILDING LINE.
 - 5.) H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
 - 6.) H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS
 - 7.) B.L. (GAR) INDICATES GARAGE BUILDING LINE.
 - 8.) U.E. INDICATES UTILITY EASEMENT.
 - 9.) S.F. INDICATES SQUARE FEET.
 - 10.) ALL LOTS HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
 - 11.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE GRID COORDINATES (NAD83). DISTANCES ARE SURFACE DISTANCES, TO CONVERT TO GRID USE A SCALE FACTOR OF 0.999999866.
 - 12.) UNLESS OTHERWISE INDICATED, 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.
 - 13.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTSTRUCTED 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 OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE 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.
 - 14.) THE BUILDING LINE REQUIREMENTS ESTABLISHED BY CHAPTER 42 ARE MINIMUM STANDARDS. WHERE DEED RESTRICTIONS PROVIDE FOR A GREATER BUILDING SETBACK, THE DEED RESTRICTIONS SHALL CONTROL OVER THE PROVISIONS OF THIS SECTION.
 - 15.) THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOODPLAIN AND IS IN ZONE 'X' PER FEMA MAP 48201C 0885M, DATED 09-03-2010.

OFFICE OF
DIANE TRAUTMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 687625
PINEVIEW VISTA
THIS IS PAGE 1 OF 2 PAGES
SCANNER Context 104400
KEY MAP



REDUCTION IN LOT SIZE NOTES

Buildings shall not cover more than 60% of the area of each lot that is less than 3500 square feet in size on average of the lots within this subdivision.

At least 150 square feet of permeable area is required per lot. 300 s.f. of permeable area shall be provided within the boundary of this subdivision.

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

PARK NOTES:

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 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.

This percentage (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 (2 units) of dwelling units.

This property is located in Park Sector No. 11

I hereby certify that the information is true.

LOT SIZE AND COVERAGE TABLE			
LOT #	LOT SIZE	BLDG. COVERAGE	%COVERAGE
1	2542 sf	1525 sf	60%
2	2542 sf	1525 sf	60%

PARKS AND OPEN SPACE TABLE	
(a) Number of Existing Dwelling Units (DUs)	0
(b) Total Number of Proposed DUs	2
(c) Total Number of Incremental DUs (b-a)	2

DENSITY TABLE		
NUMBER OF DWELLINGS	GROSS ACREAGE	DENSITY UNITS/ACRE
2	0.1167	17.14

PINEVIEW VISTA

A SUBDIVISION OF 0.1167 ACRES
AND BEING A REPLAT OF ALL OF LOT 18, BLOCK 1, PINEVIEW MANOR, AS RECORDED
IN VOLUME 8, PAGE 38 OF THE MAP RECORDS OF HARRIS COUNTY,
THE CITY OF HOUSTON
HARRIS COUNTY, TEXAS.

REASON FOR REPLAT -- TO CREATE 2 LOTS FROM 1 LOT

2 Lots 1 Block
January, 2019

OWNER: KACHINA PEAK OPPORTUNITY ZONE FUND, LLC
12406 KIMBERLY LANE
HOUSTON, TX 77024
(832) 523-7735

SURVEYOR: DAVE STRICKLAND, RPLS
P O BOX 266841
HOUSTON, TX 77207
(281) 705-4297

RECORDER'S 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 blockouts, additions and changes were present at the time the instrument was filed and recorded.