

DRP TX 2, LLC
CALLED 28.9922 ACRES
FILE NO. RP-2019-169851 O.P.R.R.P.H.C.T.

PARKWAY TRAILS
SECTION TWO
(F.C. NO. 688185 H.C.M.R.)

PARKWAY TRAILS
SECTION FOUR
(F.C. NO. 691229 H.C.M.R.)

PARKWAY TRAILS
SECTION ONE
(F.C. NO. 688182 H.C.M.R.)

PARKWAY TRAILS
SECTION THREE
(F.C. NO. 691226 H.C.M.R.)

PARKWAY TRAILS SECTION FIVE

A SUBDIVISION OF
20.96 ACRES OF LAND

OUT OF
THE F. REYNOLDS SURVEY,
ABSTRACT NO. 643,
CITY OF PASADENA,
HARRIS COUNTY, TEXAS

2 BLOCKS - 81 LOTS - 2 RESERVES

OWNER/DEVELOPER:
DRP TX 2, LLC
A DELAWARE LIMITED LIABILITY COMPANY

DW PARTNERS
590 MADISON AVENUE, 13TH FLOOR
NEW YORK, NEW YORK 10022

DANNENBAUM
ENGINEERING CORPORATION
T.B.P.E.L.S. FIRM REGISTRATION NO. F-10118800
3100 WEST ALABAMA HOUSTON, TX 77098 (713) 520-8570
SURVEYING AND MAPPING DIVISION
SCALE: 1" = 100' DATE: JANUARY, 2021

SHEET 1 OF 2

JOB# 5085-05

CALLED 141 ACRES
UNION JUNIOR COLLEGE DISTRICT
FILE NO. B288597 O.P.R.R.P.H.C.T.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

RP-2021-105556

3/2/2021 HCPCRP 110.00

FILED
3/2/2021 1:06 PM

Lucia Roberts
COUNTY CLERK

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	86°02'20"	25.00'	37.54'
C2	21°04'13"	470.00'	172.84'
C3	08°32'28"	300.00'	44.72'
C4	08°32'28"	300.00'	44.72'
C5	90°00'00"	30.00'	47.12'
C6	58°48'55"	100.00'	99.16'
C7	07°16'18"	2864.79'	363.59'
C8	06°56'36"	2475.00'	299.93'
C9	03°43'10"	275.00'	17.85'
C10	11°56'13"	2000.00'	416.67'
C11	07°22'50"	2500.00'	322.04'
C12	61°02'21"	300.00'	319.60'
C13	78°32'03"	50.00'	68.61'
C14	50°49'03"	300.00'	266.08'
C15	10°55'22"	1000.00'	190.64'
C16	87°43'32"	50.00'	76.55'
C17	50°14'59"	25.00'	21.93'
C18	27°18'51"	50.00'	24.13'
C19	46°10'00"	25.00'	20.14'
C20	89°00'08"	25.00'	38.83'
C21	88°52'35"	25.00'	38.78'
C22	78°32'03"	25.00'	34.30'
C23	42°50'00"	25.00'	18.69'
C24	27°57'49"	50.00'	240.82'
C25	53°07'48"	25.00'	23.18'
C26	87°43'32"	25.00'	38.28'
C27	80°20'33"	25.00'	35.06'
C28	25°01'53"	25.00'	10.92'
C29	128°36'27"	50.00'	112.23'
C30	24°57'31"	25.00'	10.89'
C31	48°50'24"	25.00'	21.31'
C32	276°22'23"	50.00'	241.18'
C33	47°33'31"	25.00'	20.75'
C34	88°52'35"	25.00'	38.78'
C35	88°12'09"	25.00'	38.49'
C36	08°41'56"	300.00'	45.55'
C37	83°13'33"	25.00'	36.31'

- = FOUND IRON ROD/PIPE AS NOTED
- = SET 5/8" IRON ROD WITH CAP STAMPED "DANNENBAUM ENGINEERING"
- ① = BLOCK NUMBER
- ± = STREET NAME CHANGE

- (A) RESTRICTED RESERVE "A" - 0.05 ACRE LANDSCAPE / UTILITY / OPEN SPACE
- (B) RESTRICTED RESERVE "B" - 1.28 ACRE LANDSCAPE / UTILITY / OPEN SPACE

NOTES:

- "U.E. & A.E." INDICATES UTILITY EASEMENT AND AERIAL EASEMENT
- "B.L." INDICATES BUILDING LINE
- "W.L.E." INDICATES WATER LINE EASEMENT
- "S.M.E." INDICATES STORM SEWER EASEMENT
- "S.S.E." INDICATES SANITARY SEWER EASEMENT
- "D.E." INDICATES DRAINAGE EASEMENT
- "F.M.E." INDICATES FORCE MAIN EASEMENT
- "H.C.M.R." INDICATES HARRIS COUNTY MAP RECORDS
- "H.C.C.F." INDICATES HARRIS COUNTY CLERK FILE
- "O.P.R.R.P.H.C.T." INDICATES OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY, TEXAS
- "H.C.F.C.D." INDICATES HARRIS COUNTY FLOOD CONTROL DISTRICT
- COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE SURFACE COORDINATES (NAD83), AND MAY BE CONVERTED TO GRID BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00013.
- ALL FINISHED FLOOR ELEVATIONS SHALL COMPLY WITH CITY OF PASADENA ORDINANCE 2007-113 AND ANY SUBSEQUENT AMENDMENTS THERETO.
- ALL CONSTRUCTION SHALL COMPLY WITH CITY OF PASADENA SPECIFICATIONS.
- ALL RESERVES SHALL BE OWNED AND MAINTAINED BY THE APPLICABLE COMMUNITY ASSOCIATION.
- 1-FT RESERVES ALONG RIGHT-OF-WAYS TO BE REMOVED WHEN ADJACENT PROPERTY IS PLATTED.

OFFICE OF
TENESHA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

FILM CODE 694127
PARKWAY TRAILS SECTION FIVE
THIS IS PAGE 1 OF 3 PAGES
SCANNER Context IQ4400
KEY MAP

J. LINDSEY A-43

STATE OF TEXAS
COUNTY OF HARRIS

We, DRP TX 2, LLC, a Delaware Limited Liability Company, owners of the property subdivided in the above foregoing map of PARKWAY TRAILS SECTION FIVE, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines, and easements therein shown; and designate said subdivision as PARKWAY TRAILS SECTION FIVE in the F. Reynolds Survey, Harris County, Texas; and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of Parkway Trails Section Five where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utilities forever all public utility easements shown in said adjacent acreage.

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

IN TESTIMONY WHEREOF, DRP TX 2, LLC, a Delaware Limited Liability Company, has caused these presents to be signed by Ryan Mott, Authorized Signatory, this 20 day of January, 2021.

DRP TX 2, LLC,
a Delaware Limited Liability Company

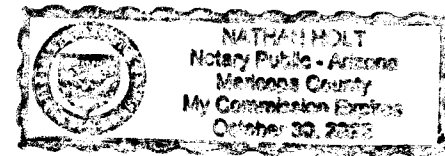
By: Rm.
Ryan Mott,
Authorized Signatory

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, the undersigned authority, on this day personally appeared Ryan Mott, Authorized Signatory of DRP TX 2, LLC, a Delaware Limited Liability Company, 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 20 day of January, 2021.

Nathan Helt
Notary Public in and for the State of New York
Arizona



Nathan Helt
Print name

My commission expires: 10/30/22

I, Royal T. Brown, 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 correct; 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 have 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, South Central Zone (NAD 83).

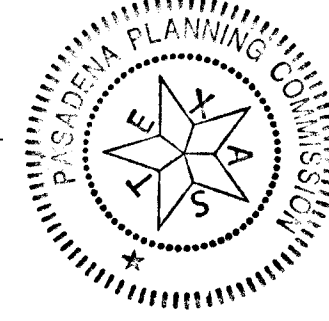
Royal T. Brown 01/27/2021
Royal T. Brown
Registered Professional Land Surveyor
Texas Registration No. 3881

This is to certify that the Planning Commission of the City of Pasadena, Texas, has approved this plat and subdivision of PARKWAY TRAILS SECTION FIVE as shown hereon.

In testimony whereof, witness the official signatures of the Vice Chairman and Secretary of the City of Pasadena, Texas this 11th day of February, 2021.

By: D. W. Lott
For James Guthrie
Vice Chairman

By: Mary Ann Klusman
Mary Ann Klusman
Secretary



I, the undersigned Director of Public Works of the City of Pasadena hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which this approval is required.

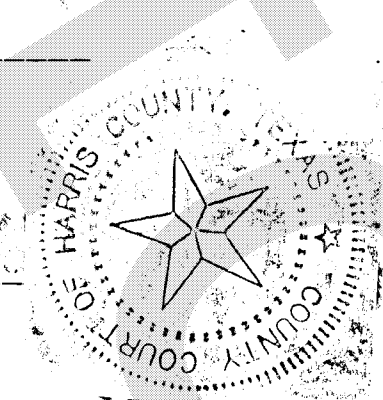
Robin S. Green, Jr.
Robin S. Green, Jr., P.E.
Director of Public Works

I, Tenshia 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 2, 2021, at 1:06 o'clock P.M., and duly recorded on March 2, 2021, at 2:22 o'clock P.M., and at Film Code No. 694127 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.

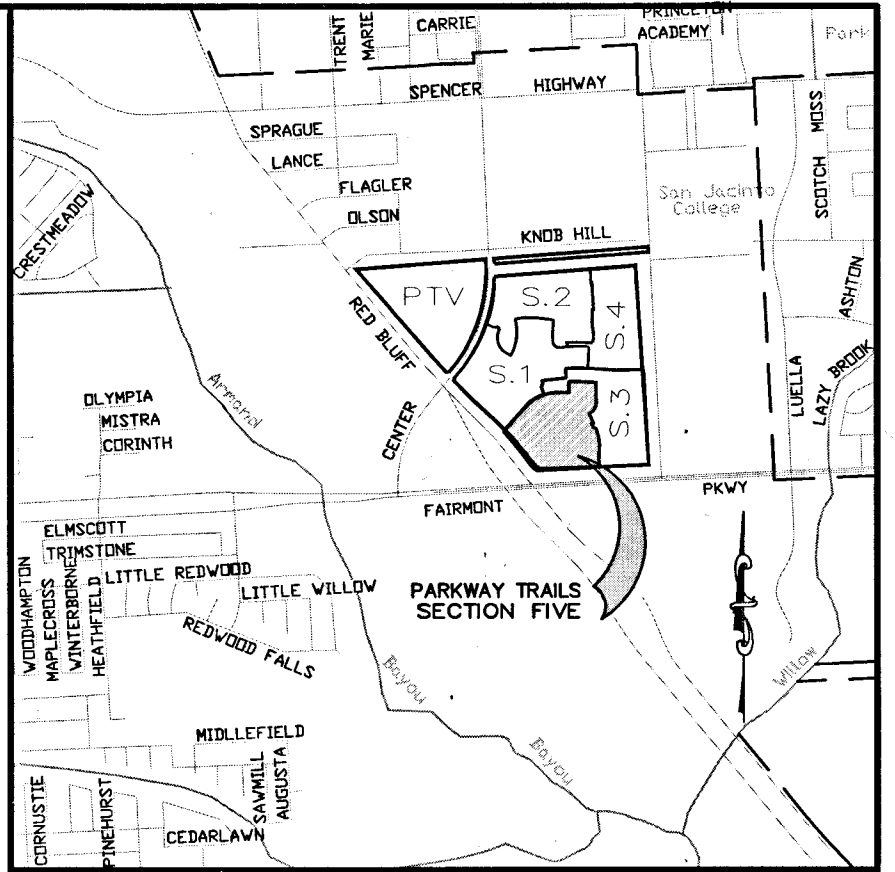
TENESHIA HUDSPETH
Tenshia Hudspeth
County Clerk
of Harris County, Texas

By: Christian Orona
Deputy
CHRISTIAN ORONA



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

This certificate is valid only as to the instrument on which the original signature is affixed and only in the event that such instrument is not altered or changed after recording.



TAX CERTIFICATE



ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

DRP TX 2 LLC
590 MADISON AVE 13TH FLR
NEW YORK, NY 10022-2524
USA

Legal Description

TR 6
ABST 643 F REYNOLDS

Parcel Address: 0 RED BLUFF RD

Legal Acres: 57.9652

Account Number: 044-083-000-0075

Certificate No: 12173988

Certificate Fee: \$10.00

Print Date: 12/22/2020 11:51:52 AM

Paid Date:

Issue Date: 12/22/2020

Operator ID: EAVILA

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

DRP TX 2 LLC
590 MADISON AVE 13TH FLR
NEW YORK, NY 10022-2524
USA

Certified Tax Unit(s):

2 Deer Park I.S.D.
40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
47 San Jacinto College District
74 City of Pasadena

2020 Value:	5,486,286
2020 Levy:	\$145,761.19
2020 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00



Reference (GE) No: N/A

Issued By:

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 694129

PARKWAY TRAILS SECTION FIVE

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SCANNER Context IQ4400