

STATE OF TEXAS §
COUNTY OF HARRIS §

We, PDC Houston LPIV, a Delaware Limited Liability Company, acting by and through, David J. Peña, its Manger being officers of DC Houston LPIV, a Delaware Limited Liability Company, owners hereinafter referred to as Owners of the 20.388 acre tract described in the above and foregoing map of BW8 EAST 20, 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 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.

IN TESTIMONY WHEREOF, the PDC Houston LPIV, a Delaware Limited Liability Company, has caused these presents to be signed by David J. Peña, its Manger, thereunto authorized,

this _____ day of _____, 2025.

PDC Houston LPIV,
a Delaware Limited Liability Company,

By: _____
David J. Peña, Manger

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared David J. Peña, Manger known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

Notary Public in and for the State of Texas
Print Name:
My Commission expires: _____

We, (NAME OF LIEN HOLDER), its successors and assign, owner and holder of a lien against the property described in the plat known as BW8 EAST 20, said lien being evidenced by instrument of record in the Clerk's File No. _____ of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner lien and have not assigned the same nor any part thereof.

By: _____
Print name: _____

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared (NAME OF LIEN HOLDER), (TITLE) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

Notary Public in and for the State of Texas
Print Name:
My Commission expires: _____

I, Milton Rahman,P.E., County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Milton Rahman, P.E.
County Engineer

I, Walter P. Sass, 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.

Walter P. Sass
Registered Professional Land Surveyor
Texas Registration No. 4410

EAST BELTWAY 8
(ADDITIONAL PLAT)
(VOL. 335 / PG. 726, H.C.D.R.)

N:13877057.48
E:31777186.90

N 02°50'36" W 828.73'

25' B.L.

N:13876228.85
E:3177228.00

CALLLED 10.024 ACRES
SCHMOE 1 LLC
H.C.C.F.N. 20090398661

CALLLED 0.163 ACRES
CROWN CASTLE GT COMPANY LLC
H.C.C.F.N. 20070719784

N 87°00'27" E 1072.21'

①
UNRESTRICTED RESERVE "A"
20.388 ACRES
(888,091 SQ. FT.)

S 86°59'21" W 1071.50'

CALLLED 10.184 ACRES
AMERICA'S INTERNATIONAL CORP.
H.C.C.F.N. 20140122498

NOTES:

- All bearings are referenced to the Texas State Plane coordinate system South Central Zone No. 4204 (NAD'83). Coordinates shown hereon are grid and may be converted to surface by applying the following combined scale: 1.000094120. All distances are surface distances.
- 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.
- Absent written authorization by the affected utilities, all CenterPoint Energy and city of Houston utility easements must be kept unobstructed from any non-utility improvements or obstructions by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense. While wooden post 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 utilities at the property 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.
- This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure.
- Site drainage plans for the future development of this reserve must be submitted to the Harris County Flood Control District and Engineering Division of Harris County Public Infrastructure Department.
- Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
- This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure.

STAKE LINE
(APPROX. LOCATION)

TALCOTT PATCHING SURVEY, A-619
JOHN FLANDERS SURVEY, A-263

N:13877113.45
E:3178257.55

S 02°47'39" E 828.39'

N:13876286.13
E:3178297.92

TALCOTT PATCHING SURVEY, A-619
JOHN FLANDERS SURVEY, A-263

CITY OF HOUSTON
TRACT 3
HCAD ACCT. NO. 0440430000025
TALCOTT PATCHING SURVEY, A-619
H.C.C.F.N. B954964

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of BW8 EAST 20 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 _____, day of _____, 2025.

By: _____
Lisa M. Clark or M. Sonny Garza
Chair Vice-Chairman

By: _____
Vonn Tran
Secretary

I, Teneshia Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____, 2025 by an order entered into the minutes of the court.

Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

I, Teneshia 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 _____, 2025, at _____ o'clock _____ M., and duly recorded

on _____, 2025, at _____ o'clock _____ M., and at

Film Code Number _____ 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.

Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

BW8 EAST 20

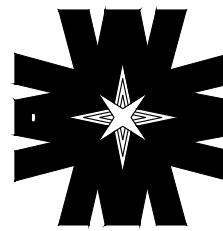
A SUBDIVISION OF 20.388 ACRES (888,091 SQ. FT.)
SITUATED IN THE JOSEPH FLANDERS SURVEY, A-263
HARRIS COUNTY, TEXAS.

1 BLOCK 1 RESERVES

REASON FOR REPLAT:
CREATE (1) ONE UNRESTRICTED RESERVE

OWNER:
PDC HOUSTON LPIV
A DELAWARE LIMITED LIABILITY COMPANY
11750 KATY FREEWAY, STE 420
HOUSTON, TX 77079
713-904-2910

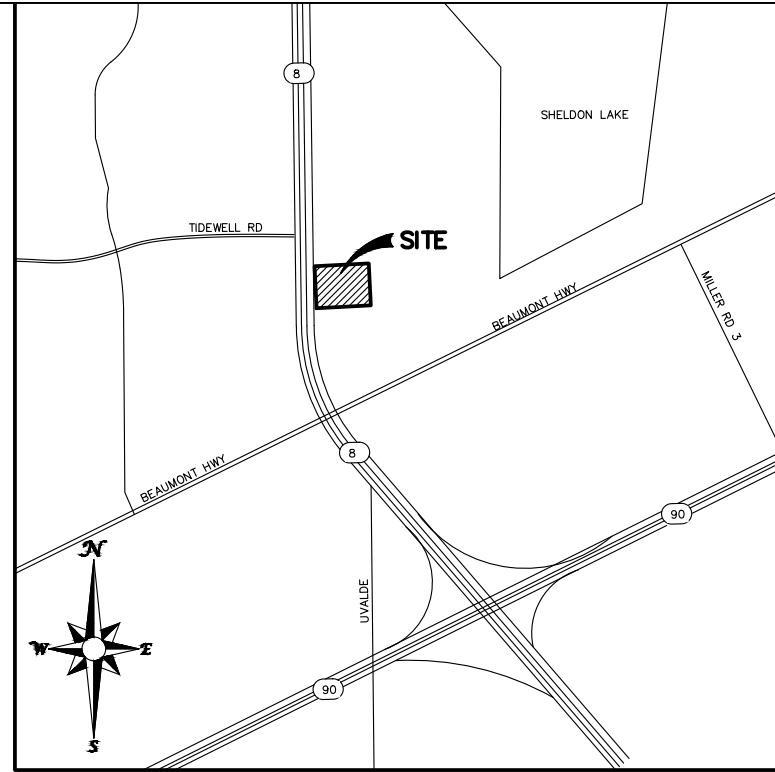
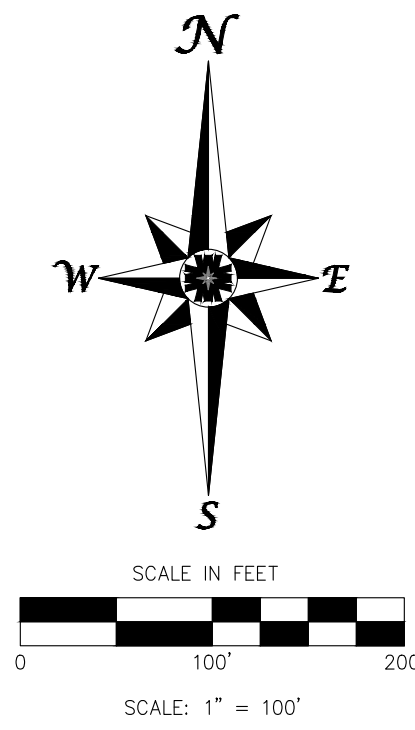
SURVEYOR:



WEISSER
Engineering & Surveying
19500 Park Row | Houston, Texas 77084
TBEELS, Reg. No. Land Surveying 10194324 | Engineering No. F-68
www.weissereng.com | 281.579.7300

Date : JUNE 2025

Job No. : IP083



VICINITY MAP
N.T.S.
Key Map No. 457B