

STATE OF TEXAS §
COUNTY OF HARRIS §
We, PDC Houston LPIV, a Delaware Limited Liability Company, acting by and through, David J. Peña, its Manager, 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 BWB 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 plot, 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 (10' 6") for ten feet (10' 0") perimeter ground easements, seven feet (7' 6") for fourteen feet (14' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements, or sixteen feet (16' 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 and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted herein, 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 herein, 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 plot 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 plot, 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 plot and adjoining any drainage easement, ditch, gully, creek, natural drainage way shall hereby be restricted to keep such drainage way clear of any and all 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 Manager, thereunto authorized,

this _____ day of _____, 2025.

PDC Houston LPIV,
a Delaware Limited Liability Company.

By _____
David J. Peña, Manager

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BEFORE ME, the undersigned authority, on this day personally appeared David J. Peña, Manager known to me to be the person whose name is subscribed to the forgoing 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 assigns, owner and holder of a lien against the property described in the plot known as BWB EAST 20, said lien being evidenced by instrument of record in the Clerk's File No. _____ of the O.P.R.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plot and the dedications and restrictions shown herein to said subdivision plot and we hereby confirm that we are the present owner lien and have not assigned the same nor any part thereof.

By: _____
Print name: _____

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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 forgoing 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.

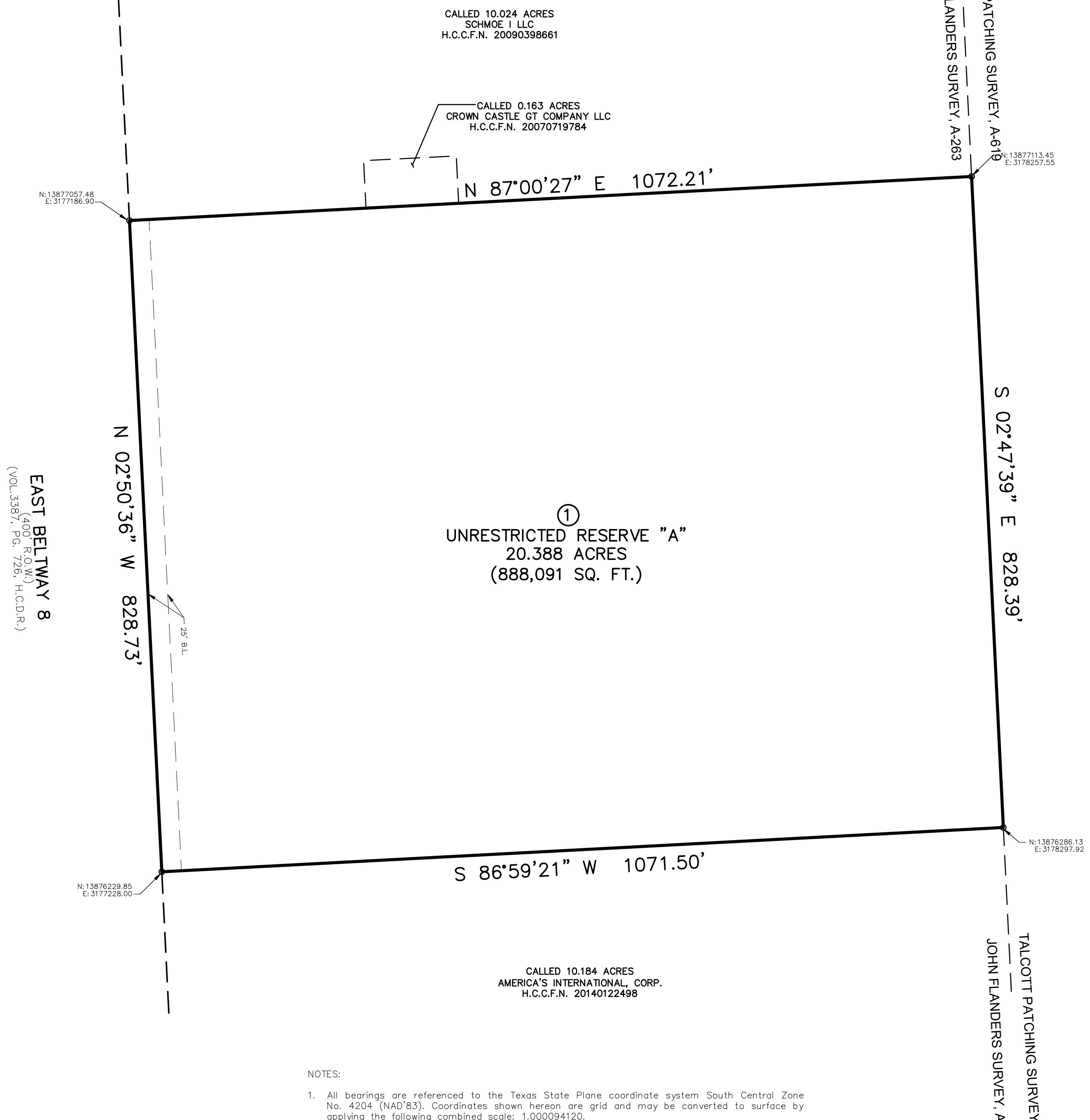
Notary Public in and for the State of Texas
Print Name: _____
My Commission expires: _____

I, Milton Rahman, P.E., County Engineer of Harris County, hereby certify that the plot 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. Soss, 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 plot boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

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



LEGEND

- A.E. - AERIAL EASEMENT
- B.L. - BUILDING LINE
- B.C.E. - INDICATES SANITARY SEWER ESMT - BUILDING CONNECTIONS, CITY OF HOUSTON FORM 584 REVISED 1982
- D.E. - DRAINAGE EASEMENT
- F.C. NO. - FILM CODE NUMBER
- H.C.C.F. NO. - HARRIS COUNTY CLERK FILE NUMBER
- H.C.D.R. - HARRIS COUNTY DEED RECORD
- H.C.F.C.D. - HARRIS COUNTY FLOOD CONTROL DISTRICT
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- I.R. - IRON ROD
- I.R.C. IRON ROD WITH CAP
- P.G. - PAGE
- O.P.R.R.P.H.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
- R.O.W. - RIGHT-OF-WAY
- STM. S.E. - STORM SEWER EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- SQ.FT. - SQUARE FEET
- VOL. - VOLUME
- U.E. - UTILITY EASEMENT
- W.L.E. - WATERLINE EASEMENT

BWB 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 77042
713-304-2910

SURVEYOR:

WEISSER
Engineering & Surveying
1950 Park Row | Houston, Texas 77084
TPELS. Reg. No. Land Surveying 10194324 | Engineering No. F-48
www.weisserseng.com | 281.579.7300

Date: JUNE 2025 Job No.: IP083

