

STATE OF TEXAS

COUNTY OF HARRIS

We, Ambients Development, LLC, acting by and through Ricardo Ibrahim being an general manager of the Ambients Development, LLC, Owners of the 7.520 acre tract described in the above and foregoing map of AMBIENTS LIVING AT KUYKENDAHL, 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.

FURTHER, Owners certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, the Ambients Development, LLC has caused these presents to be signed by Ricardo Ibrahim, officer, thereunto authorized,

this _____ day of _____, 2017.

Ambients Development, LLC

By: _____

Ricardo Ibrahim

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Ricardo Ibrahim, Officer of the Ambients Development, LLC, known to me 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 in this section stated, and as the act and deed of said Trust.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires: _____

I, Steven L. Crews, 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 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.

Steven L. Crews
Texas Registration No. 4141

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of AMBIENT LIVING AT KUYKENDAHL, 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 _____, 2017.

By: _____
Martha L. Stein
Title Chair or Vice Chairman

By: _____
Patrick Walsh, P.E.
Secretary

Table with 6 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains 27 rows of curve data.

Table with 2 columns: LINE BEARING, DISTANCE. Contains 7 rows of line data.

RESTRICTED RESERVE A, BLOCK 1
BILMA PUD KUYKENDAHL
LIFT STATION
FC NO. 546280 R.P.R.H.C.T.

LOT 11
FARMETTE MEADOWS
NUMBER ONE
FC NO. 055012
M.R.H.C.T.

LOT 10
FARMETTE MEADOWS
NUMBER ONE
FC NO. 055012
M.R.H.C.T.

- Notes: 1. The coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale 0.999937813333. 2. BL plat note: Unless otherwise indicated, the building line (b.l.) whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provision 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. 3. 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. 4. 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. 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 by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing. 6. This subdivision contains one or more permanent access easement the have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public right-of-way. The City of Houston has no obligations, nor does any other local government 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 property in this subdivision. 7. All lots facing roads are 90 degrees to roadway. Lots 46 and 47 are 90 degrees to Ambients Drive. 8. 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 property in the subdivision.

I, Stan Stanart, 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 _____, 20____ by an order entered into the minutes of the court.

Stan Stanart
County Clerk
Of Harris County, Texas

By: _____
Deputy

RESTRICTED RESERVE A, BLOCK 1
KUYKENDAHL STORAGE
FC NO. 658006
M.R.H.C.T.

9.6 KUYKENDAHL
JOINT VENTURE
CALLED 0.1517 ACRE
CF NO. K821789
R.P.R.H.C.T.

9.6 KUYKENDAHL
JOINT VENTURE
CALLED 0.1616 ACRE
CF NO. U652783
R.P.R.H.C.T.

9.6 KUYKENDAHL
JOINT VENTURE
CALLED 0.7517 ACRE
CF NO. U652783
R.P.R.H.C.T.

RESTRICTED RESERVE A, BLOCK 1
HILO GARDENS
FC NO. 517021
M.R.H.C.T.

LOT 9
FARMETTE MEADOWS
NUMBER ONE
FC NO. 055012
M.R.H.C.T.

LOT 8
FARMETTE MEADOWS
NUMBER ONE
FC NO. 055012
M.R.H.C.T.

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 _____, 20____ at _____ o'clock _____M., and duly recorded on _____, 20____ 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.

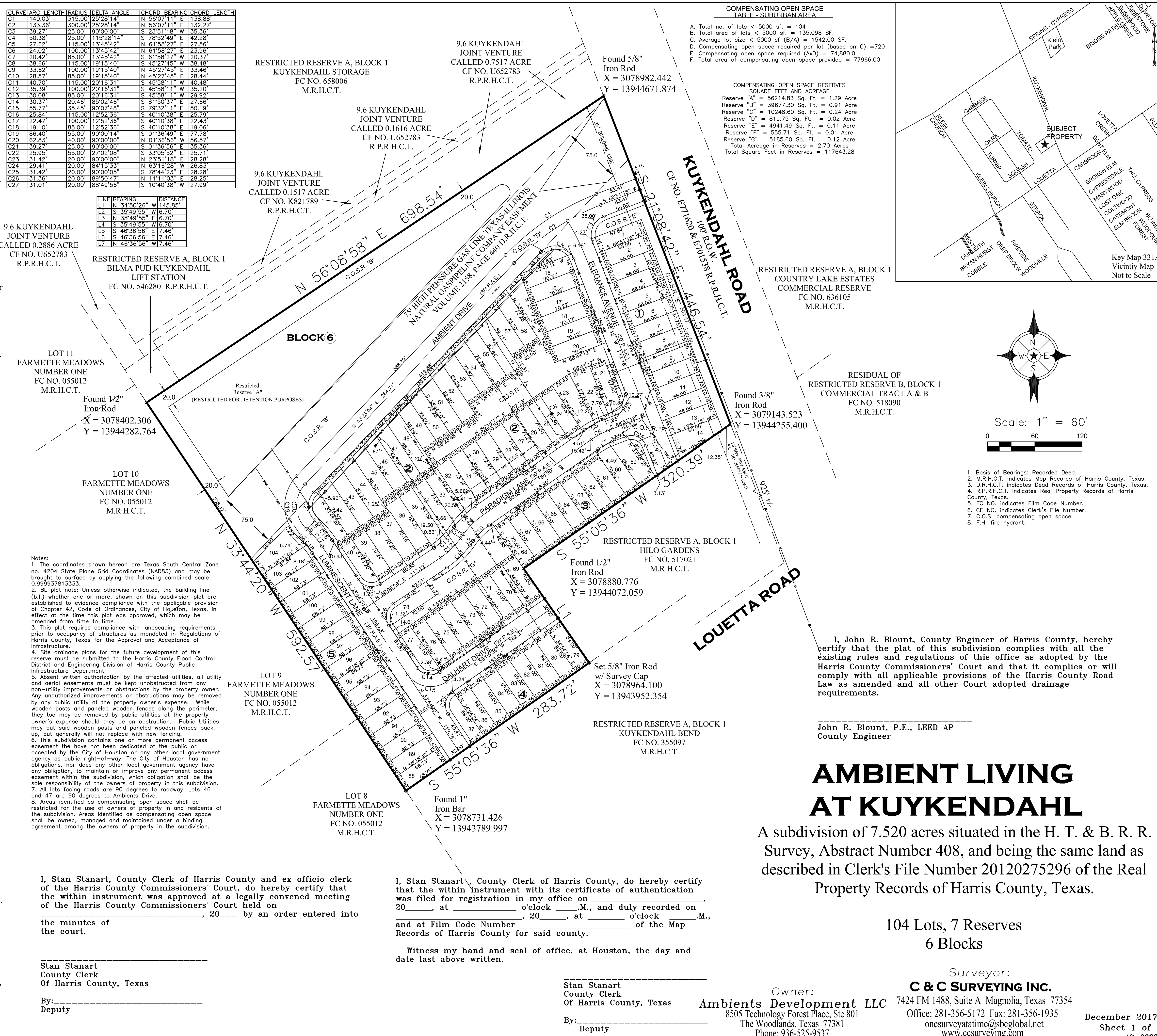
Stan Stanart
County Clerk
Of Harris County, Texas

By: _____
Deputy

Owner:
Ambients Development LLC
8505 Technology Forest Place, Ste 801
The Woodlands, Texas 77381
Phone: 936-525-9537

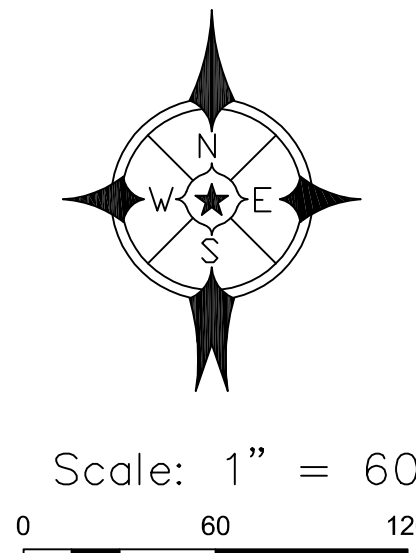
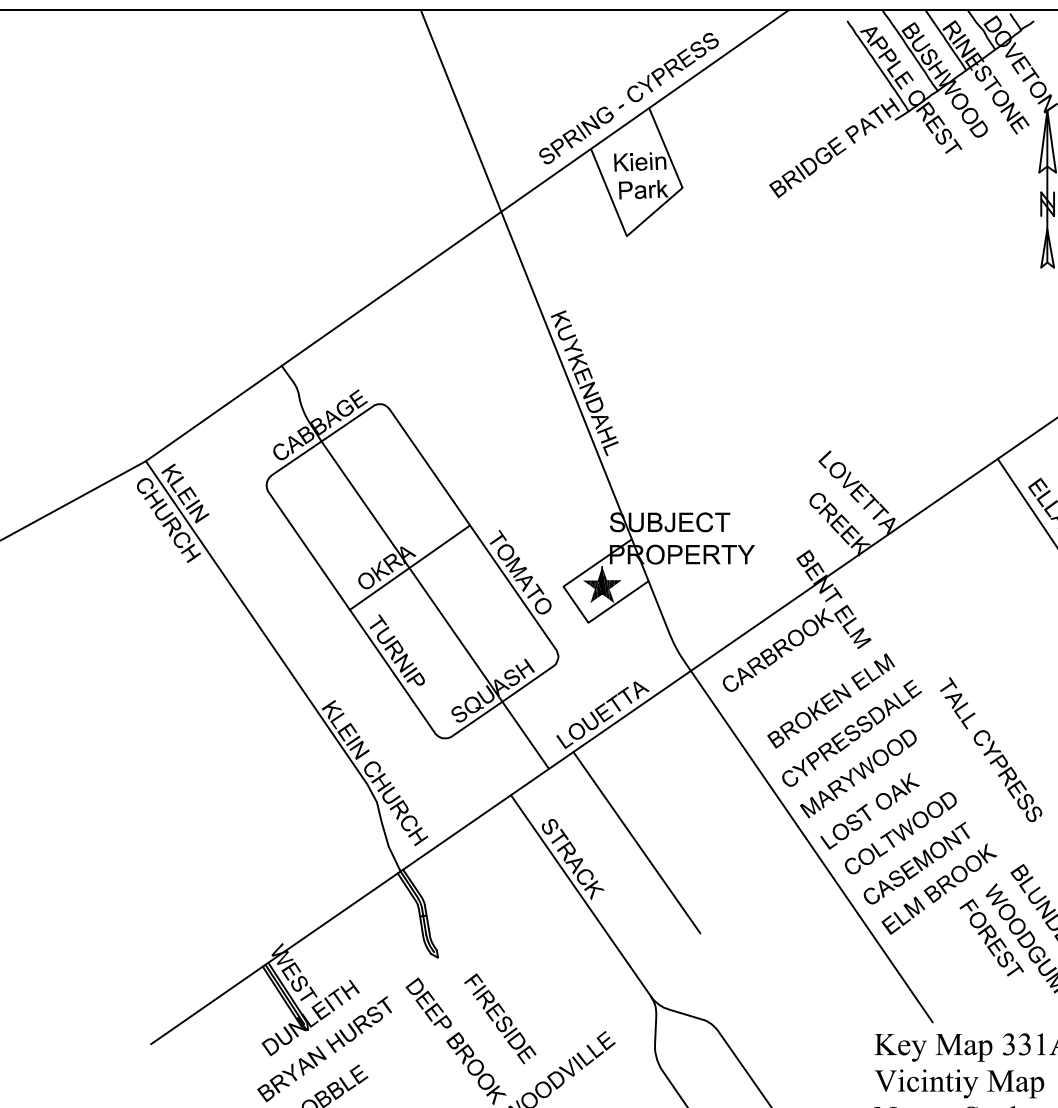
Surveyor:
C & C SURVEYING INC.
7424 FM 1488, Suite A Magnolia, Texas 77354
Office: 281-356-5172 Fax: 281-356-1935
onesurveyatime@sbglobal.net
www.ccsurveying.com

December 2017
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17-0338



COMPENSATING OPEN SPACE TABLE - SUBURBAN AREA. A. Total no. of lots < 5000 sf. = 104. B. Total area of lots < 5000 sf. = 135,098 SF. C. Average lot size < 5000 sf (B/A) = 1542.00 SF. D. Compensating open space required per lot (based on C) = 720. E. Compensating open space required (AxD) = 74,880.0. F. Total area of compensating open space provided = 77966.00.

COMPENSATING OPEN SPACE RESERVES SQUARE FEET AND ACREAGE. Reserve 'A' = 56214.83 Sq. Ft. = 1.29 Acre. Reserve 'B' = 39877.30 Sq. Ft. = 0.91 Acre. Reserve 'C' = 10248.60 Sq. Ft. = 0.24 Acre. Reserve 'D' = 819.75 Sq. Ft. = 0.02 Acre. Reserve 'E' = 4941.49 Sq. Ft. = 0.11 Acre. Reserve 'F' = 555.71 Sq. Ft. = 0.01 Acre. Reserve 'G' = 5185.60 Sq. Ft. = 0.12 Acre. Total Acreage in Reserves = 2.70 Acres. Total Square Feet in Reserves = 117643.28.



- 1. Basis of Bearings: Recorded Deed. 2. M.R.H.C.T. indicates Map Records of Harris County, Texas. 3. D.R.H.C.T. indicates Deed Records of Harris County, Texas. 4. R.P.R.H.C.T. indicates Real Property Records of Harris County, Texas. 5. FC NO. indicates Film Code Number. 6. CF NO. indicates Clerk's File Number. 7. C.O.S. compensating open space. 8. F.H. fire hydrant.

I, John R. Blount, 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.

John R. Blount, P.E., LEED AP
County Engineer

AMBIENT LIVING AT KUYKENDAHL

A subdivision of 7.520 acres situated in the H. T. & B. R. R. Survey, Abstract Number 408, and being the same land as described in Clerk's File Number 20120275296 of the Real Property Records of Harris County, Texas.

104 Lots, 7 Reserves
6 Blocks