

We, RAJ DEVELOPMENT CORPORATION, acting by and through Raj Natarajan, president, and Raj Natarajan Jr., vice president, being officers of RAJ DEVELOPMENT CORPORATION, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 4.5128 ACRE tract described in the above and foregoing map of TRACES SEC 1 PARTIAL REPLAT NO 2, 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 including 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 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 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 (15) feet wide on each side of the center line of any and all bays, 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 ways 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.

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 restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the RAJ DEVELOPMENT CORPORATION has caused these presents to be signed by Raj Natarajan, its president, thereunto authorized, attested by Raj Natarajan Jr., its vice president, this 25th day of June, 2018.

By: Raj Natarajan
Raj Natarajan, president
Attest: Raj Natarajan Jr.
Raj Natarajan Jr., vice president

BEFORE ME, the undersigned authority, on this day personally appeared Raj Natarajan and Raj Natarajan Jr., known to me to be the persons whose names are 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 26th day of June, 2018

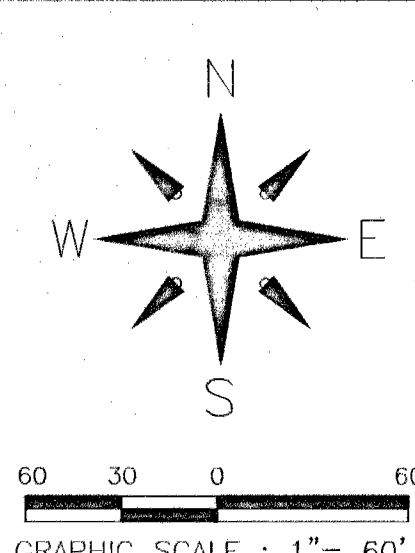
Irene Jimenez
Notary Public in and for the State of Texas
My Commission Expires 10/27/19

My Commission expires: 10/27/19

Paul A. Coyne
Paul A. Coyne
Texas Registration No. 6374

I, PAUL A. COYNE, 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; that I prepared 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 National Coordinate System of 1983, south central zone.

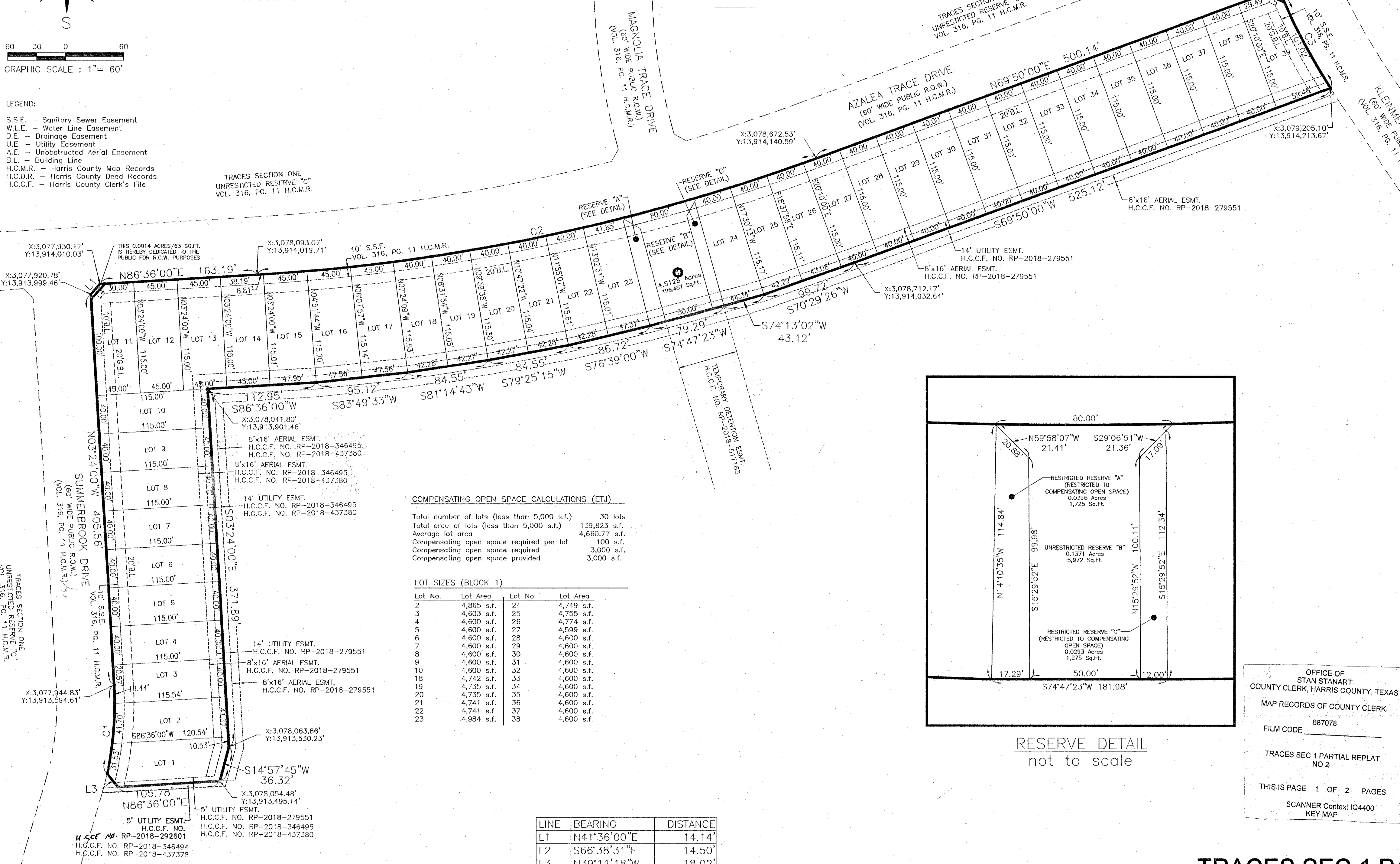
Paul A. Coyne
Paul A. Coyne
Texas Registration No. 6374



LEGEND:
S.S.E. - Sanitary Sewer Easement
W.L.E. - Water Line Easement
D.E. - Drainage Easement
U.E. - Utility Easement
A.E. - Unobstructed Aerial Easement
B.L. - Building Line
H.C.M.R. - Harris County Map Records
H.C.D.R. - Harris County Deed Records
H.C.C.F. - Harris County Clerk's File

TETRA
SURVEYS
2109 Lexington Street
Houston, Texas 77098
(713) 662-6100 (F) (713) 432-0013
E-Mail: Survey@TETRA.com
www.TSATX.com
License No. 0027500

FILED
12/19/2018 12:52 PM
Stan Stanart
COUNTY CLERK



COMPENSATING OPEN SPACE CALCULATIONS (ETJ)

Total number of lots (less than 5,000 s.f.)	30 lots
Total area of lots (less than 5,000 s.f.)	139,823 s.f.
Average lot area	4,660.77 s.f.
Compensating open space required per lot	100 s.f.
Compensating open space required	3,000 s.f.
Compensating open space provided	3,000 s.f.

LOT SIZES (BLOCK 1)

Lot No.	Lot Area	Lot No.	Lot Area
1	4,865 s.f.	24	4,749 s.f.
2	4,603 s.f.	25	4,755 s.f.
3	4,600 s.f.	26	4,774 s.f.
4	4,600 s.f.	27	4,599 s.f.
5	4,600 s.f.	28	4,600 s.f.
6	4,600 s.f.	29	4,600 s.f.
7	4,600 s.f.	30	4,600 s.f.
8	4,600 s.f.	31	4,600 s.f.
9	4,600 s.f.	32	4,600 s.f.
10	4,600 s.f.	33	4,600 s.f.
11	4,742 s.f.	34	4,600 s.f.
12	4,735 s.f.	35	4,600 s.f.
13	4,735 s.f.	36	4,600 s.f.
14	4,741 s.f.	37	4,600 s.f.
15	4,741 s.f.	38	4,600 s.f.
16	4,984 s.f.		

RESERVE DETAIL

LINE	BEARING	DISTANCE
L1	N41°36'00"E	14.14'
L2	S66°38'31"E	14.50'
L3	N39°11'18"W	18.02'
L4	N41°36'00"E	21.21'
L5	S66°44'49"E	21.79'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DEGREE OF CURVE
C1	330.00'	92.67'	92.37'	N04°32'32"E	17°21'44"
C2	2030.00'	594.05'	591.93'	N78°13'00"E	2°49'21"
C3	680.00'	106.11'	106.01'	S28°00'30"E	8°25'33"

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of TRACES SEC 1 PARTIAL REPLAT NO 2 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 when appropriate) this 14th day of July, 2018.

By: Martha L. Stein (or) Patrick Walsh, P.E.
Martha L. Stein (or) Patrick Walsh, P.E.
M. Sonny Garza Secretary
Chair or Vice Chairman

I, Stan Stanart, County Clerk of Harris County, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on December 18, 2018, by an order entered into the minutes of the court.

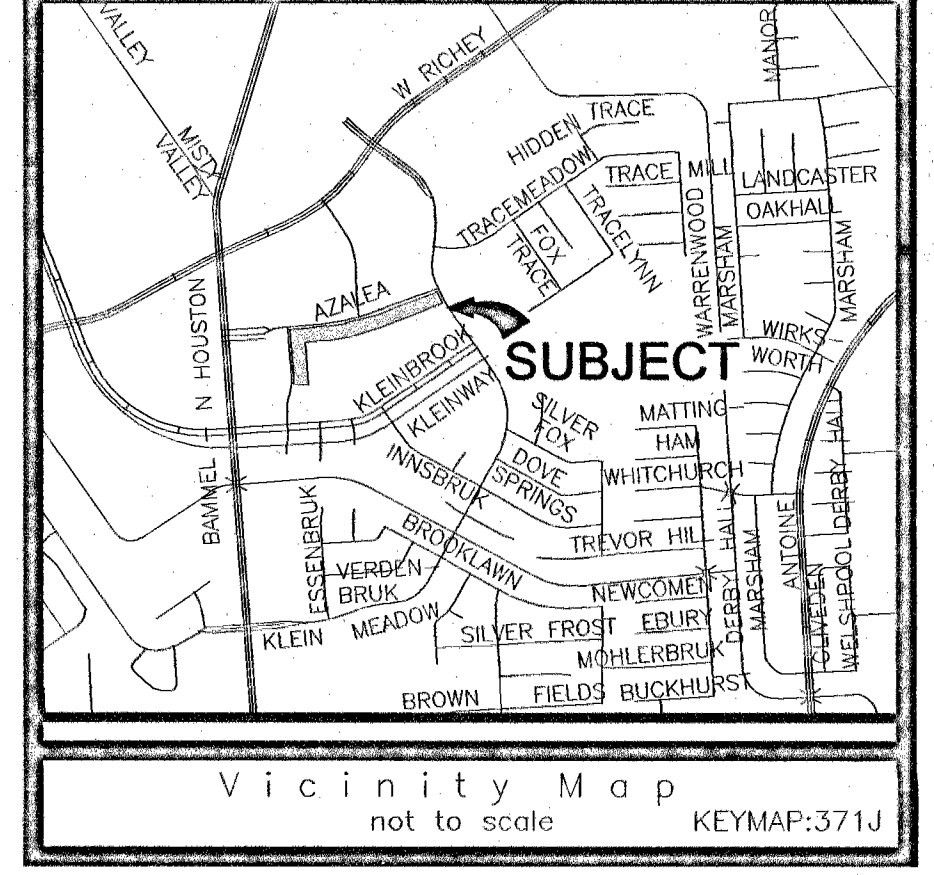
Stan Stanart
County Clerk
Of Harris County, Texas
By: Shalia Lopez
Deputy

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
Witness my hand and seal of office, at Houston, the day and date last above written.

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 Dec 19, 2018 at 12:52 p.m., and duly recorded on Dec 19, 2018 at 1:11 p.m., and at Film Code No. 687078 of the Map Records of Harris County for said county.

Stan Stanart
County Clerk
Of Harris County, Texas
By: Edwina V. MacK
Deputy



NOTES:
- Each lot shall be restricted to single family residential use.
- 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 upon which is located a freestanding 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.
- Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
- The bearings shown hereon are grid bearings based on the Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83).
- The coordinates shown hereon are surface coordinates and may be brought to Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) by multiplying by the following combined scale factor 0.99992306793.
- All lots shall have adequate wastewater collection service.
- 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.
- 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 and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities of 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.
- Areas designated 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.

OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 687078
TRACES SEC 1 PARTIAL REPLAT
NO 2
THIS IS PAGE 1 OF 2 PAGES
SCANNER Context IQ4400
KEY MAP

TRACES SEC 1 PARTIAL REPLAT NO 2

A SUBDIVISION OF 4.5128 ACRES OF LAND LOCATED IN THE W.H. MOWREY SURVEY, ABSTRACT NO. 1419, BEING A REPLAT OF A PORTION OF UNRESTRICTED RESERVE "F" OF TRACES SECTION ONE, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 316, PAGE 11 OF THE MAP RECORDS OF HARRIS COUNTY

REASON TO REPLAT: CREATE 39 SINGLE FAMILY RESIDENTIAL LOTS AND 3 RESERVES
OWNER: RAJ DEVELOPMENT CORPORATION
DATE: DECEMBER, 2018 SCALE: 1"=60'