STATE OF TEXAS
COUNTY OF HARRIS

BY: BORGAN VENTURES, INC., A TEXAS CORPORATION

VINCENT BORGAN, PRESIDENT

STATE OF TEXAS
COUNTY OF Georgia

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 3-20-27

RICHARD PRIDDEL, AN INDEPENDENT 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 PROPER ENGINEERING DESIGN PERMITS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON THE LENGTH SUBJECT TO A PERMANENT MARKING IRON ON BLOCK HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN ONE INCH (1 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 (NAD83 GRID).

RICHARD PRIDDEL
REGISTERED PROFESSIONAL LAND SURVEYOR #6-18

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT (OR INSTRUMENT WHICH APPROPRIATES AND SUBDIVIDES OF BORGAN RANCHERS TRACTS) 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 (OR INSTRUMENT WHICH APPROPRIATES) THIS _____ DAY OF _____, 20__.

MARTHA L. STEIN (OR) M. SUSAN DRAKE
CHAIR TITLE CHAIRMAN

MARGARET WALLACE BROWN, AICP, CNU-A
SECRETARY

I, TENESHIA HARDESTY, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED FOR RECORDING IN MY OFFICE ON July 2, 2024 AND DULY RECORDED ON July 3, 2024, IN FILM CODE NO. 708515 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHIA HARDESTY
COUNTY CLERK
HARRIS COUNTY, TEXAS

BY _____

I, DON HILL, CHAIRMAN, OWNER ACT HOLDER AND HOLDERS OF A LIEN OR LIENS AGAINST THE ABOVE DESCRIBED PROPERTY, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL THE STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND MYSELF/OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE AUTHORITY AND DO HEREBY 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") WITH 10-FOOT GROUND EASEMENTS, OR SEVEN HUNDRED FORTY FOUR FEET (744'-0") WITH 10-FOOT GROUND EASEMENTS OR SEVEN FEET (7'-0") FOR EIGHTEEN FEET (18'-0") BACK-TO-BACK GROUND EASEMENTS, OR A PUBLIC UTILITY EASEMENT THAT HAS BEEN DEDICATED BY OTHER INSTRUMENT, LOCATED ADJACENT TO AND ALONGSIDE THIS PUBLIC UTILITY EASEMENT 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 AUTHORITY AND DO HEREBY 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") WITH 10-FOOT GROUND EASEMENTS, OR SEVEN HUNDRED FORTY FOUR FEET (744'-0") WITH 10-FOOT GROUND EASEMENTS OR SEVEN FEET (7'-0") FOR EIGHTEEN FEET (18'-0") BACK-TO-BACK GROUND EASEMENTS, OR A PUBLIC UTILITY EASEMENT THAT HAS BEEN DEDICATED BY OTHER INSTRUMENT, LOCATED ADJACENT TO AND ALONGSIDE THIS PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY FEET (20'-0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, STREET, ALLEY, GREEN OR RESERVE OR DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY PROPERTY INTO THE DRAINAGE EASEMENTS, STREETS, ALLEYS, GREENS OR RESERVES, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH RESTRICTED 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. I HEREBY CERTIFY THAT NO PERSON OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

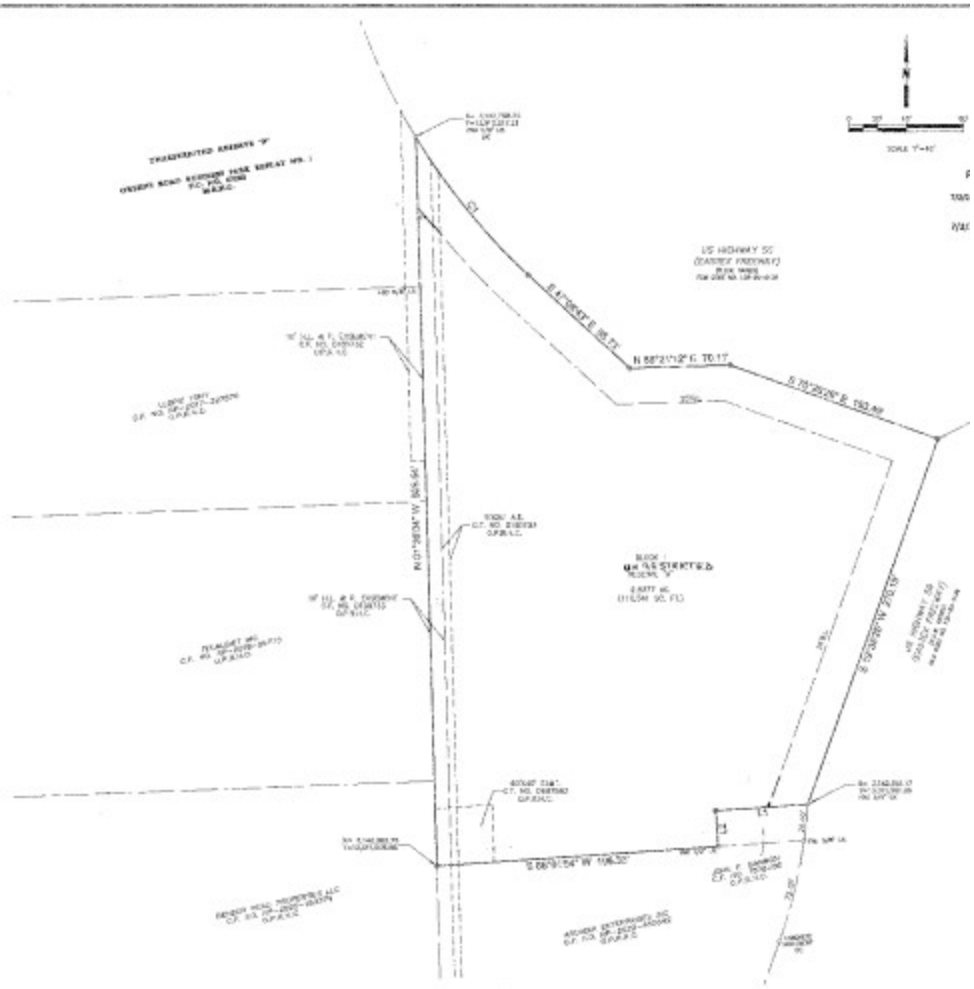
IN TESTIMONY WHEREOF, THE BORGAN VENTURES, INC., A TEXAS CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY VINCENT BORGAN, ITS PRESIDENT, THIS 12th DAY OF SEPTEMBER, 2023.

BY: BORGAN VENTURES, INC., A TEXAS CORPORATION

VINCENT BORGAN, PRESIDENT

STATE OF TEXAS
COUNTY OF Georgia

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 3-20-27



GENERAL NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 FOOT PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.9999243237296.
2. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS SOUTH CENTRAL ZONE NO. 4204. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
3. THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 20.
4. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO ENSURE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF TEXAS ON TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
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 AT THE PUBLIC UTILITY AS THE PROPERTY 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 PROPERTY OWNER'S EXPENSE SHOULD IT BY DE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT CUT WOODEN POSTS AND PANELED WOOD FENCES BACK UP, BUT OFTENTIMES WILL NOT REPLACE WITH NEW FENCING.
6. IF THIS PLAT IS PROPOSED TO BE MULTI-FAMILY RESIDENTIAL, IT IS SUBJECT TO THE PARKS AND OPEN SPACE REQUIREMENTS OF ARTICLE III, A FEE PER UNIT WILL BE ASSESSED AT THE TIME OF PERMITTING AT THE "BUILDING PERMIT" RATE. IF A PRIVATE PARK IS TO BE PROPOSED ON PUBLIC PARK LAND IS TO BE DEDICATED, PARK LAND RESERVES OR LAND DEDICATION MUST BE SHOWN ON THE FACE OF THE PLAT AT THIS TIME.
7. THE LAND WITHIN THIS SUBDIVISION PLAT IS LOCATED WITHIN A CONTROLLED COMPATIBLE LAND USE AREA ESTABLISHED BY CITY OF HOUSTON ORDINANCE NO. 2008-1052 AND MAY BE SUBJECT TO PARKLA FUTURE REGULATIONS FOR USE OF THE LAND (CHAPTER 8).

LINE	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]