

PLAT RECORDING SHEET

PLAT NAME: Walnut Creek, Section Twenty Three

PLAT NO: _____

ACREAGE: 13.964

LEAGUE: E. P. Everett Survey

ABSTRACT NUMBER: 387

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 50

NUMBER OF RESERVES: 4

OWNERS: Friendswood Development Company

(DEPUTY CLERK)

We, FRIENDSWOOD DEVELOPMENT COMPANY, acting by and through Michael W. Johnson, Vice President of LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner, owner hereinafter referred to as Owners of the 13.964 acre tract described in the above and foregoing map of WALNUT CREEK SECTION TWENTY THREE, do hereby make and establish said subdivision and development plat 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), 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, We have dedicated and by these presents do dedicate to the use of the public for public utility purposes 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 ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

FURTHER, We have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") 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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, We do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have 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, We do hereby covenant and agree that all of the property within the boundaries of this subdivision 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, excessive vegetation 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 do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of WALNUT CREEK SECTION TWENTY THREE and public utility easements or public utility easements are to be established outside the boundaries of the above and foregoing plat and do hereby make and establish all building setback lines and dedicate to the use of the public forever all public utility easements shown in said adjacent acreage.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004 and any subsequent amendments.

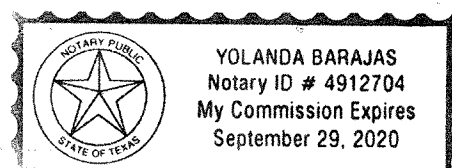
IN TESTIMONY WHEREOF, FRIENDSWOOD DEVELOPMENT COMPANY has caused these presents to be signed by Michael W. Johnson, Vice President of LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner,
Thereunto authorized, this 25th day of June, 2019.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
a Texas Limited Partnership
dba Friendswood Development Company

By: LENNAR TEXAS HOLDING COMPANY,
a Texas Corporation,
its General Partner
By: Michael W. Johnson, Vice President

BEFORE ME, the undersigned authority, on this day personally appeared Michael W. Johnson, Vice President of LENNAR TEXAS HOLDING COMPANY, 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 herein set out, and as the act and deed of said Corporation.

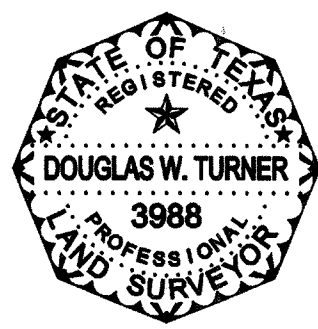
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25th day of June, 2019.



Notary Public in and for
the State of Texas

My Commission Expires 9/29/2020

I, Douglas W. Turner, 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 accurate; was prepared from an actual survey of the property made on the ground under my supervision; 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 (or other objects of a permanent nature) 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.



Douglas W. Turner
Douglas W. Turner, R.P.S.
Registered Professional Land Surveyor
Texas Registration No. 3988

This is to certify that the City Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of WALNUT CREEK SECTION TWENTY THREE in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plat this 20 day of February, 2019.

By: James Urbish, Chairman
By: Wayne Pokrack, Secretary
PETE PAWLOVSKY

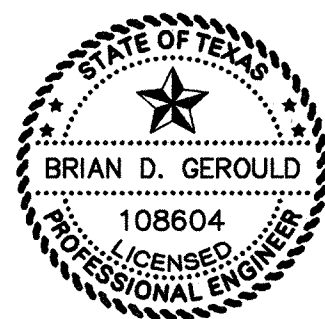
This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of WALNUT CREEK SECTION TWENTY THREE in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plat this 16 day of July, 2019.

William Benton
William Benton, Mayor
Danyel Swint
Danyel Swint, Secretary



I, BRIAN D. GEROULD, A Professional Engineer licensed in the State of Texas do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

Brian D. Gerould 6/12/2019
BRIAN D. GEROULD
Licensed Professional Engineer, No. 108604

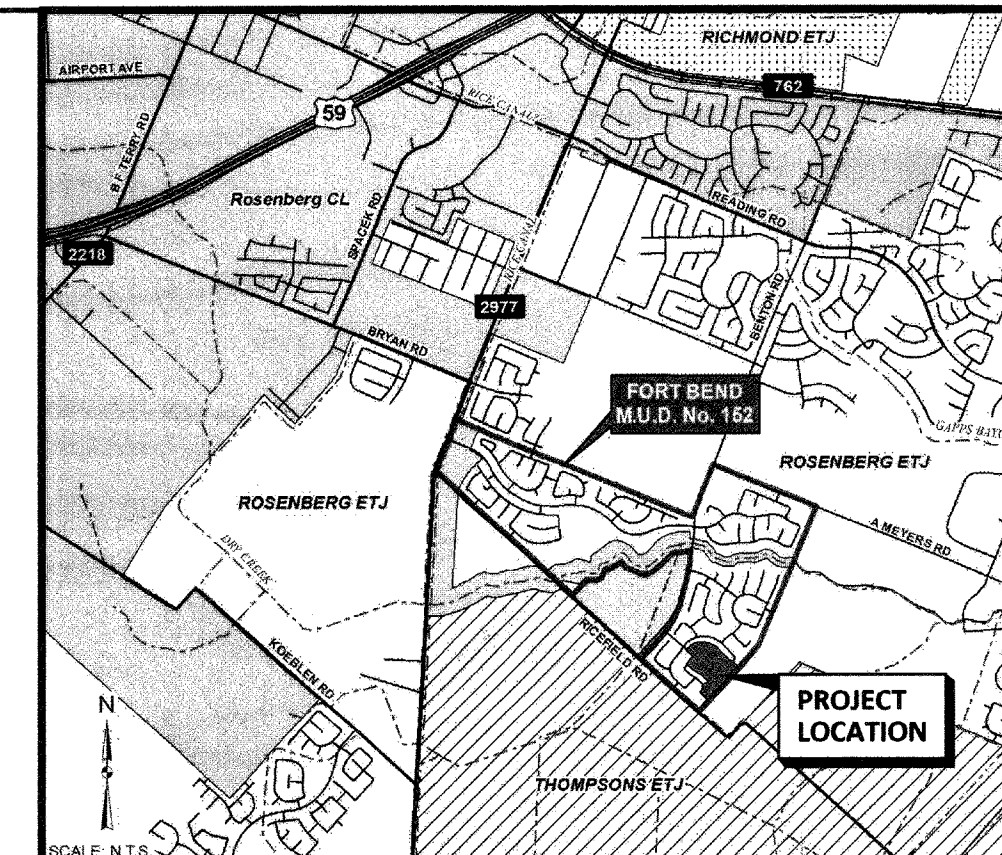


NOTES

- B.L. Indicates a building line
A.E. Indicates an aerial easement
U.E. Indicates a utility easement
STM. S.E. Indicates a storm sewer easement
W.L.E. Indicates a water line easement
W.M.E. Indicates a water meter easement
S.S.E. Indicates a sanitary sewer easement
VOL. PE. Indicates Volume, Page
F.B.C.M.R. Indicates Fort Bend County Map Records
F.B.C.D.R. Indicates Fort Bend County Deed Records
O.P.R.F.B.C. Indicates Official Public Records of Fort Bend County
ESMT. Indicates an easement
H.L. & P. Indicates Houston Lighting and Power
W.M.E. Indicates a water meter easement
D.E. Indicates a drainage easement
TEMP. Indicates temporary
P.O.B. Indicates point of beginning
● Indicates a found 5/8" iron rod
○ Indicates a set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)
+ Indicates a street name change
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83) and may be adjusted to surface by applying the following combined scale factor: 1.000132378
- All non-perimeter easements on property lines are centered unless otherwise noted.
- All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
- 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 the City of Rosenberg, Texas, in effect at the time of this plat.
- Walnut Creek Section Twenty Three is located within UNSHADED ZONE X per FEMA Flood Insurance Rate Map (FIRM) Panel 48157C0265L which bears an effective date of April 2, 2014. The nearest base flood elevation is 77.50' (NAVD 88).
- All property to drain into the drainage easement only through an approved drainage structure.
- The minimum slab elevation shall be 83.50', eighteen inches (18") above the 100-year floodplain elevation, or eighteen inches (18") above the natural ground, or eighteen inches (18") above the top of curb at the front of the lot or twelve inches (12") above maximum ponding elevation, whichever is higher. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen inches (18") above natural ground.
- The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
- All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility.
- Sidewalks shall be built or caused to be built through restrictive covenants not less than five (5) feet in width on both sides of all dedicated public rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- This plat lies within Fort Bend County lighting ordinance zone No. L22
- Lots are restricted to single family residential use.
- This plat lies wholly within Fort Bend County Municipal Utility District No. 152, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the ETJ of the City of Rosenberg and Fort Bend County.
- BENCHMARK: AW4239, an NGS disk with the stamping W 811 1943, located 13.0 miles northeast from Guy, Texas as follows: 7.65 miles northeast along Farm Road 1394 from the junction with State Highway 36 in Guy, thence 5.35 miles northeast along Farm Road 762, at the junction of Smithers Lake Road 49.5 feet southeast of the center line of Farm Road 762, 42.0 feet southwest of the center line of Smithers Lake Road, 11.5 feet east-southeast of a T junction telephone pole with a metal box and guy wire, 10.0 feet east-southeast of a fence corner post, 3.0 feet southwest of a fence, 8.9 feet southeast of a fence, 8.9 feet southeast of a witness post, about level with the road, and set in the top of a concrete post projecting 0.2 foot above the ground.
NAVD 88 (2001 ADJ.) ELEVATION = 75.10
- PROJECT BENCHMARK: FORT BEND COUNTY MARKER NUMBER (418), a bronze disk set in concrete (12/12/18). Coordinates shown are referenced to Texas State Plane Coordinate System, South Central Zone, NAD-83 and were derived by the post-processing of static GPS observations made on (12/12/18) using National Geodetic Survey (NGS) OPUS Utility (Online Positioning User Service). The following three NGS CORS (Continuously Operating Reference Stations) were used to compute the coordinate values shown:
DM7155 TXRS ROSENBERG TXRS CORS ARP
DL0908 TXRW WHARTON CORS ARP
AJ8805 NETP NORTHEAST 2250 CORS ARP
X=3,005,948.27 US Ft.
Y=13,746,600.35 US Ft.
Elevation = (61.81) NAVD-88
Scale Factor = (0.99986818)
- Each lot shall have a minimum five (5) foot interior side lot set back line.
- A minimum distance of 10' shall be maintained between residential dwellings.
- Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NAVD 88 (2001 ADJ.).
- This plat was prepared to meet City of Rosenberg and Fort Bend County requirements.
- One-foot reserve dedicated to the public in fee as a buffer separation between the side and end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve 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 dedicant, his heirs, assigns or successors.
- This plat was prepared from information furnished by Stewart Title Company, File No. 18157038577 Effective Date January 6, 2019. The surveyor has not abstracted the above property.
- Approval of this plat will expire one year from City Council approval if not recorded in the real property records of the County of Fort Bend.
- Five eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- The pipelines and/or pipeline easements within the limits of the proposed subdivision are as shown.
- Lot 14 of Block 1 and Lots 1, 14 and 15 of Block 3 are denied direct access to Union Bridge Lane, Lot 1 of Block 2 and Lot 2 of Block 4 are denied direct access to Autumn Hills Lane.
- Restrictions: Those recorded in/under Clerk's File No. 2005095085 of the Official Public Records of Fort Bend County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.
- All Drainage Easements are to be maintained by Fort Bend County Municipal Utility District No. 152.
- All Landscaping and Open Space Reserves are to be maintained by the Homeowners Association.
- Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	50 LOTS
PUBLIC PARK REQUIREMENT:	50 LOTS/160 = 0.31 ACRES
PUBLIC PARK DEDICATION:	0
PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER:	RECREATION SITE IS 43.9 ACRES.
NO. OF PLATTED LOTS THUS FAR (SEC. 1-23, 25) =	1,156 LOTS
578 LOTS/160 =	3.61 ACRES OF CREDIT USED.
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	50 LOTS/2 = 25 LOTS 25 LOTS X \$350.00/LOT = \$8,750,000



VICINITY MAP
N.T.S.
KEY MAP: 645D & 646A

I, J. Stacy Slawinski, County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 20____.

Vincent M. Morales, Jr., Precinct 1, County Commissioner
W.A. "Andy" Meyers, Precinct 3, County Commissioner

KP George, County Judge

Grady Prestage, Precinct 2, County Commissioner
Ken DeMerchant, Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20____, at _____ o'clock _____ M. Filed in plat number(s) _____ of the plat records of Fort Bend County, Texas.

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

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

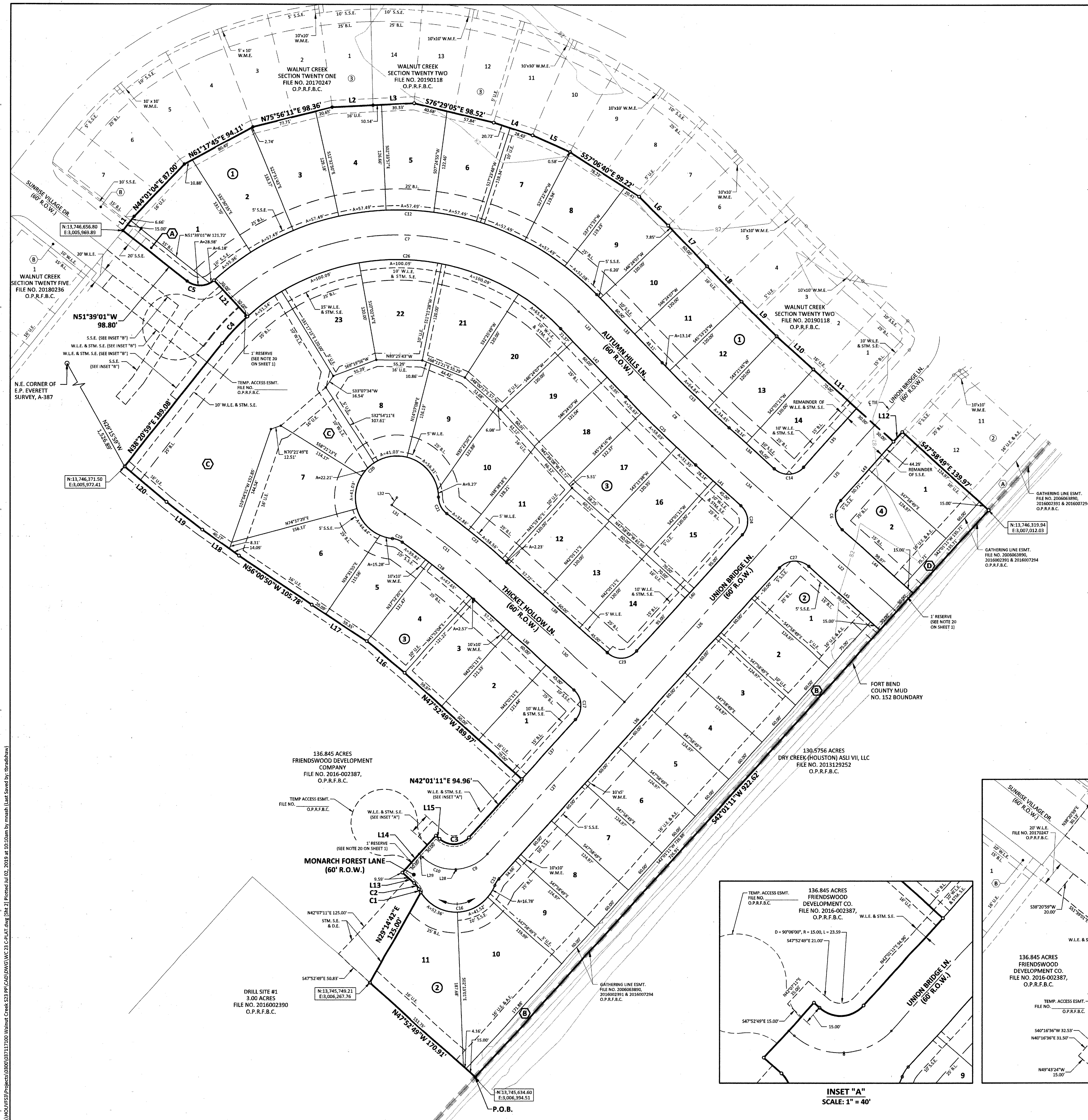
WALNUT CREEK SECTION TWENTY THREE

A SUBDIVISION OF
13.964 ACRES
CONTAINING
50 LOTS, 4 BLOCKS AND 4 RESTRICTED RESERVES
OUT OF THE
E.P. EVERETT SURVEY, A-387
FORT BEND COUNTY, TEXAS

OWNER: FRIENDSWOOD DEVELOPMENT COMPANY
681 GREENS PARKWAY, SUITE 220 - HOUSTON, TEXAS 77067 - PHONE: 281-975-1000

PLANNER: BGE KERRY R. GILBERT & ASSOCIATES
33931 CREED HANCOY BOULEVARD, SUITE A-330 - HAITY, TEXAS 77544 - (281) 579-0949

ENGINEER: **IDS Engineering Group**
13430 NW. Freeway, Suite 700
Houston, TX 77040
713.462.3178
T8PE F-002726
T8PLS 10110700

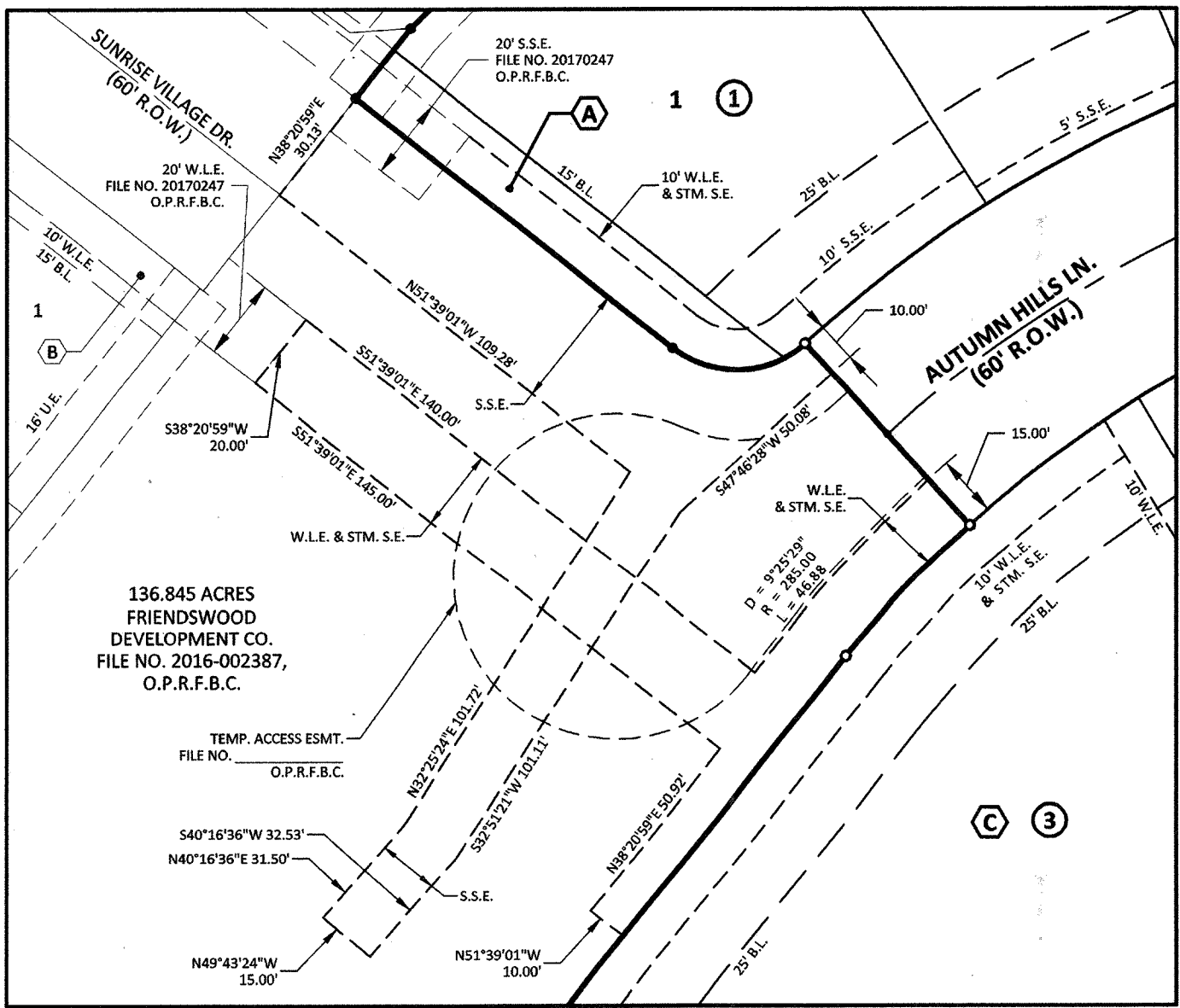
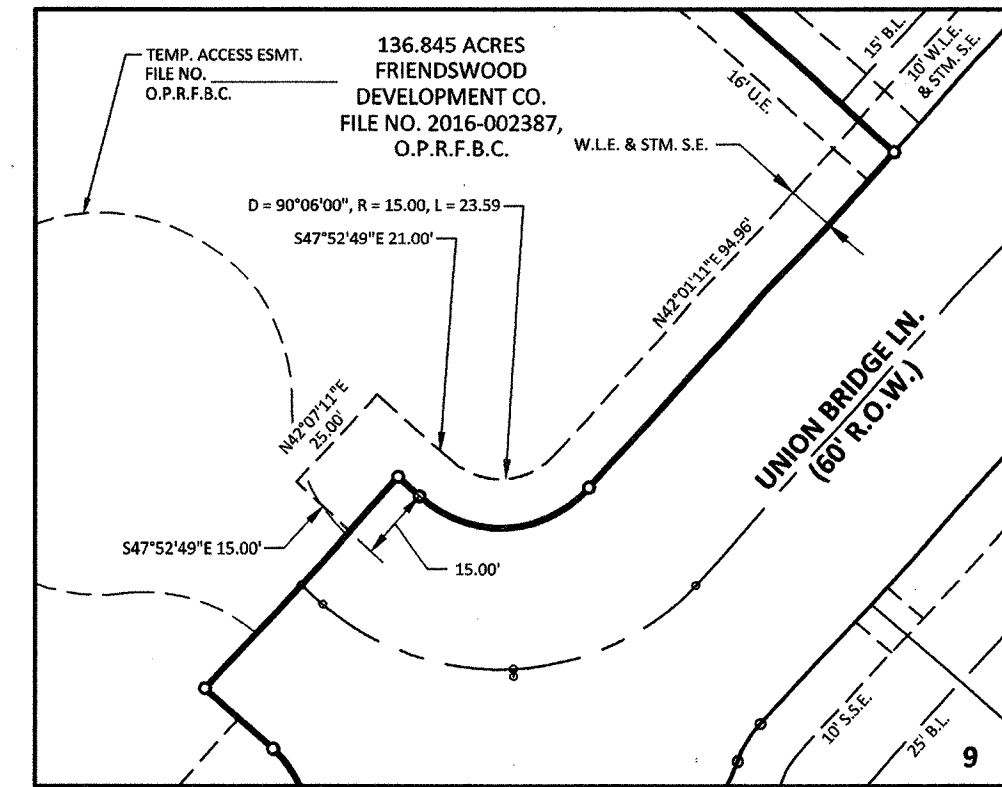
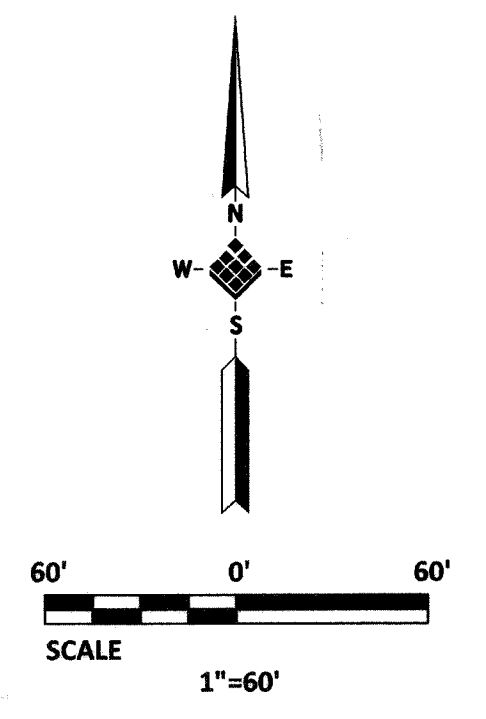


LOT AREA TABLE		
LOT NAME	AREA ACRES	AREA SQ. FT.
B1-1	0.241	10,503
B1-2	0.208	9,055
B1-3	0.206	8,981
B1-4	0.202	8,806
B1-5	0.198	8,647
B1-6	0.188	8,180
B1-7	0.186	8,117
B1-8	0.184	8,032
B1-9	0.187	8,144
B1-10	0.165	7,200
B1-11	0.167	7,288
B1-12	0.172	7,477
B1-13	0.169	7,348
B1-14	0.190	8,266
B2-1	0.212	9,238
B2-2	0.172	7,498
B2-3	0.172	7,498
B2-4	0.172	7,498
B2-5	0.172	7,498
B2-6	0.172	7,498
B2-7	0.172	7,498
B2-8	0.172	7,498
B2-9	0.171	7,431
B2-10	0.322	14,017
B2-11	0.300	13,083
B3-1	0.192	8,371
B3-2	0.167	7,283
B3-3	0.167	7,293
B3-4	0.177	7,716
B3-5	0.175	7,631
B3-6	0.269	11,698
B3-7	0.277	12,061
B3-8	0.233	10,161
B3-9	0.196	8,545
B3-10	0.188	8,211
B3-11	0.176	7,685
B3-12	0.165	7,209
B3-13	0.165	7,200
B3-14	0.190	8,266
B3-15	0.190	8,266
B3-16	0.167	7,290
B3-17	0.171	7,449
B3-18	0.169	7,375
B3-19	0.166	7,231
B3-20	0.202	8,784
B3-21	0.217	9,436
B3-22	0.217	9,436
B3-23	0.217	9,436
B4-1	0.172	7,498
B4-2	0.214	9,327

RESERVE TABLE			
RESERVE NAME	AREA ACRES	AREA SQ. FT.	RESTRICTED TO
(A) RESERVE A	0.040	1,730	OPEN SPACE/ LANDSCAPING/ UTILITY
(B) RESERVE B	0.250	10,903	OPEN SPACE/ LANDSCAPING/ UTILITY
(C) RESERVE C	0.904	39,363	OPEN SPACE/ LANDSCAPING/ UTILITY/ RECREATION
(D) RESERVE D	0.047	2,036	OPEN SPACE/ LANDSCAPING/ UTILITY

LINE TABLE			CURVE TABLE						
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
L1	N38°20'59"E	21.66'	C1	5°22'34"	50.00'	4.69'	2.35'	N29°31'43"W	4.69'
L2	N87°07'30"E	49.22'	C2	21°02'22"	25.00'	9.18'	4.64'	N37°21'38"W	9.13'
L3	N87°07'30"E	49.47'	C3	90°06'00"	25.00'	39.31'	25.04'	N87°04'11"E	35.39'
L4	S72°06'42"E	49.15'	C4	9°25'29"	270.00'	44.41'	22.26'	N43°03'43"E	44.36'
L5	S65°50'18"E	49.34'	C5	80°34'31"	25.00'	35.16'	21.19'	S88°03'43"W	32.33'
L6	S45°26'41"E	49.14'	C6	90°00'00"	25.00'	39.27'	25.00'	S02°58'49"E	35.36'
L7	S43°35'53"E	67.85'	C7	88°37'39"	300.00'	464.05'	292.90'	N87°54'43"W	419.15'
L8	S43°38'58"E	60.18'	C8	4°22'56"	1,500.00'	114.72'	57.39'	N45°47'21"W	114.70'
L9	S45°22'26"E	59.54'	C9	45°03'00"	55.00'	43.24'	22.81'	S64°32'41"W	42.14'
L10	S47°37'30"E	59.77'	C10	45°03'00"	55.00'	43.24'	22.81'	N70°24'19"W	42.14'
L11	S47°58'49"E	130.00'	C11	7°29'16"	1,000.00'	130.69'	65.44'	N51°43'27"W	130.59'
L12	N42°01'11"E	15.71'	C12	88°37'39"	330.00'	510.46'	322.19'	S87°54'43"E	461.07'
L13	N47°52'49"W	19.14'	C13	4°22'56"	1,470.00'	112.43'	56.24'	S45°47'21"E	112.40'
L14	N42°01'11"E	60.00'	C14	90°00'00"	25.00'	39.27'	25.00'	N87°01'11"E	35.36'
L15	S47°52'49"E	6.00'	C15	21°02'22"	25.00'	9.18'	4.64'	S31°30'00"W	9.13'
L16	N50°22'00"W	59.17'	C16	126°48'10"	50.00'	110.66'	99.85'	S84°22'54"W	89.42'
L17	N56°19'34"W	79.45'	C17	90°00'00"	25.00'	39.27'	25.00'	N02°58'49"W	35.36'
L18	N54°27'57"W	54.36'	C18	6°29'59"	970.00'	110.04'	55.08'	N51°13'48"W	109.98'
L19	N52°09'14"W	54.58'	C19	29°19'19"	25.00'	12.79'	6.54'	N69°08'28"W	12.65'
L20	N49°35'31"W	66.13'	C20	263°04'43"	50.00'	229.58'	56.44'	N47°44'14"E	74.85'
L21	N42°13'32"W	60.00'	C21	52°27'58"	25.00'	22.89'	12.32'	S26°57'23"E	22.10'
L22	S47°58'49"E	169.97'	C22	5°12'34"	1,030.00'	93.65'	46.86'	S50°35'05"E	93.62'
L23	N43°35'53"W	114.32'	C23	90°00'00"	25.00'	39.27'	25.00'	N87°01'11"E	35.36'
L24	N47°58'49"W	128.14'	C24	90°00'00"	25.00'	39.27'	25.00'	N02°58'49"W	35.36'
L25	S42°01'11"W	150.00'	C25	4°22'56"	1,530.00'	117.02'	58.54'	N45°47'21"W	116.99'
L26	S42°01'11"W	300.00'	C26	88°37'39"	270.00'	417.65'	263.61'	N87°54'43"W	377.24'
L27	S42°01'11"W	246.52'	C27	90°00'00"	25.00'	39.27'	25.00'	S87°01'11"W	35.36'
L28	S02°55'49"E	1.62'							
L29	N47°52'49"W	6.00'							
L30	N47°58'49"W	217.72'							
L31	N55°28'05"W	19.30'							
L32	N34°31'55"E	10.87'							
L33	S43°35'53"E	114.32'							
L34	S47°58'49"E	73.14'							
L35	N42°01'11"E	95.00'							
L36	S42°01'11"W	504.66'							
L37	N42°01'11"E	96.56'							
L38	N47°58'49"W	162.72'							
L39	S47°58'49"E	162.72'							
L40	N42°01'11"E	190.00'							
L41	N47°58'49"W	73.14'							
L42	N43°35'53"W	114.32'							
L43	N42°01'11"E	95.00'							
L44	S47°58'49"E	114.97'							
L45	N47°58'49"W	114.97'							

LOT WIDTH TABLE	
WIDTH ≤ 60'	0 LOTS (0%)
WIDTH ≥ 60'	50 LOTS (100%)
TOTAL LOTS	50 LOTS



WALNUT CREEK SECTION TWENTY THREE
 A SUBDIVISION OF
13.964 ACRES
 CONTAINING
50 LOTS, 4 BLOCKS AND 4 RESTRICTED RESERVES
 OUT OF THE
E.P. EVERETT SURVEY, A-387
FORT BEND COUNTY, TEXAS

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