STATE OF TEXAS §

COUNTY OF HARRIS §

We, Woodmere Development Co., Ltd., a Texas limited partnership, acting by and through Shelly Eades, Manager of Woodmere GP, L.L.C., a Texas limited liability company, its general partner of Woodmere Development Co., Ltd., a Texas limited partnership, owner hereinafter referred to as Owners (whether one or more) of the 24.318 acre tract described in the above and foregoing map of EAGLE LANDING SEC 8, 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 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 purposes as hereinafter above defined, in, upon, over and under the outside 7 feet, parallel with any street (except alleys) fifteen feet, six inches (15'6") 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 eleven feet (10'0") 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 (A.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 eleven feet (10'0") back-to-back ground easements, from a plane sixteen feet (16'0") above the 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 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, public 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 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 having jurisdiction the right to enter upon said easements 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 Flood Law, Section 31-C as amended by Chapter 814, Acts of 1973, 63rd Legislature and all other requirements heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, the Woodmere Development Co., Ltd., has caused these presents to be signed by Shelly Eades, Manager of Woodmere GP, L.L.C., a Texas limited liability company, its general partner of Woodmere Development Co., Ltd., thereunto authorized this 1st day of October, 2012.

OWNER
Woodmere Development Co., Ltd.,
a Texas limited liability company
By:
Woodmere GP, L.L.C.
a Texas limited liability company,
its General Partner

By: Shelly Eades , Manager

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Shelly Eades of Woodmere GP, L.L.C., a Texas limited liability company and General Partner of Woodmere Development Co., Ltd. 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of October 2012.

Notary Public in and for the
State of TEXAS
My Notary Commission Expires 01-07-2015

I, Charles Kennedy, Jr., am authorized 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 all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter (3/4) inch and a length of not less than three (3) feet, unless otherwise noted; and that the plat boundary corners have been tied to the nearest street intersection and to the Texas Coordinate System of 1983, South Central Zone.

Charles Kennedy, Jr., Registered Professional Land Surveyor
Texas Registration No. 5708

This is to certify that the Houston Planning Commission of the City of Houston, Texas has approved this plat and subdivision of EAGLE LANDING SEC 8 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 31st day of October, 2012.

By: Mark A. Kilkenny, Chair or M. Sonny Garza, Vice Chairman

By: Martena L. Gehlot, Secretary

I, Arthur L. Storey, Jr., 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.

5-13-13

Arthur L. Storey, Jr., P.E.
County Engineer

FILED
6/19/2013 1:54 PM
Stan Stanart
COUNTY CLERK

20130302455
6/19/2013 hlre2 $60.00

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 October 11, 2012, by an order entered into the minutes of the court.

Stan Stanart
County Clerk of Harris County, Texas
By: Deputy

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 June 24, 2013, at 1:54 o'clock P M., and duly recorded on June 19, 2013, at 1:54 o'clock P M., and at Film Code No. 659055 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
Stan Stanart
County Clerk
of Harris County, Texas
By:
Deputy

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

THE certificate to verify not to be the instrument on which the original signature is affixed and only then to the extent that applicable law permits or requires or otherwise after recording

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

X:3093821.30
Y:13839990.00

X:3093110.72
Y:13839443.27

X:3092416.72
Y:13825107.30

X:3092456.90
Y:13825970.72

X:3093650.08
Y:13825807.27

X:3094529.86
Y:13825810.46

0' 60' 120' 180'
SCALE: 1" = 60'

VICINITY MAP
N.T.S.

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1025.00'	11°05'47"	198.57'	S83°31'49"W	198.29'
C2	975.00'	11°05'47"	188.90'	S83°31'49"W	188.61'
C3	1025.00'	36°08'00"	646.57'	N68°08'27"W	635.78'
C4	975.00'	36°08'00"	615.06'	N68°08'27"W	604.74'
C5	25.00'	90°00'00"	39.27'	N89°02'12"W	35.36'
C6	25.00'	90°00'00"	39.27'	S00°57'48"W	35.36'
C7	25.00'	45°11'23"	19.72'	S67°23'31"W	19.21'
C8	50.00'	270°22'46"	235.92'	S89°02'12"W	70.72'
C9	25.00'	90°00'00"	39.27'	N89°02'12"W	35.36'
C10	25.00'	90°00'00"	39.27'	S00°57'48"W	35.36'
C11	25.00'	45°11'23"	19.72'	S67°23'31"W	19.21'
C12	25.00'	45°11'23"	19.72'	S22°12'08"W	19.21'
C13	50.00'	90°00'00"	78.54'	S44°57'48"E	70.72'
C14	50.00'	90°00'00"	78.54'	S45°02'12"W	70.72'
C15	25.00'	45°11'23"	19.72'	S67°23'31"W	19.21'
C16	25.00'	45°11'23"	19.72'	S22°12'08"W	19.21'
C17	25.00'	45°11'23"	19.72'	S67°23'31"W	19.21'
C18	25.00'	45°11'23"	19.72'	S22°12'08"W	19.21'
C19	25.00'	270°22'46"	117.99'	S89°02'12"W	35.36'
C20	300.00'	11°11'19"	61.11'	N83°36'48"W	61.11'
C21	300.00'	11°11'19"	61.11'	N72°25'29"W	61.11'
C22	50.00'	90°00'00"	78.54'	N44°57'48"W	70.72'
C23	50.00'	90°00'00"	78.54'	N45°02'12"E	70.72'
C24	25.00'	90°00'00"	39.27'	N44°57'48"W	35.36'
C25	300.00'	11°11'19"	61.11'	N61°14'08"W	61.00'
C26	300.00'	11°11'19"	61.11'	N50°02'49"W	61.00'
C27	3950.00'	00°38'14"	43.96'	N89°42'54"E	43.96'
C28	3950.00'	00°38'14"	43.96'	N89°42'54"E	43.96'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N47°30'51"W	54.00'
L2	N34°02'49"W	44.26'
L3	N34°02'49"W	60.00'
L4	S34°02'49"E	50.00'
L5	N55°57'11"E	50.00'
L6	N34°02'49"W	116.49'
L7	N34°02'49"W	60.00'
L8	S16°59'19"W	99.72'
L9	N08°43'58"E	75.48'

RESTRICTED RESERVE 'A'
RESTRICTED TO DRAINAGE USES
1.9109 ACRES / 83,240 SQ. FT.

RESTRICTED RESERVE 'B'
RESTRICTED TO LANDSCAPE USES
0.1723 ACRES / 7,505 SQ. FT.

RESTRICTED RESERVE 'C'
RESTRICTED TO LANDSCAPE USES
0.3202 ACRES / 13,949 SQ. FT.

OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

FILM CODE 659055

EAGLE LANDING SEC 8

THIS IS PAGE 1 OF 2 PAGES

SCANNER KM-4850w
KEY MAP

GENERAL NOTES

(1) One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.

(2) B.L. Indicates Building Line.
F.C. No. Indicates Film Code Number.
H.C.C.F. No. Indicates Harris County Clerk's File Number.
H.C.M.R. Indicates Harris County Map Records.
H.C.D.R. Indicates Harris County Deed Records.
H.C.F.C.D. Indicates Harris County Flood Control District.
O.P.R.O.R.P. Indicates Official Public Records Of Real Property.
R.O.W. Indicates Right-of-Way.
SQ.FT. Indicates Square Feet.
S.S.E. Indicates Sanitary Sewer Easement.
STM. S.E. Indicates Storm Sewer Easement.
U.E. Indicates Utility Easement.
U.V.E. Indicates Unobstructed Visibility Easement.
W.L.E. Indicates Water Line Easement.

(3) Indicates Set 3/4" iron rod with cap stamped "E.H.R.B.A. 713-784-4500"

(4) Indicates Found 3/4" iron rod with cap stamped "E.H.R.B.A. 713-784-4500"

(5) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.

(6) All easements extend equidistant from either side of the property lines unless otherwise noted.

(7) 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 factor 0.99992870.

(8) Bearings shown hereon refer to the Texas Coordinate System of 1983, South Central Zone, as determined by GPS measurements.

(9) 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 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.

(10) 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 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.

(11) 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.

(12) This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County for the Approval and Acceptance of Infrastructure.

(13) The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.

(14) The "unobstructed visibility easement" tracts are hereinafter referred to as Easement Tracts and are to be appurtenant to and for the benefit of certain Harris County rights-of-way commonly known as Richey Road and Myers Drive. The exclusive Easement Tracts are hereby dedicated for the limited purposes of providing unobstructed visibility and line of sight upon, across, over and above the Easement Tracts for those operators of vehicles and other members of the traveling public using the aforementioned rights-of-way and hereby authorizes Harris County to trim and remove trees, shrubs, bushes, grass and any other foliage and vegetation that intrudes into or may be located upon said Easement Tracts that may obstruct the visibility of those operators of vehicles and those members of the traveling public. See CDH – Public Works Design Manual Chapter 10(B)(3).

(15) The "unobstructed visibility easement" tracts as shown hereon and recovered by this plat meets or exceeds all design standards as outlined in Chapter 10, Design Criteria, Public Works, City of Houston and any changes thereto will constitute a regret one a public hearing with all property owners participating.

DETAIL
SCALE: 1"=50'

Kuykendahl at Richey Plaza
Film Code No. 653078 H.C.M.R.

EAGLE LANDING SEC 8

BEING A SUBDIVISION OF 24.318 ACRES OUT OF THE C. WALTER SURVEY, A-868 AND THE J.W. BRYAN SURVEY, A-159 IN HARRIS COUNTY, TEXAS.
89 LOTS 2 BLOCKS 3 RESERVES

OWNER
WOODMERE DEVELOPMENT CO., LTD.
A TEXAS LIMITED PARTNERSHIP

SEPTEMBER, 2012

EHRA
10555 Westoffice Drive
Houston, Texas 77042
713.784.4500
EHRAinc.com
TBPE No. F726

JOB NO. 021-021-08

PATH=R:\2002\021-021-08\PLAT\021021081_PLP02 BY:---- DATE:2012-09-25

X1368

X1368