

STATE OF TEXAS
COUNTY OF HARRIS

We, RAJ Development Corporation, acting by and through Raj Natarajan, president, and Raj Natarajan Jr., being officers of RAJ Development Corporation, owners hereinafter referred to as Owners (whether one or more) of the 12.5169 acre tract described in the above and foregoing map of TRACES SEC 1 PARTIAL REPLAT NO 7, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map 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 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 to 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 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 feet (15' 0") wide on each side of the center line of any and all bays, creeks, gulches, rainfalls, 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 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 hereon 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 its Secretary, Raj Natarajan Jr., this 10th day of November 2020.

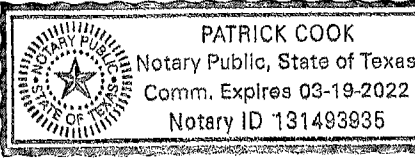
RAJ Development Corporation
By: Raj Natarajan
Raj Natarajan, president
Attest: Raj Natarajan Jr.
Raj Natarajan Jr., secretary

STATE OF TEXAS
COUNTY OF HARRIS

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 and in accordance with the herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of November 2020.

Notary Public in and for the State of Texas
Print Name Patrick Cook
My Commission expires: 3-19-27



I, Fred W. Lawton, 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 (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.

Fred W. Lawton
Texas Registration No. 3321
FRED W. LAWTON
REGISTERED PROFESSIONAL SURVEYOR
2020

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision as TRACES SEC 1 PARTIAL REPLAT NO 7 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 10th day of November 2020.

By: Martha L. Stein By: JDed Jr
Martha L. Stein (or) M. Sonny Garza
Title Chair or Vice Chairman
Margaret Wallace Brown, AICP, CNU-A, Secretary

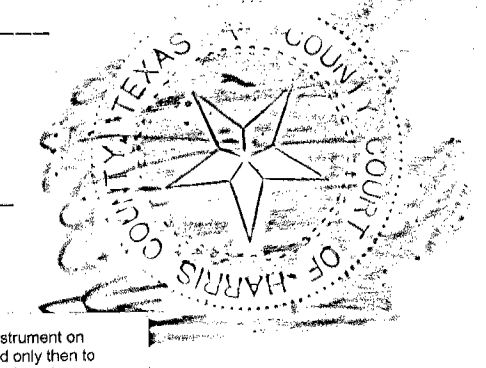
I, John R. Blount, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris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

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

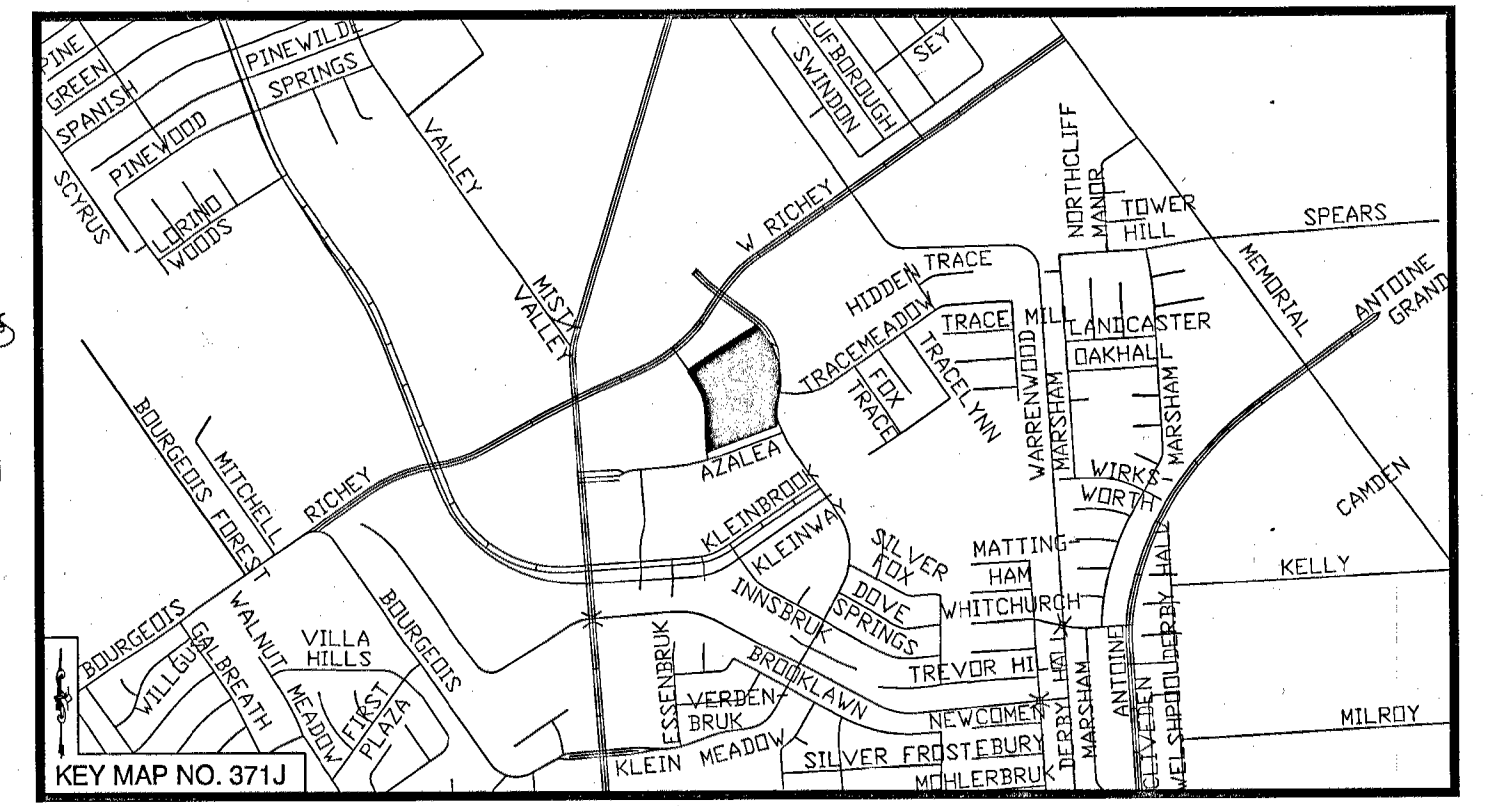
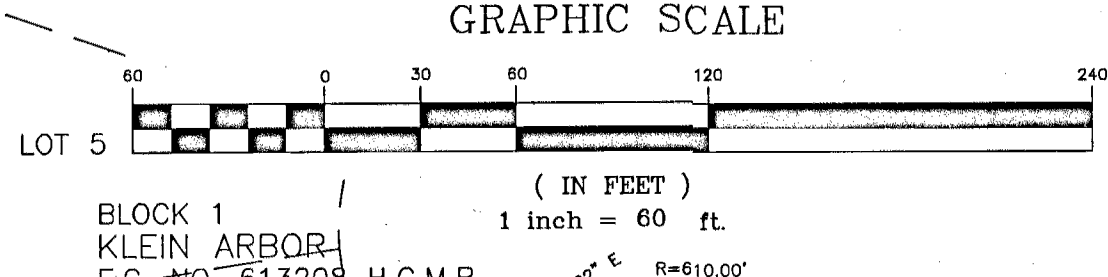
Tenesha Hudspeth
County Clerk
Of Harris County, Texas
By: Tenesha Hudspeth
Deputy

Tenesha 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 March 31, 2021 at 3:56 o'clock P. M., and duly recorded on March 31, 2021 at 3:52 o'clock P. M., and at Film Code Number: 694477 of the Map Records of Harris County for said county.

Tenesha Hudspeth
County Clerk
Of Harris County, Texas
By: Stephen Lopez
Deputy



RP-2021-170791
3/31/2021 hcprp2 60.00
FILED
3/31/2021 3:56 PM
Tenesha Hudspeth
COUNTY CLERK



- NOTES:
- 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.
 - 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 0.9999175158633.
 - 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 along the rear lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put soil wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - Single family residential shall mean 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 free standing 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 be restricted to single family residential use.
 - 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.
 - 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.
 - 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.
 - 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.
 - Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.

COMPENSATING OPEN SPACE (C.O.S.) CALCULATIONS

TOTAL NUMBER OF LOTS LESS THAN 5000 S.F.	44
TOTAL AREA OF LOTS LESS THAN 5000 S.F.	203,175 S.F.
AVERAGE LOT SIZE LESS THAN 5000 S.F.	4,618 S.F.
COMPENSATING OPEN SPACE REQUIRED PER LOT	100 S.F.
COMPENSATING OPEN SPACE REQUIRED	4,400 S.F.
TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED	8,368 S.F.

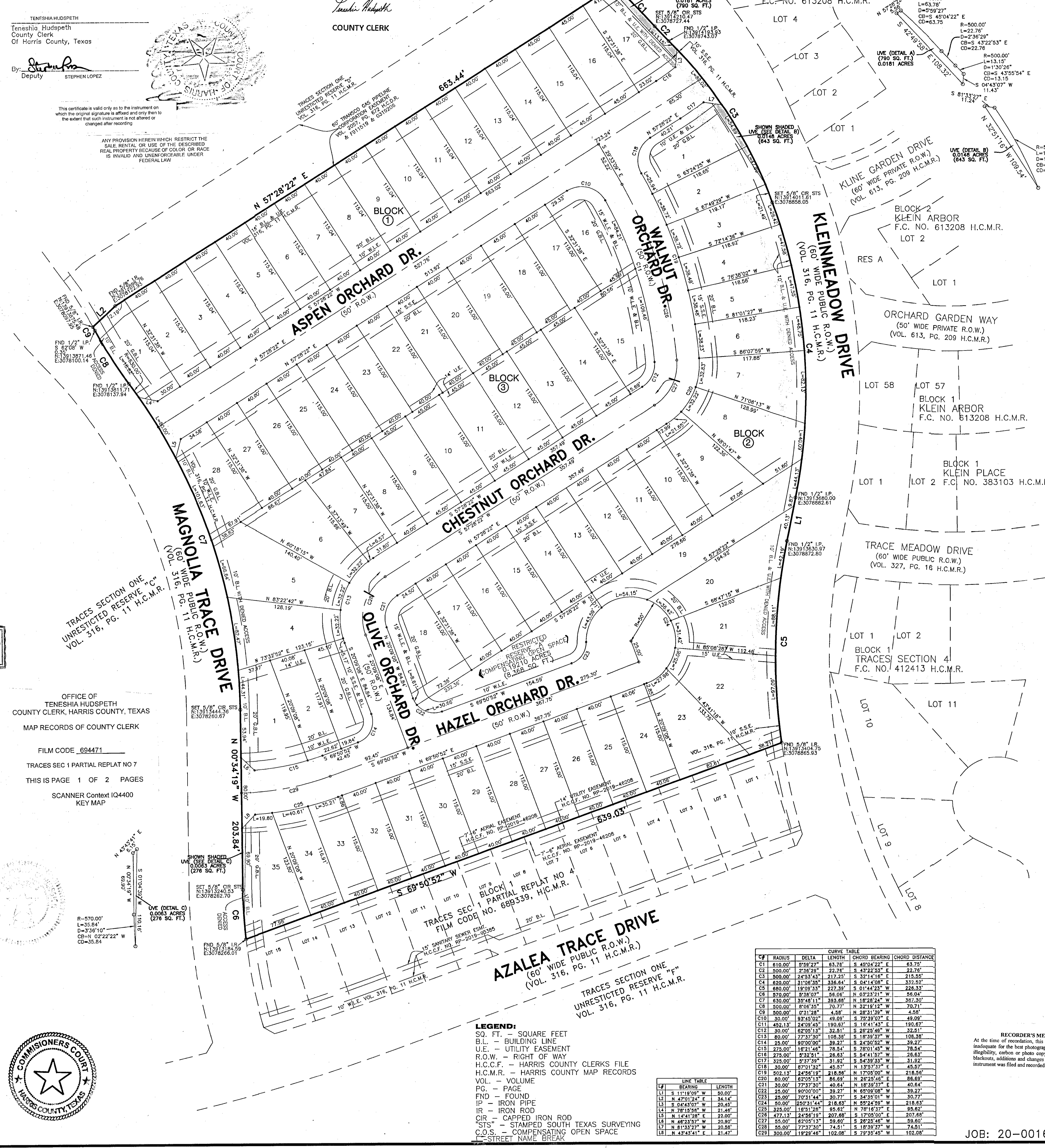
LOT SIZE (BLOCK 1)		LOT SIZE (BLOCK 2)		LOT SIZE (BLOCK 3)	
LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA
2	4,602 SQ. FT.	10	4,600 SQ. FT.	2	4,785 SQ. FT.
3	4,602 SQ. FT.	11	4,600 SQ. FT.	7	4,958 SQ. FT.
4	4,602 SQ. FT.	12	4,600 SQ. FT.	8	4,600 SQ. FT.
5	4,602 SQ. FT.	13	4,600 SQ. FT.	17	4,600 SQ. FT.
6	4,602 SQ. FT.	14	4,600 SQ. FT.	20	4,600 SQ. FT.
7	4,602 SQ. FT.	15	4,600 SQ. FT.	21	4,600 SQ. FT.
8	4,602 SQ. FT.	16	4,600 SQ. FT.	22	4,600 SQ. FT.
9	4,602 SQ. FT.	17	4,600 SQ. FT.	23	4,600 SQ. FT.
10	4,602 SQ. FT.	24	4,600 SQ. FT.	24	4,600 SQ. FT.
11	4,602 SQ. FT.	25	4,600 SQ. FT.	25	4,600 SQ. FT.
12	4,602 SQ. FT.	26	4,600 SQ. FT.	26	4,600 SQ. FT.
13	4,602 SQ. FT.	27	4,600 SQ. FT.	27	4,600 SQ. FT.
14	4,602 SQ. FT.	28	4,600 SQ. FT.	28	4,600 SQ. FT.
		29	4,600 SQ. FT.	29	4,600 SQ. FT.
		30	4,600 SQ. FT.	30	4,600 SQ. FT.
		31	4,600 SQ. FT.	31	4,600 SQ. FT.
		32	4,600 SQ. FT.	32	4,600 SQ. FT.
		33	4,622 SQ. FT.	33	4,622 SQ. FT.
		34	4,787 SQ. FT.	34	4,787 SQ. FT.

TRACES SEC 1
PARTIAL REPLAT NO 7
3 BLOCKS, 1 RESERVE AND 80 LOTS

A SUBDIVISION OF 12.5169 ACRES (545,234 SQ.FT.) OF LAND BEING PORTION OF UNRESTRICTED RESERVE "D" 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, TEXAS.

REASON FOR REPLAT
TO CREATE 1 RESERVE, 80 SINGLE FAMILY LOTS AND REMOVE 1 FEET RESERVE
SCALE: 1" = 60' DATE: 12/2020
OWNER: RAJ DEVELOPMENT CORPORATION
ADDRESS: 3411 BLAKEWOOD COURT
HOUSTON, TEXAS 77068

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77062
281-556-6918 FAX 281-556-9331
Firm Number: 10045400
Copyright 2020 South Texas Surveying Associates, Inc.



LEGEND:
SQ. FT. - SQUARE FEET
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.C.C.F. - HARRIS COUNTY CLERKS FILE
H.C.M.R. - HARRIS COUNTY MAP RECORDS
VOL. - VOLUME
PG. - PAGE
FND - FOUND
IP - IRON PIPE
IR - IRON ROD
CIR - CAPPED IRON ROD
S.T.S. - STAMPED SOUTH TEXAS SURVEYING
C.O.S. - COMPENSATING OPEN SPACE
- STREET NAME BREAK

CURVE TABLE

STATION	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	810.00'	5°58'27"	83.76'	S 45°04'32" E	83.75'
C2	800.00'	7°36'29"	77.76'	S 43°20'53" E	77.76'
C3	800.00'	24°33'41"	212.25'	S 34°14'10" E	212.25'
C4	820.00'	31°08'25"	336.84'	S 24°14'58" E	337.92'
C5	800.00'	19°29'37"	222.39'	S 37°01'45" W	224.32'
C6	820.00'	9°28'07"	56.09'	N 63°23'21" W	56.04'
C7	830.00'	32°48'11"	323.69'	N 18°28'28" W	323.50'
C8	800.00'	9°09'52"	70.77'	N 32°18'12" W	70.71'
C9	800.00'	0°12'28"	4.58'	N 28°21'29" W	4.58'
C10	30.00'	92°45'00"	49.92'	S 72°39'27" E	49.90'
C11	452.13'	24°28'45"	190.87'	S 16°41'43" E	190.87'
C12	30.00'	92°00'15"	39.31'	S 28°29'28" W	39.31'
C13	80.00'	17°37'50"	159.35'	S 18°39'27" E	159.35'
C14	25.00'	90°00'00"	39.27'	S 24°20'52" W	39.27'
C15	820.00'	12°21'40"	78.54'	S 78°01'45" W	78.54'
C16	820.00'	9°32'11"	28.85'	S 54°41'37" W	28.83'
C17	820.00'	9°27'37"	31.91'	S 54°39'28" W	31.92'
C18	80.00'	87°01'45"	45.97'	N 13°21'27" E	45.97'
C19	802.13'	24°28'18"	198.26'	N 17°09'50" W	218.56'
C20	80.00'	92°00'15"	84.69'	S 28°29'28" W	84.69'
C21	30.00'	77°37'30"	40.84'	N 18°39'37" E	40.84'
C22	25.00'	90°00'00"	39.27'	N 82°09'58" W	39.27'
C23	25.00'	172°41'44"	39.27'	S 34°39'51" W	39.27'
C24	50.00'	252°31'44"	218.63'	N 59°24'59" W	218.63'
C25	329.00'	182°51'28"	85.82'	S 78°16'57" E	85.82'
C26	477.13'	24°28'18"	207.66'	S 17°05'50" E	207.66'
C27	55.00'	82°05'15"	59.86'	S 26°22'48" W	59.86'
C28	58.00'	172°07'07"	74.81'	S 18°39'37" W	74.81'
C29	309.00'	182°28'45"	102.08'	S 79°35'45" W	102.08'