

**PLAT RECORDING SHEET**

**PLAT NAME:** McHard Road Tract Sec 1

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 95.564

**LEAGUE:** Thomas Hobermaker Survey

**ABSTRACT NUMBER:** A-191

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 6

**OWNERS:** Hightower Phase I Owner, LLC, and Hightower Phase II Owner, LLC,

\_\_\_\_\_  
**(DEPUTY CLERK)**

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, Cory Driskill, Vice President, of HIGHTOWER PHASE I OWNER, LLC, a Delaware limited liability company, and Will Munding, Vice President, of HIGHTOWER PHASE II OWNER, LLC, a Delaware limited liability company, owners of the 95.564 Acre tract described in the above and foregoing map of MCHARD ROAD TRACT SEC 1, 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 myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, WE do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

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 (or the placement of mobile homes) 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 bays, 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, 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, 2024.

IN TESTIMONY WHEREOF, HIGHTOWER PHASE I OWNER, LLC, a Delaware limited liability company, have caused these presents to be signed by CORY DRISKILL, its Vice President, hereunto authorized this \_\_\_ day of \_\_\_\_\_, 2025.

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 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 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 FIVE (35' 0") IN WIDTH.

HIGHTOWER PHASE I OWNER, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: HIGHTOWER INVESTOR HOLDINGS, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS SOLE MEMBER

BY: CHI GULF COAST 106 HIGHTOWER, L.P.,  
A DELAWARE LIMITED PARTNERSHIP,  
ITS ADMINISTRATIVE MEMBER

BY: CHI LTH GP, L.L.C.,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

By: \_\_\_\_\_  
CORY DRISKILL  
VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared CORY DRISKILL, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_ DAY OF \_\_\_\_\_, 2025.

Notary Public in and for  
\_\_\_\_\_ County, Texas

IN TESTIMONY WHEREOF, HIGHTOWER PHASE II OWNER, LLC, a Delaware limited liability company, have caused these presents to be signed by WILL MUNDINGER, its Vice President, hereunto authorized this \_\_\_ day of \_\_\_\_\_, 2025.

HIGHTOWER PHASE II OWNER, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: HIGHTOWER INVESTOR HOLDINGS, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS SOLE MEMBER

BY: CHI GULF COAST 106 HIGHTOWER, L.P.,  
A DELAWARE LIMITED PARTNERSHIP,  
ITS ADMINISTRATIVE MEMBER

BY: CHI LTH GP, L.L.C.,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

By: \_\_\_\_\_  
WILL MUNDINGER  
VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared WILL MUNDINGER, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_ DAY OF \_\_\_\_\_, 2025.

Notary Public in and for  
\_\_\_\_\_ County, Texas

OR  
By: \_\_\_\_\_  
M Sonny Garza, Vice Chair

NOTES

- 1) SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 2) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 7138 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAIN, WHICHEVER IS HIGHER.
- 3) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 4) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 5) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99987353897.
- 6) THIS PROPERTY LIES WITHIN ZONE X (UNSHADED) AND ZONE A AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0305M, REVISED JANUARY 29, 2021.
- 7) THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
- 8) THIS PLAT LIES WITHIN LIGHT ZONE 3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- 9) THIS PROPERTY LIES WITHIN (AS APPLICABLE)
  - o FORT BEND COUNTY
  - o COUNTY ASSISTANCE DISTRICT 4
  - o MUD 168
  - o FB ISD
  - o ESD NO 7
  - o CITY OF HOUSTON ETJ
  - o CENTERPOINT
  - o FORT BEND COUNTY DRAINAGE DISTRICT

- 10) A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ADJACENT TO ADJACENT TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME BESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE TO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- 11) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A.
- 12) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 13) FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 168 WILL HAVE OWNERSHIP AND THE MAINTENANCE RESPONSIBILITY OF DRAINAGE EASEMENTS AND DRAINAGE RESERVES.
- 14) BENCHMARK  
2014 FORT BEND COUNTY LIDAR BENCHMARK 10  
PK NAIL FOUND IN THE CENTERLINE INTERSECTION EXPANSION JOINT OF CAYMAN BEND LANE AND SUNSET SPRINGS.  
PUBLISHED ELEVATION:60.023 NAVD88 (GEOID12A)
- 15) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON DESIGN ELEVATIONS AS OPPOSED TO PRE-DEVELOPMENT ELEVATIONS.

I, KYLE B. DUCKETT, 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 ON THE GROUND, THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION, THAT, EXCEPT AS SHOWN, ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPE OR RODS HAVING A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN DIMENSIONED TO THE NEAREST SURVEY CORNER.



KYLE B. DUCKETT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO.6340

I, Hayden Besetzny, a Registered Professional Engineer, hereby certify that all engineering, for streets and drainage, within the subdivision is in compliance with the Fort Bend County Subdivision and Development Regulations, including the Engineering Design Standards incorporated as Appendix A, and with all generally accepted engineering standards.

Hayden Besetzny, P.E.  
Texas Registration No.146786  
Kimley-Horn & Associates Inc.  
TEXAS FIRM REGISTRATION 928

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of MCHARD ROAD TRACT SEC 1, 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 \_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_  
Lisa M. Clark, Chair

By: \_\_\_\_\_  
Vonn Tran, Secretary

OR  
By: \_\_\_\_\_  
M Sonny Garza, Vice Chair

CURVE DATA

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	70°27'34"	30.74'	S 32°13'55" W	28.84'
C2	55.00'	89°55'32"	86.32'	N 47°28'05" W	77.73'
C3	1925.00'	14°47'44"	497.10'	N 10°00'34" E	495.72'
C4	2075.00'	20°24'19"	738.98'	S 07°12'17" W	735.08'
C5	82.50'	37°52'39"	54.54'	N 21°54'46" W	53.55'
C6	167.50'	37°52'39"	110.73'	S 21°54'46" E	108.73'
C7	182.50'	21°16'32"	67.77'	S 07°39'50" W	67.38'
C8	217.50'	21°16'32"	80.76'	S 07°39'50" W	80.30'
C9	2130.00'	01°31'07"	56.46'	S 07°15'07" W	56.46'
C10	55.00'	45°00'00"	43.20'	S 19°59'52" W	42.10'
C11	55.00'	44°20'00"	42.56'	S 64°39'51" W	41.50'
C12	82.50'	04°55'13"	7.08'	S 89°29'20" W	7.08'
C13	30.00'	90°01'18"	47.14'	S 42°00'44" W	42.43'
C14	25.00'	46°18'05"	20.20'	N 69°49'14" W	19.66'
C15	100.00'	04°55'13"	8.59'	S 89°29'20" W	8.58'
C16	2075.02'	00°27'05"	16.35'	S 02°22'17" W	16.35'
C17	741.25'	01°26'31"	18.66'	N 01°34'45" E	18.66'
C18	65.00'	04°55'13"	5.58'	N 89°29'20" E	5.58'
C19	110.79'	22°48'05"	44.09'	S 75°37'40" W	43.80'
C20	180.83'	22°47'45"	71.94'	S 75°37'41" W	71.47'

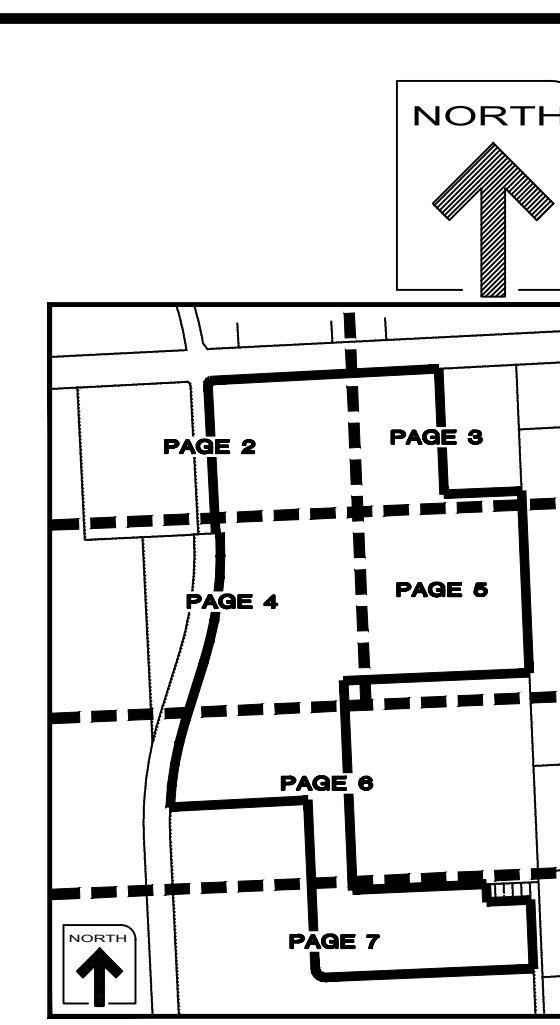
LINE DATA

LINE	DISTANCE	BEARING
L1	8.00'	S 02°59'52" E
L2	25.00'	N 86°58'42" E
L3	22.16'	S 02°58'26" E
L4	11.26'	N 88°03'03" W
L5	47.48'	N 02°58'26" W
L6	11.37'	N 88°03'03" W
L7	11.37'	S 88°03'03" E

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	1123	489,179	UNRESTRICTED
B	24.87	1,083,305	UNRESTRICTED
C	0.07	3,065	LIFT STATION
D	3.46	150,734	UNRESTRICTED
E	39.76	1,731,833	DRAINAGE/ DETENTION
F	15.67	682,716	UNRESTRICTED
	95.06	4,140,832	TOTAL

LEGEND

- 1) "B.L." INDICATES BUILDING LINE.
- 2) "U.E." INDICATES UTILITY EASEMENT.
- 3) "A.E." INDICATES AERIAL EASEMENT.
- 4) "R.O.W." INDICATES RIGHT-OF-WAY.
- 5) "P.O.B." INDICATES POINT OF BEGINNING.
- 6) "FND" INDICATES FOUND.
- 7) "IP" INDICATES IRON PIPE.
- 8) "IR" INDICATES IRON ROD.
- 9) "VOL" INDICATES VOLUME.
- 10) "PG." INDICATES PAGE.
- 11) "SQ. FT." INDICATES SQUARE FEET.
- 12) "P.R.F.B.C." INDICATES PUBLIC RECORDS OF FORT BEND COUNTY.
- 13) "B.C.C.F." INDICATES COUNTY CLERK'S FILE.
- 14) "D.R.F.B.C." INDICATES DEED RECORDS OF FORT BEND COUNTY.
- 15) "W.L.E." INDICATES WATER LINE EASEMENT.
- 16) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
- 17) "D.E." INDICATES DRAINAGE EASEMENT.
- 18) "E.S.M.T." INDICATES EASEMENT.
- 19) "S.T.M.S.E." INDICATES STORM SEWER EASEMENT.
- 20) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER.
- 21) "O.P.R.R.P." INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
- 22) "NO." INDICATES NUMBER.
- 23) "S.F." INDICATES SQUARE FEET.
- 24) "C.F.N." INDICATES CLERK'S FILE NUMBER.
- 25) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.
- 26) "R." INDICATES RADIUS.
- 27) "L.E." INDICATES LANDSCAPE EASEMENT.



MATCHLINE DIAGRAM (NOT TO SCALE)

I, J. STACY SLAWINSKI, P.E., FORT BEND 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 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 \_\_\_\_\_, 2025.

VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

K.P. GEORGE  
COUNTY JUDGE

W.A. "ANDY" MEYERS  
COMMISSIONER, PRECINCT 3

DEXTER L. MCCOY  
COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ 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  
CLERK OF THE COUNTY  
FORT BEND COUNTY, TEXAS

By: \_\_\_\_\_  
DEPUTY

# MCHARD ROAD TRACT SEC 1

BEING 95.564 ACRES OF LAND

OUT OF THE THOMAS HOBERMAKER SURVEY, A-191 HOUSTON ETJ, FORT BEND COUNTY, TEXAS

6 RESERVES IN 1 BLOCK.

OWNERS:  
**HIGHTOWER PHASE I OWNER, LLC,**  
A DELAWARE LIMITED LIABILITY COMPANY  
**HIGHTOWER PHASE II OWNER, LLC,**  
A DELAWARE LIMITED LIABILITY COMPANY  
3819 MAPLE AVENUE  
DALLAS, TX 75219  
214-661-8000

ENGINEER:  
**KIMLEY-HORN AND ASSOCIATES**  
11700 KATY FREEWAY, SUITE 800  
HOUSTON, TX 77079  
(281) 668-7865

SURVEYOR:

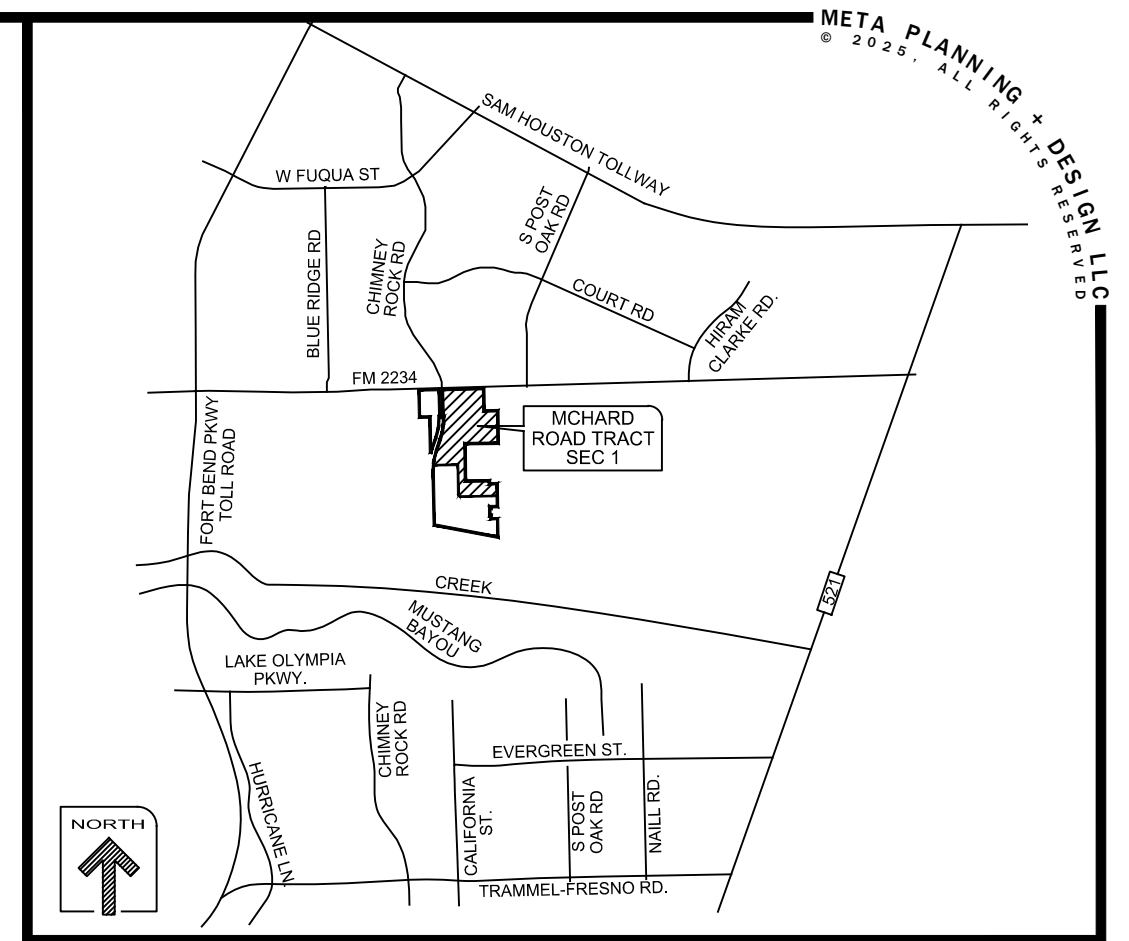


**GBI PARTNERS**  
4724 VISTA ROAD 18FELS FIRM #10130300  
PASADENA, TX 77505 GBSurvey@GBISurvey.com  
PHONE: 281-499-4539 www.GBISurvey.com

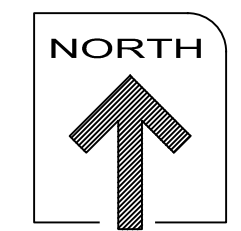


Meta Planning + Design LLC  
24285 KATY FREEWAY, SUITE 525  
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 60'  
0 60 120



VICINITY MAP (NOT TO SCALE) KEYMAP: 611F/611K



RESERVE	ACREAGE	SQ. FT.	LAND USE
A	11.23	489,179	UNRESTRICTED
B	24.87	1,083,305	UNRESTRICTED
C	0.07	3,065	LIFT STATION
D	3.46	150,734	UNRESTRICTED
E	39.76	1,731,833	DRAINAGE/ DETENTION
F	15.67	682,716	UNRESTRICTED
	95.06	4,140,832	TOTAL

- LEGEND:
- "BL" INDICATES BUILDING LINE.
  - "UE" INDICATES UTILITY EASEMENT.
  - "AE" INDICATES AERIAL EASEMENT.
  - "ROW" INDICATES RIGHT-OF-WAY.
  - "POB" INDICATES POINT OF BEGINNING.
  - "FND" INDICATES FOUND.
  - "IP" INDICATES IRON PIPE.
  - "IR" INDICATES IRON ROD.
  - "VOL" INDICATES VOLUME.
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  - "F.B.C.C.F." INDICATES COUNTY CLERK'S FILE.
  - "D.R.F.C." INDICATES DEED RECORDS OF FORT BEND COUNTY.
  - "WLE" INDICATES WATER LINE EASEMENT.
  - "SSE" INDICATES SANITARY SEWER EASEMENT.
  - "DE" INDICATES DRAINAGE EASEMENT.
  - "ESMT" INDICATES EASEMENT.
  - "STMSE" INDICATES STORM SEWER EASEMENT.
  - "HLAP" INDICATES HOUSTON LIGHTING AND POWER.
  - "OPRRP" INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
  - "NO" INDICATES NUMBER.
  - "SF" INDICATES SQUARE FEET.
  - "C.F.N" INDICATES CLERK'S FILE NUMBER.
  - "UVE" INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.
  - "R" INDICATES RADIUS.
  - "LE" INDICATES LANDSCAPE EASEMENT.

# MCHARD ROAD TRACT SEC 1

## BEING 95.564 ACRES OF LAND

OUT OF THE THOMAS HOBERMAKER SURVEY, A-191 HOUSTON ETJ, FORT BEND COUNTY, TEXAS

**6 RESERVES IN 1 BLOCK.**

OWNERS:  
**HIGHTOWER PHASE I OWNER, LLC,**  
 A DELAWARE LIMITED LIABILITY COMPANY  
**HIGHTOWER PHASE II OWNER, LLC,**  
 A DELAWARE LIMITED LIABILITY COMPANY  
 3819 MAPLE AVENUE  
 DALLAS, TX 75219  
 214-661-8000

ENGINEER:  
**KIMLEY-HORN AND ASSOCIATES**  
 11700 KATY FREEWAY, SUITE 800  
 HOUSTON, TX 77079  
 (281) 668-7865

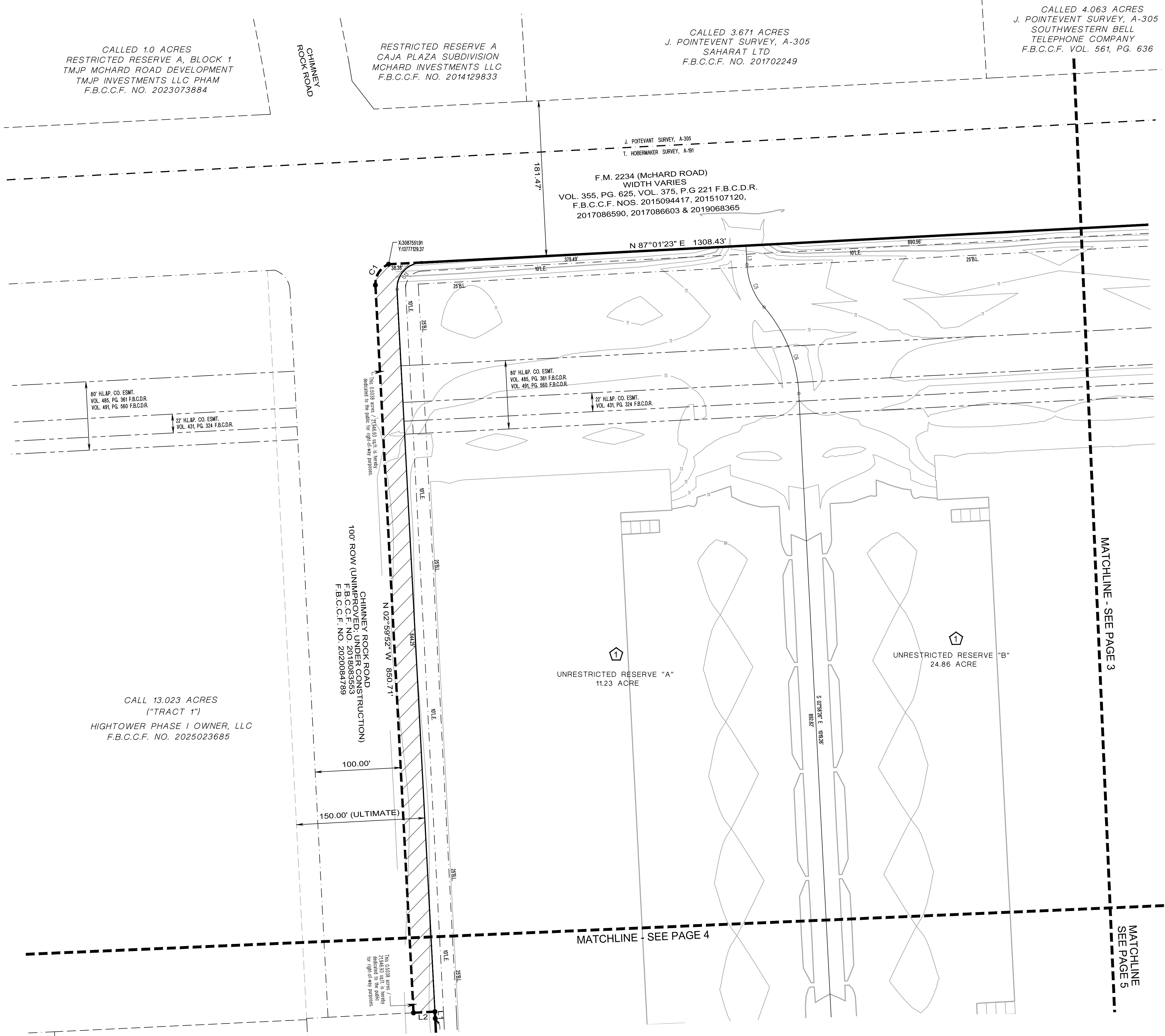
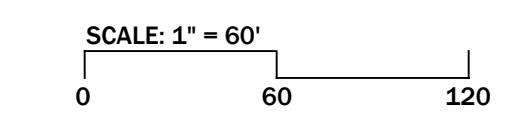
SURVEYOR:

PLANNER:



**GBI PARTNERS**  
 4724 VISTA ROAD 18PELS FIRM #10130300  
 PASADENA, TX 77505 GBIurvey@GBIurvey.com  
 PHONE: 281-499-4539 www.GBIsurvey.com

**META**  
 PLANNING + DESIGN  
 Meta Planning + Design LLC  
 24285 KATY FREEWAY, SUITE 525  
 KATY, TEXAS 77494 | TEL: 281-810-1422



CALLLED 1.0 ACRES  
 RESTRICTED RESERVE A, BLOCK 1  
 TMJP MCHARD ROAD DEVELOPMENT  
 TMJP INVESTMENTS LLC PHAM  
 F.B.C.C.F. NO. 2023073884

RESTRICTED RESERVE A  
 CAJA PLAZA SUBDIVISION  
 MCHARD INVESTMENTS LLC  
 F.B.C.C.F. NO. 2014129833

CALLLED 3.671 ACRES  
 J. POINTEVENT SURVEY, A-305  
 SAHARA LTD  
 F.B.C.C.F. NO. 201702249

CALLLED 4.063 ACRES  
 J. POINTEVENT SURVEY, A-305  
 SOUTHWESTERN BELL  
 TELEPHONE COMPANY  
 F.B.C.C.F. VOL. 561, PG. 636

J. POINTEVENT SURVEY, A-305  
 T. HOBERMAKER SURVEY, A-191  
 F.M. 2234 (McHARD ROAD)  
 WIDTH VARIES  
 VOL. 355, PG. 625, VOL. 375, P.G 221 F.B.C.D.R.  
 F.B.C.C.F. NOS. 2015094417, 2015107120,  
 2017086590, 2017086603 & 2019068365

80' HLAP, CO. ESMT,  
 VOL. 485, PG. 361 F.B.C.D.R.  
 VOL. 491, PG. 360 F.B.C.D.R.

22' HLAP, CO. ESMT,  
 VOL. 431, PG. 324 F.B.C.D.R.

80' HLAP, CO. ESMT,  
 VOL. 485, PG. 361 F.B.C.D.R.  
 VOL. 491, PG. 360 F.B.C.D.R.

22' HLAP, CO. ESMT,  
 VOL. 431, PG. 324 F.B.C.D.R.

100' ROW (UNIMPROVED) UNDER CONSTRUCTION)  
 CHIMNEY ROCK ROAD  
 F.B.C.C.F. NO. 2018083553  
 F.B.C.C.F. NO. 2020084789

CALL 13.023 ACRES  
 ("TRACT 1")  
 HIGHTOWER PHASE I OWNER, LLC  
 F.B.C.C.F. NO. 2025023685

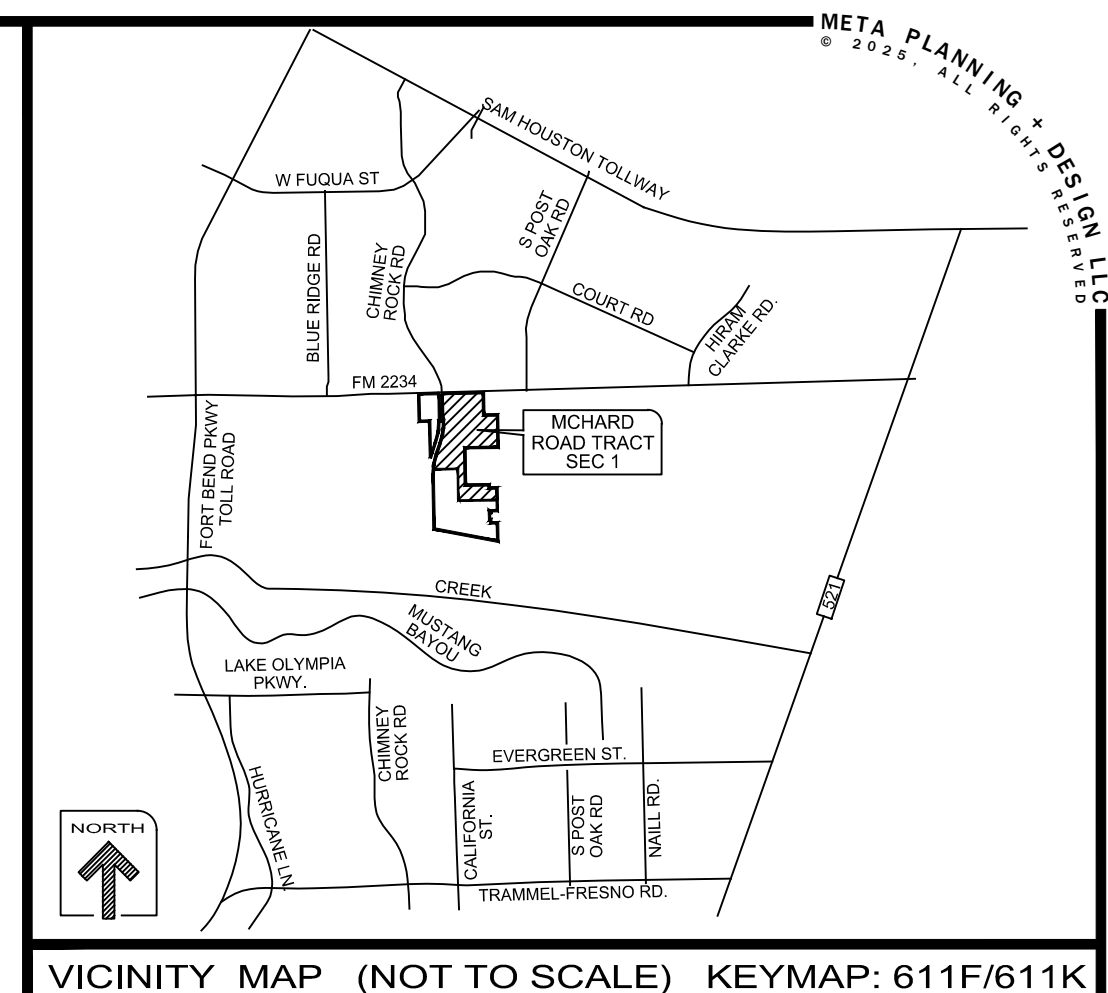
MATCHLINE - SEE PAGE 4

MATCHLINE - SEE PAGE 3

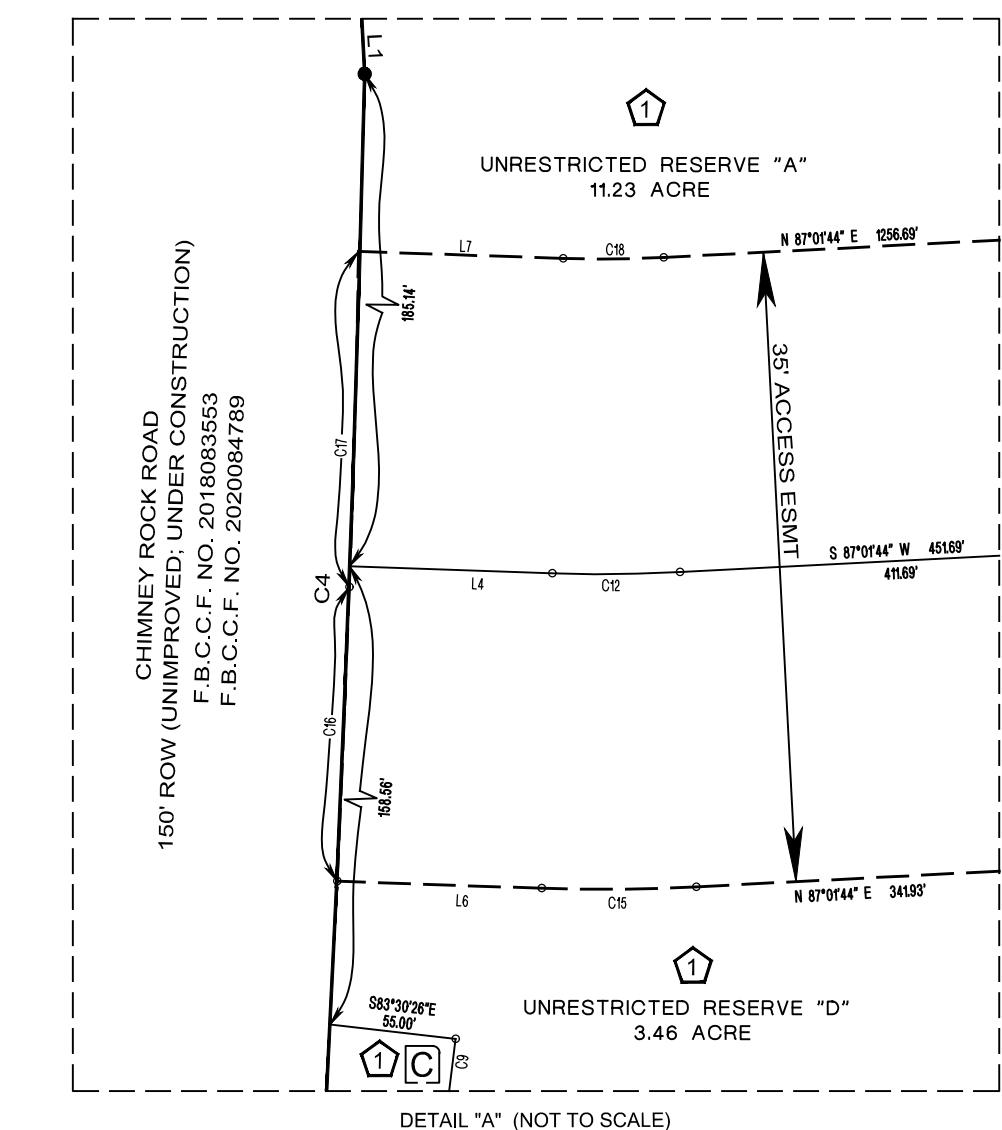
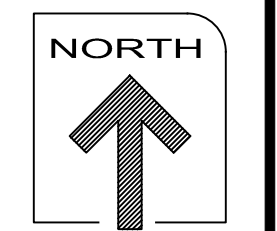
MATCHLINE  
 SEE PAGE 5



- LEGEND:
- 1) "BL" INDICATES BUILDING LINE
  - 2) "UE" INDICATES UTILITY EASEMENT
  - 3) "AE" INDICATES AERIAL EASEMENT
  - 4) "R.O.W." INDICATES RIGHT-OF-WAY
  - 5) "P.O.B." INDICATES POINT OF BEGINNING
  - 6) "FND" INDICATES FOUND
  - 7) "IP" INDICATES IRON PIPE
  - 8) "IR" INDICATES IRON ROD
  - 9) "VOL" INDICATES VOLUME
  - 10) "PG" INDICATES PAGE
  - 11) "SQ. FT." INDICATES SQUARE FEET
  - 12) "P.R.F.B.C." INDICATES PUBLIC RECORDS OF FORT BEND COUNTY
  - 13) "F.B.C.C.F." INDICATES COUNTY CLERK'S FILE
  - 14) "D.R.F.B.C." INDICATES DEED RECORDS OF FORT BEND COUNTY
  - 15) "W.L.E." INDICATES WATER LINE EASEMENT
  - 16) "S.S.E." INDICATES SANITARY SEWER EASEMENT
  - 17) "D.E." INDICATES DRAINAGE EASEMENT
  - 18) "ESMT." INDICATES EASEMENT
  - 19) "STM.S.E." INDICATES STORM SEWER EASEMENT
  - 20) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER
  - 21) "O.P.R.P." INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
  - 22) "NO." INDICATES NUMBER
  - 23) "SF." INDICATES SQUARE FEET
  - 24) "C.F.N." INDICATES CLERK'S FILE NUMBER
  - 25) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT
  - 26) "R." INDICATES RADIUS
  - 27) "L.E." INDICATES LANDSCAPE EASEMENT



VICINITY MAP (NOT TO SCALE) KEYMAP: 611F/611K



LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	11.23	489,179	UNRESTRICTED
B	24.87	1,083,305	UNRESTRICTED
C	0.07	3,065	LIFT STATION
D	3.46	150,734	UNRESTRICTED
E	39.76	1,731,833	DRAINAGE/ DETENTION
F	15.67	682,716	UNRESTRICTED
	95.06	4,140,832	TOTAL

# MCHARD ROAD TRACT SEC 1

## BEING 95.564 ACRES OF LAND

OUT OF THE THOMAS HOBERMAKER SURVEY, A-191  
 HOUSTON ETJ, FORT BEND COUNTY, TEXAS

**6 RESERVES IN 1 BLOCK.**

**OWNERS:**  
**HIGHTOWER PHASE I OWNER, LLC,**  
 A DELAWARE LIMITED LIABILITY COMPANY  
**HIGHTOWER PHASE II OWNER, LLC,**  
 A DELAWARE LIMITED LIABILITY COMPANY

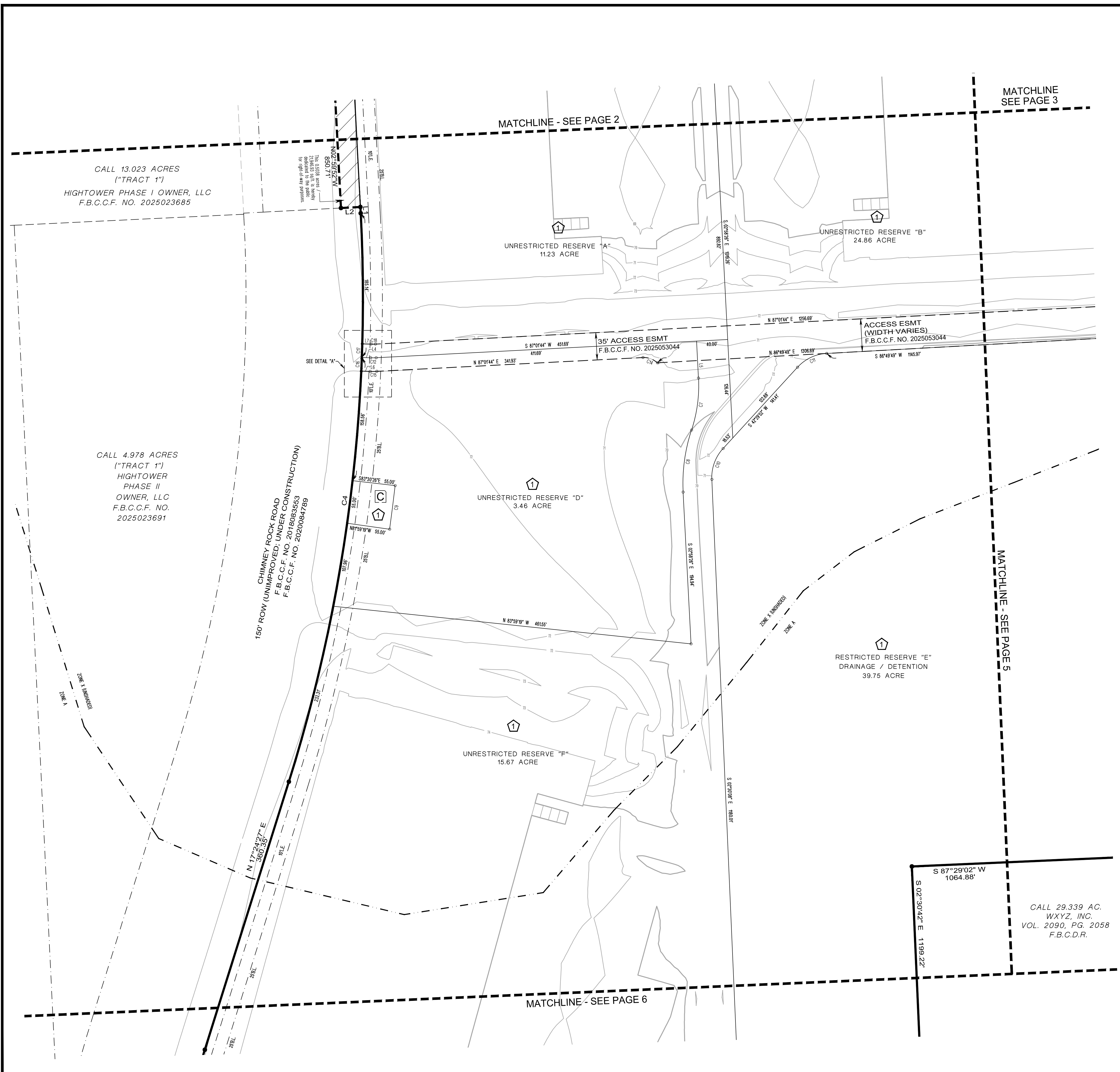
3819 MAPLE AVENUE  
 DALLAS, TX 75219  
 214-661-8000

**ENGINEER:**  
**KIMLEY-HORN AND ASSOCIATES**  
 11700 KATY FREEWAY, SUITE 800  
 HOUSTON, TX 77079  
 (281) 668-7865

**SURVEYOR:**



SCALE: 1" = 60'  
 0 60 120



CALL 13.023 ACRES  
 ("TRACT 1")  
 HIGHTOWER PHASE I OWNER, LLC  
 F.B.C.C.F. NO. 2025023685

CALL 4.978 ACRES  
 ("TRACT 1")  
 HIGHTOWER PHASE II  
 OWNER, LLC  
 F.B.C.C.F. NO.  
 2025023691

CHIMNEY ROCK ROAD  
 150' ROW (UNIMPROVED, UNDER CONSTRUCTION)  
 F.B.C.C.F. NO. 2018083553  
 F.B.C.C.F. NO. 2020084789

RESTRICTED RESERVE "E"  
 DRAINAGE / DETENTION  
 39.75 ACRE

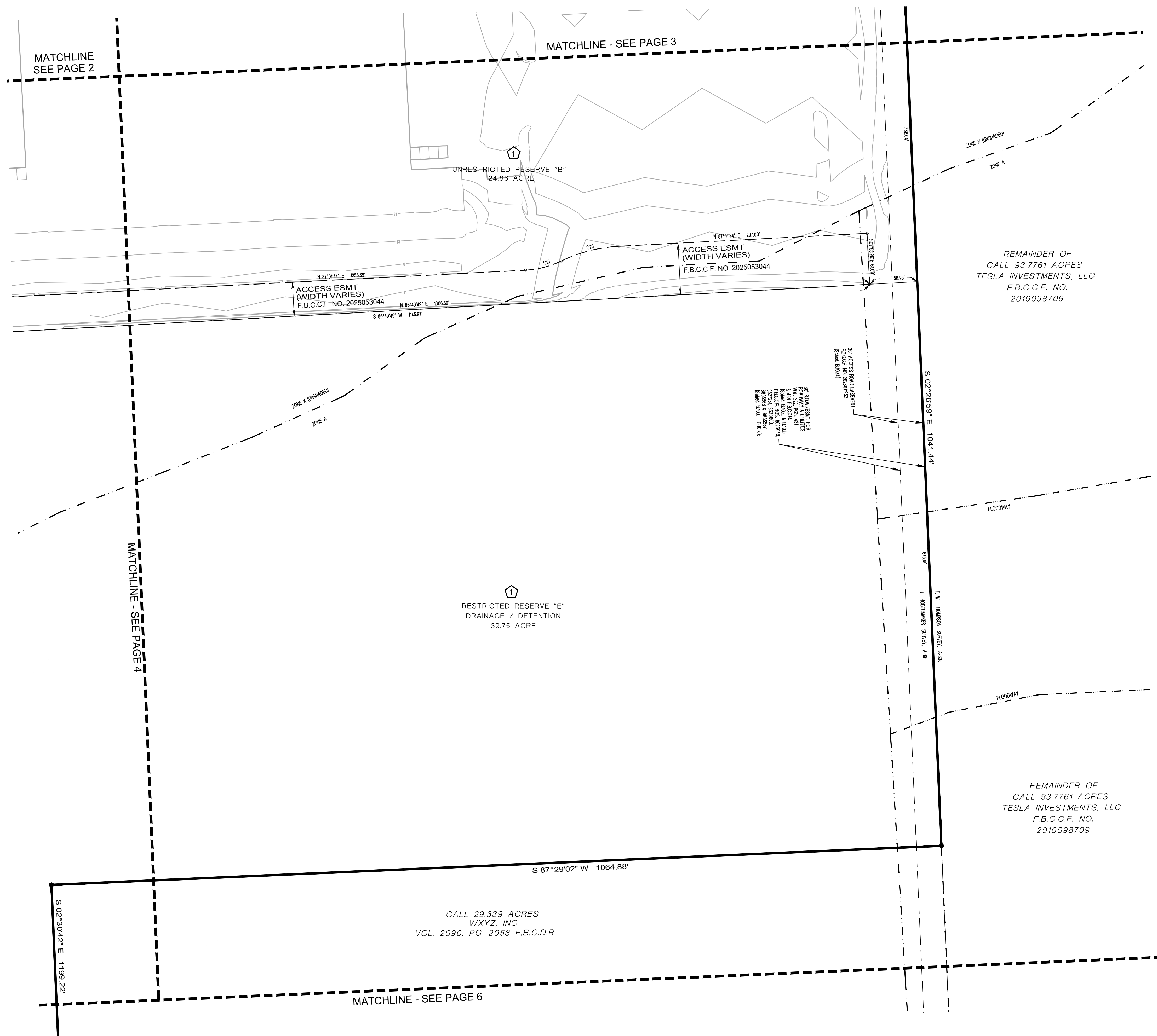
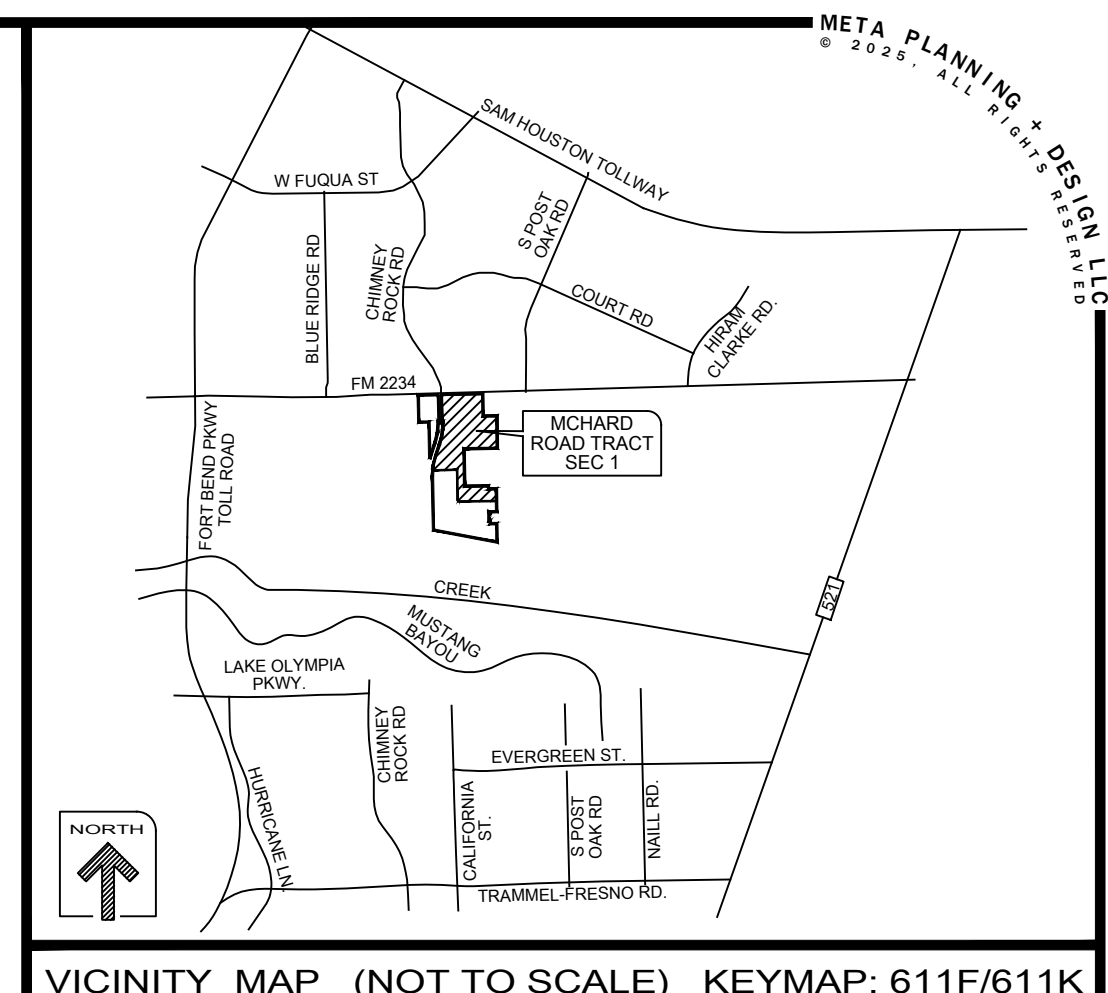
CALL 29.339 AC.  
 WXYZ, INC.  
 VOL. 2090, PG. 2058  
 F.B.C.D.R.

MATCHLINE - SEE PAGE 6

MATCHLINE  
 SEE PAGE 3

MATCHLINE - SEE PAGE 2

MATCHLINE - SEE PAGE 5



LAND USE TABLE

RESERVE	ACREAGE	SQ. FT.	LAND USE
[A]	11.23	489,179	UNRESTRICTED
[B]	24.87	1,083,305	UNRESTRICTED
[C]	0.07	3,065	LIFT STATION
[D]	3.46	150,734	UNRESTRICTED
[E]	39.76	1,731,833	DRAINAGE / DETENTION
[F]	15.67	682,716	UNRESTRICTED
	95.06	4,140,832	TOTAL

- LEGEND
- 1) "B.L." INDICATES BUILDING LINE
  - 2) "U.E." INDICATES UTILITY EASEMENT
  - 3) "A.E." INDICATES AERIAL EASEMENT
  - 4) "R.O.W." INDICATES RIGHT-OF-WAY
  - 5) "P.O.B." INDICATES POINT OF BEGINNING
  - 6) "FND" INDICATES FOUND
  - 7) "IP" INDICATES IRON PIPE
  - 8) "IR" INDICATES IRON ROD
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  - 10) "PG." INDICATES PAGE
  - 11) "SQ. FT." INDICATES SQUARE FEET
  - 12) "P.F.B.C." INDICATES PUBLIC RECORDS OF FORT BEND COUNTY
  - 13) "F.B.C.C.F." INDICATES COUNTY CLERK'S FILE
  - 14) "D.R.F.B.C." INDICATES DEED RECORDS OF FORT BEND COUNTY
  - 15) "W.L.E." INDICATES WATER LINE EASEMENT
  - 16) "S.S.E." INDICATES SANITARY SEWER EASEMENT
  - 17) "D.E." INDICATES DRAINAGE EASEMENT
  - 18) "E.S.M.T." INDICATES EASEMENT
  - 19) "S.T.M.S.E." INDICATES STORM SEWER EASEMENT
  - 20) "H.L.P." INDICATES HOUSTON LIGHTING AND POWER
  - 21) "O.P.R.R.P." INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
  - 22) "NO." INDICATES NUMBER
  - 23) "S.F." INDICATES SQUARE FEET
  - 24) "C.F.N." INDICATES CLERK'S FILE NUMBER
  - 25) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT
  - 26) "R." INDICATES RADIUS
  - 27) "L.E." INDICATES LANDSCAPE EASEMENT

# MCHARD ROAD TRACT SEC 1

## BEING 95.564 ACRES OF LAND

OUT OF THE THOMAS HOBERMAKER SURVEY, A-191 HOUSTON ETJ, FORT BEND COUNTY, TEXAS

6 RESERVES IN 1 BLOCK.

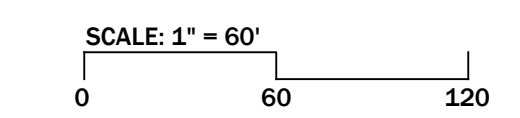
OWNERS:  
**HIGHTOWER PHASE I OWNER, LLC,**  
 A DELAWARE LIMITED LIABILITY COMPANY  
**HIGHTOWER PHASE II OWNER, LLC,**  
 A DELAWARE LIMITED LIABILITY COMPANY  
 3819 MAPLE AVENUE  
 DALLAS, TX 75219  
 214-661-8000

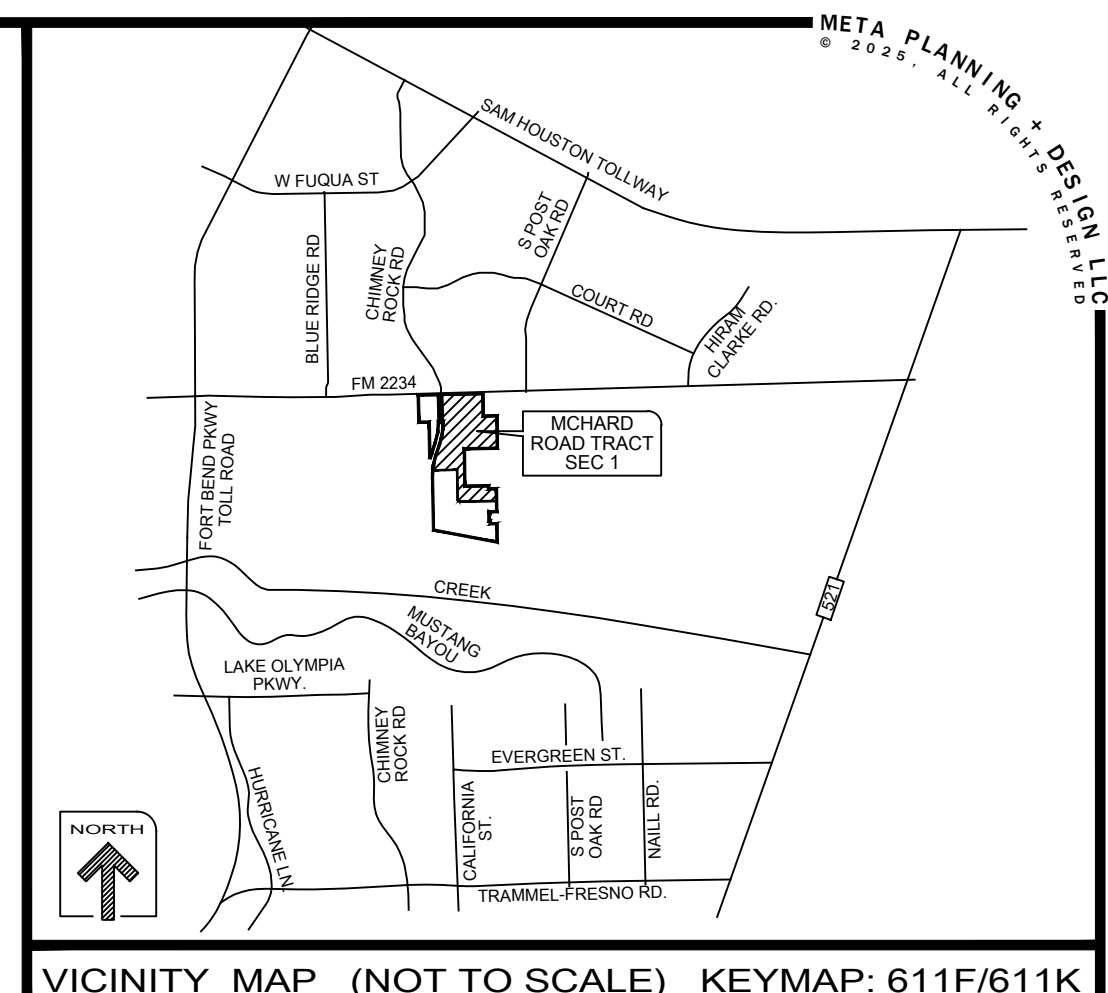
ENGINEER:  
**KIMLEY-HORN AND ASSOCIATES**  
 11700 KATY FREEWAY, SUITE 800  
 HOUSTON, TX 77079  
 (281) 668-7865

SURVEYOR:

**GBI PARTNERS**  
 LAND SURVEYING CONSULTANTS  
 4724 VISTA ROAD 18PELS FIRM #10130300  
 PASADENA, TX 77505 GBSurvey@GBISurvey.com  
 PHONE: 281-499-4539 www.GBISurvey.com

PLANNER:  
**META**  
 PLANNING + DESIGN  
 Meta Planning + Design LLC  
 24285 KATY FREEWAY, SUITE 525  
 KATY, TEXAS 77494 | TEL: 281-810-1422





VICINITY MAP (NOT TO SCALE) KEYMAP: 611F/611K



RESERVE	ACREAGE	SQ. FT.	LAND USE
[A]	11.23	489,179	UNRESTRICTED
[B]	24.87	1,083,305	UNRESTRICTED
[C]	0.07	3,065	LIFT STATION
[D]	3.46	150,734	UNRESTRICTED
[E]	39.76	1,731,833	DRAINAGE / DETENTION
[F]	15.67	682,716	UNRESTRICTED
	95.06	4,140,832	TOTAL

- LEGEND
- 1) "B.L." INDICATES BUILDING LINE
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  - 3) "A.E." INDICATES AERIAL EASEMENT
  - 4) "R.O.W." INDICATES RIGHT-OF-WAY
  - 5) "P.O.B." INDICATES POINT OF BEGINNING
  - 6) "FND" INDICATES FOUND
  - 7) "IP" INDICATES IRON PIPE
  - 8) "IR" INDICATES IRON ROD
  - 9) "VOL." INDICATES VOLUME
  - 10) "PG." INDICATES PAGE
  - 11) "SQ. FT." INDICATES SQUARE FEET
  - 12) "P.R.F.C." INDICATES PUBLIC RECORDS OF FORT BEND COUNTY
  - 13) "F.B.C.C.F." INDICATES COUNTY CLERK'S FILE
  - 14) "D.R.F.C." INDICATES DEED RECORDS OF FORT BEND COUNTY
  - 15) "W.L.E." INDICATES WATER LINE EASEMENT
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  - 17) "D.E." INDICATES DRAINAGE EASEMENT
  - 18) "E.S.M.T." INDICATES EASEMENT
  - 19) "S.T.M.S.E." INDICATES STORM SEWER EASEMENT
  - 20) "H.L.P." INDICATES HOUSTON LIGHTING AND POWER
  - 21) "O.P.R.R.P." INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
  - 22) "NO." INDICATES NUMBER
  - 23) "S.F." INDICATES SQUARE FEET
  - 24) "C.F.N." INDICATES CLERK'S FILE NUMBER
  - 25) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT
  - 26) "R." INDICATES RADIUS
  - 27) "L.E." INDICATES LANDSCAPE EASEMENT

# MCHARD ROAD TRACT SEC 1

## BEING 95.564 ACRES OF LAND

OUT OF THE THOMAS HOBERMAKER SURVEY, A-191  
 HOUSTON ETJ, FORT BEND COUNTY, TEXAS

6 RESERVES IN 1 BLOCK.

OWNERS:  
**HIGHTOWER PHASE I OWNER, LLC,**  
 A DELAWARE LIMITED LIABILITY COMPANY  
**HIGHTOWER PHASE II OWNER, LLC,**  
 A DELAWARE LIMITED LIABILITY COMPANY  
 3819 MAPLE AVENUE  
 DALLAS, TX 75219  
 214-661-8000

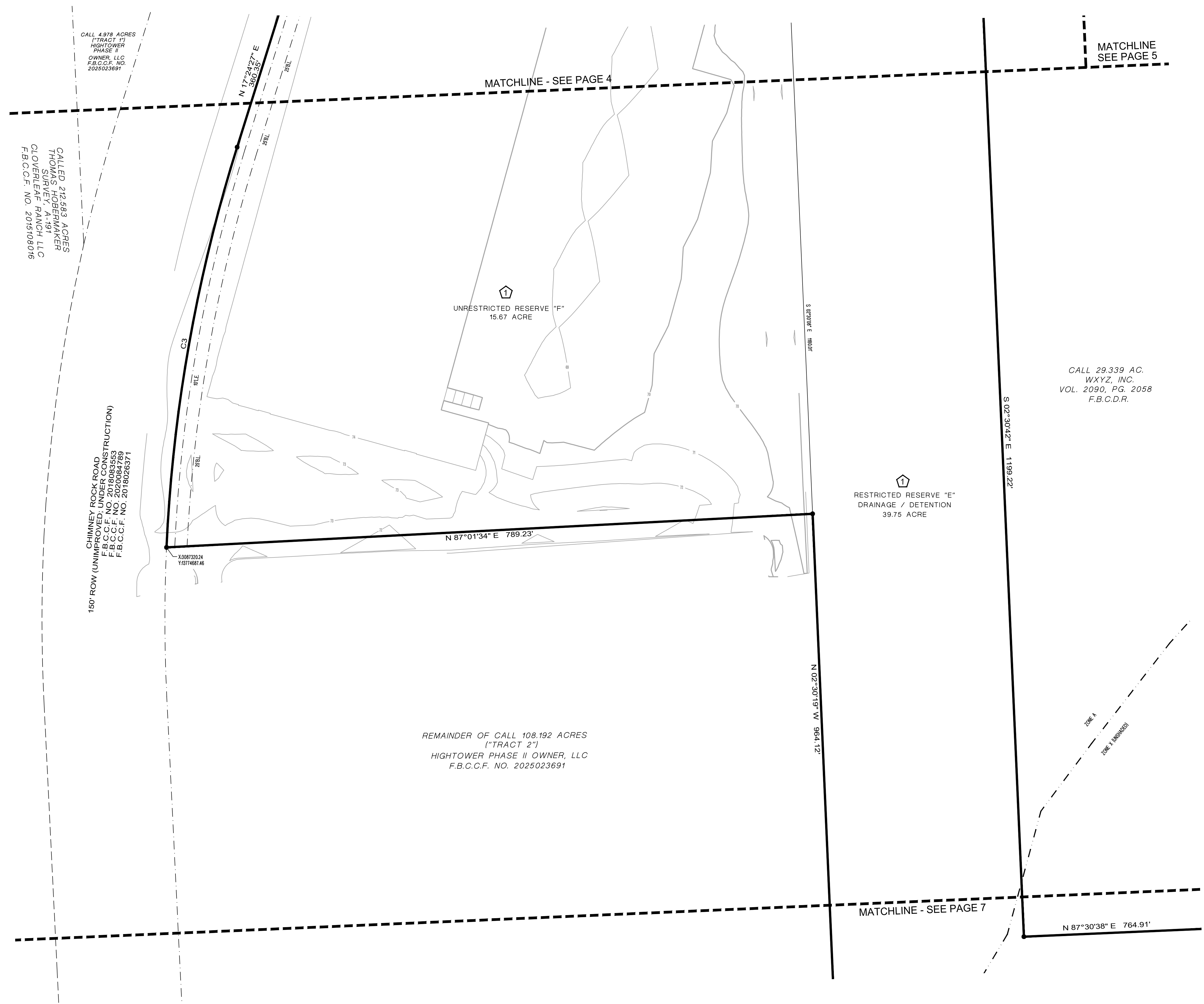
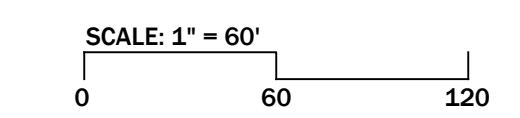
ENGINEER:  
**KIMLEY-HORN AND ASSOCIATES**  
 11700 KATY FREEWAY, SUITE 800  
 HOUSTON, TX 77079  
 (281) 668-7865

SURVEYOR:



**GBI PARTNERS**  
 4724 VISTA ROAD 18P/ELS FIRM #10130300  
 PASADENA, TX 77505 GBSurvey@GBISurvey.com  
 PHONE: 281-499-4539 www.GBISurvey.com

PLANNER:  
**META**  
 PLANNING + DESIGN  
 Meta Planning + Design LLC  
 24285 KATY FREEWAY, SUITE 525  
 KATY, TEXAS 77494 | TEL: 281-810-1422



CALL 4.978 ACRES  
 (TRACT 1)  
 HIGHTOWER  
 PHASE II  
 OWNER, LLC  
 F.B.C.C.F. NO.  
 2025023691

CALL 212.583 ACRES  
 THOMAS HOBERMAKER  
 SURVEY, A-191  
 CLOVERLEAF RANCH, LLC  
 F.B.C.C.F. NO. 2015108016

CHIMNEY ROCK ROAD  
 (UNIMPROVED; UNDER CONSTRUCTION)  
 F.B.C.C.F. NO. 2018083553  
 F.B.C.C.F. NO. 2020084789  
 F.B.C.C.F. NO. 2018026371

REMAINDER OF CALL 108.192 ACRES  
 ("TRACT 2")  
 HIGHTOWER PHASE II OWNER, LLC  
 F.B.C.C.F. NO. 2025023691

CALL 29.339 AC.  
 WXYZ, INC.  
 VOL. 2090, PG. 2058  
 F.B.C.D.R.

RESTRICTED RESERVE "E"  
 DRAINAGE / DETENTION  
 39.75 ACRE

N 02°30'19" W 964.12'

S 02°30'42" E 1199.22'

MATCHLINE - SEE PAGE 7

N 87°30'38" E 764.91'

MATCHLINE  
 SEE PAGE 5

MATCHLINE - SEE PAGE 4

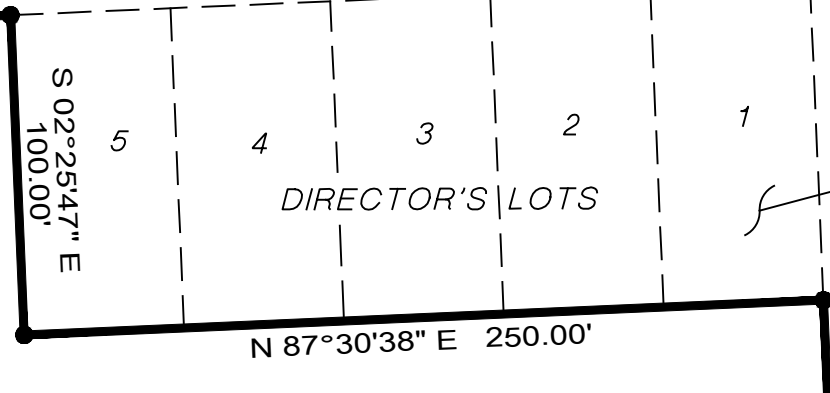
BLOCK 4  
 CALL 20 ACRES  
 JANET CARROLL KNIGHT MUSSELMAN  
 & MARLIN R. MUSSELMAN  
 F.B.C.C.F. NOS. 9460140, 9460141,  
 2002024640 & 2005120696

CALL 29.339 ACRES  
 WXYZ, INC.  
 VOL. 2090, PG. 2058 F.B.C.D.R.

MATCHLINE - SEE PAGE 6

REMAINDER OF CALL 108.192 ACRES  
 ("TRACT 2")  
 HIGHTOWER PHASE II OWNER, LLC  
 F.B.C.C.F. NO. 2025023691

RESTRICTED RESERVE "E"  
 DRAINAGE / DETENTION  
 39.75 ACRE



- ADJOINER DETAILS
- 1 CALL 0.1148 ACRE  
 (FORT BEND COUNTY MUNICIPAL  
 UTILITY DISTRICT NO. 168  
 DIRECTOR'S LOT NO. 1)  
 KYLE PRATER  
 F.B.C.C.F. NO. 2020016412
  - 2 CALL 0.1148 ACRE  
 (FORT BEND COUNTY MUNICIPAL  
 UTILITY DISTRICT NO. 168  
 DIRECTOR'S LOT NO. 2)  
 RYAN SMITH  
 F.B.C.C.F. NO. 2019116180
  - 3 CALL 0.1148 ACRE  
 (FORT BEND COUNTY MUNICIPAL  
 UTILITY DISTRICT NO. 168  
 DIRECTOR'S LOT NO. 3)  
 LIZANDRO CAMPOS  
 F.B.C.C.F. NO. 2019116184
  - 4 CALL 0.1148 ACRE  
 (FORT BEND COUNTY MUNICIPAL  
 UTILITY DISTRICT NO. 168  
 DIRECTOR'S LOT NO. 4)  
 AMELIA JOSEPHINE SWITZ  
 F.B.C.C.F. NO. 2019119515
  - 5 CALL 0.1148 ACRE  
 (FORT BEND COUNTY MUNICIPAL  
 UTILITY DISTRICT NO. 168  
 DIRECTOR'S LOT NO. 5)  
 DAVID HUSID  
 F.B.C.C.F. NO. 2019116186

BLOCK 5  
 CALL 60 ACRES  
 MARLIN R. MUSSELMAN  
 & JANET C. MUSSELMAN  
 F.B.C.C.F. NO. 1999110996

REMAINDER OF CALL 4.942 ACRES  
 ASIEF KARIM & NIOTI R. KARIM  
 F.B.C.C.F. NO. 2015067441

REMAINDER OF CALL 108.192 ACRES  
 ("TRACT 2")  
 HIGHTOWER PHASE II OWNER, LLC  
 F.B.C.C.F. NO. 2025023691

BLOCK 12

# MCHARD ROAD TRACT SEC 1

## BEING 95.564 ACRES OF LAND

OUT OF THE  
 THOMAS HOBERMAKER SURVEY, A-191  
 HOUSTON ETJ, FORT BEND COUNTY, TEXAS

6 RESERVES IN 1 BLOCK.

OWNERS:  
**HIGHTOWER PHASE I OWNER, LLC,**  
 A DELAWARE LIMITED LIABILITY COMPANY  
**HIGHTOWER PHASE II OWNER, LLC,**  
 A DELAWARE LIMITED LIABILITY COMPANY  
 3819 MAPLE AVENUE  
 DALLAS, TX 75219  
 214-661-8000

ENGINEER:  
**KIMLEY-HORN AND ASSOCIATES**  
 11700 KATY FREEWAY, SUITE 800  
 HOUSTON, TX 77079  
 (281) 668-7865

SURVEYOR:



GBI PARTNERS  
 4724 VISTA ROAD 18P/ELS FIRM #10130300  
 PASADENA, TX 77505 GBSurvey@GBISurvey.com  
 PHONE: 281-499-4539 www.GBISurvey.com

PLANNER:  
**META**  
 PLANNING + DESIGN  
 Meta Planning + Design LLC  
 24285 KATY FREEWAY, SUITE 525  
 KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 60'  
 0 60 120

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	11.23	489,179	UNRESTRICTED
B	24.87	1,083,305	UNRESTRICTED
C	0.07	3,065	LIFT STATION
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	95.06	4,140,832	TOTAL

- LEGEND:
- 1) "BL" INDICATES BUILDING LINE
  - 2) "UE" INDICATES UTILITY EASEMENT
  - 3) "AE" INDICATES AERIAL EASEMENT
  - 4) "R.O.W." INDICATES RIGHT-OF-WAY
  - 5) "P.O.B." INDICATES POINT OF BEGINNING
  - 6) "FND" INDICATES FOUND
  - 7) "IP" INDICATES IRON PIPE
  - 8) "IR" INDICATES IRON ROD
  - 9) "VOL" INDICATES VOLUME
  - 10) "PG." INDICATES PAGE
  - 11) "SQ. FT." INDICATES SQUARE FEET
  - 12) "P.R.F.C." INDICATES PUBLIC RECORDS OF FORT BEND COUNTY.
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  - 17) "D.E." INDICATES DRAINAGE EASEMENT.
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  - 19) "STM.S.E." INDICATES STORM SEWER EASEMENT.
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