

October 31, 2025

Mr. Stacy Slawinski  
County Engineer  
Fort Bend County

Re: Pecan Hollow Subdivision  
Vacating Plat  
LJA Job No. 2085-6014

Dear Mr. Slawinski:

LJA Engineering & Surveying, Inc., on behalf of P-R. Partners, respectfully request that the Fort Bend Commissioners Court consider the vacation of Pecan Hollow Subdivision as recorded in File No. 2000015337 of the Official Public Records of Fort Bend County. Property has been sold and TPHTL Hatcher LLC has acquired the 23.934 acres that is Pecan Hollow Subdivision. TPHTL Hatcher LLC is the sole owner of the property.

Please call me at 713.657.6006 if you have further questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'NH', is written over a faint, larger signature that is partially obscured.

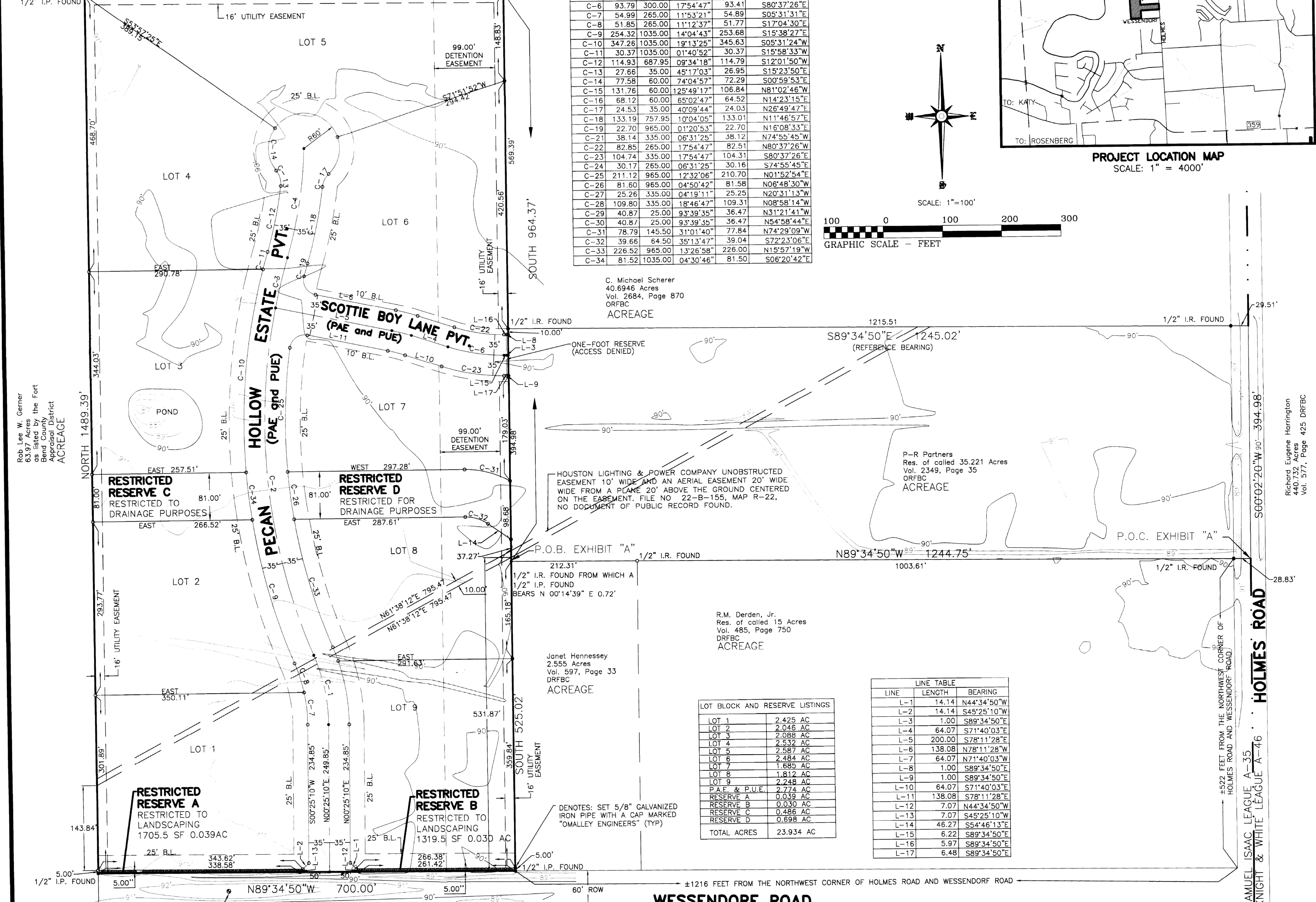
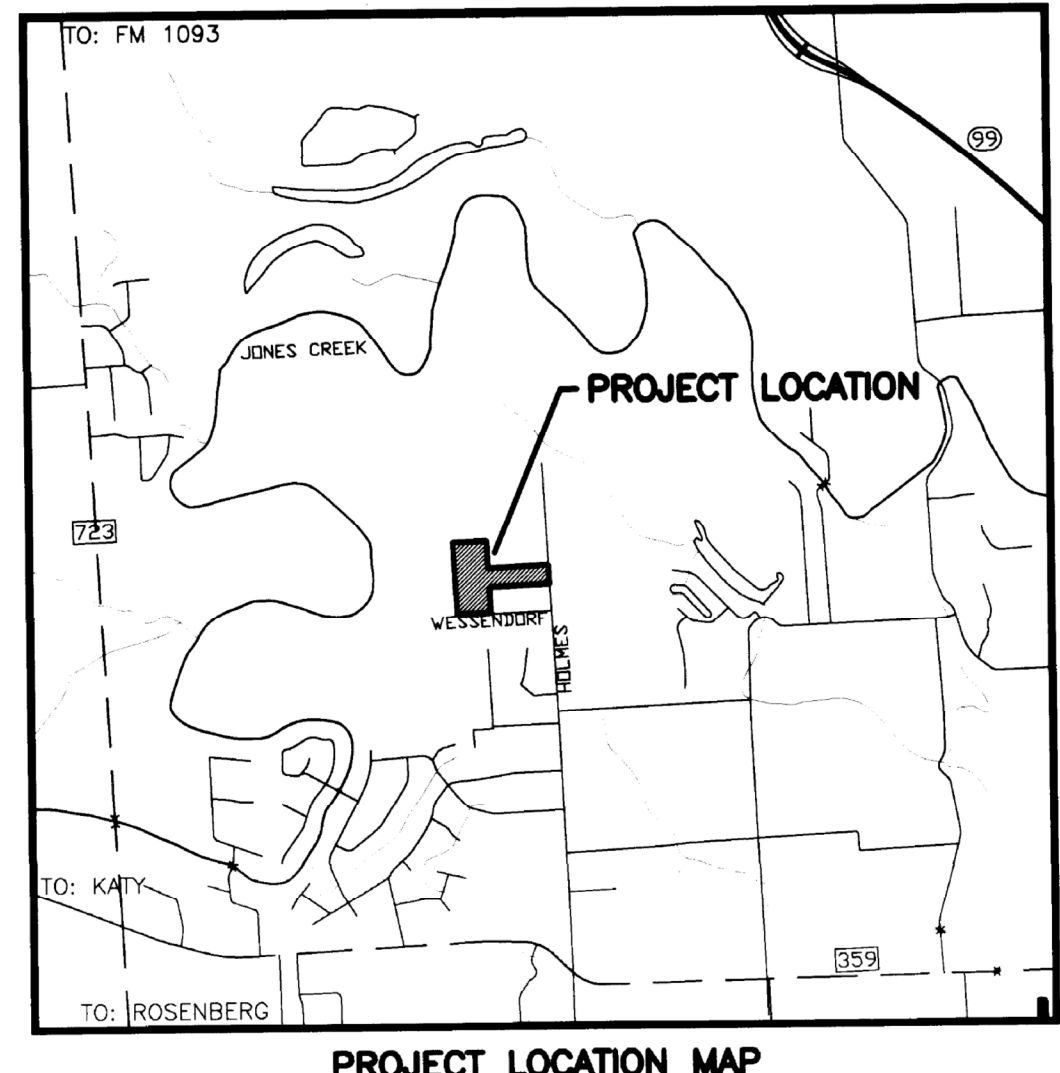
Nicholas Heacock  
Platting Coordinator

NH/ew

Ambrase Gerner Jr.  
243.017 Acres  
Vol. 553, Page 270  
DRFBC  
ACREAGE

C. Michael Scherer  
40.6946 Acres  
Vol. 2684, Page 870  
ORFBC  
ACREAGE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	120.95	300.00	23°05'58"	120.13	N11°07'49"W
C-2	601.95	1000.00	34°28'20"	592.90	N05°26'08"W
C-3	87.40	1000.00	05°00'28"	87.37	N14°18'48"E
C-4	188.38	722.95	14°58'47"	187.85	N09°21'06"E
C-5	34.16	300.00	06°31'25"	34.14	S74°55'45"E
C-6	93.79	300.00	17°54'47"	93.41	S80°37'26"E
C-7	54.99	265.00	11°53'21"	54.89	S05°31'31"E
C-8	51.85	265.00	11°12'37"	51.77	S17°04'30"E
C-9	254.32	1035.00	14°04'43"	253.68	S15°38'27"E
C-10	347.26	1035.00	18°13'25"	345.63	S05°31'24"W
C-11	30.37	1035.00	01°40'52"	30.37	S15°58'33"W
C-12	114.93	687.95	09°34'18"	114.79	S12°01'50"W
C-13	27.66	35.00	45°17'03"	26.95	S15°23'50"E
C-14	77.58	60.00	74°04'57"	72.29	S00°59'53"E
C-15	131.76	60.00	125°49'17"	106.84	N81°02'48"W
C-16	68.12	60.00	85°02'47"	64.52	N14°23'15"E
C-17	24.53	35.00	42°09'44"	24.03	N26°49'47"E
C-18	133.19	257.95	10°04'05"	133.01	N11°46'57"E
C-19	22.70	965.00	01°20'53"	22.70	N16°08'33"E
C-20	38.14	335.00	06°31'25"	38.12	N74°55'45"W
C-21	82.85	265.00	17°54'47"	82.51	N80°37'26"W
C-22	104.74	335.00	17°54'47"	104.31	S80°37'26"E
C-23	30.17	265.00	06°31'25"	30.16	S74°55'45"E
C-24	211.12	965.00	12°32'06"	210.70	N01°52'54"E
C-25	81.60	965.00	04°50'42"	81.58	N06°48'30"W
C-26	25.26	335.00	04°19'11"	25.25	N20°31'13"W
C-27	109.80	335.00	18°46'47"	109.31	N08°58'14"W
C-28	40.87	25.00	93°39'35"	36.47	N31°21'41"W
C-29	40.87	25.00	93°39'35"	36.47	N54°58'44"E
C-30	38.79	145.50	31°01'40"	38.04	N74°29'09"W
C-31	78.79	145.50	31°01'40"	77.84	N74°29'09"W
C-32	39.66	64.50	35°13'47"	39.04	S72°23'06"E
C-33	226.52	965.00	13°26'58"	226.00	N15°57'19"W
C-34	81.52	1035.00	04°30'46"	81.50	S06°20'42"E



C. Michael Scherer  
40.6946 Acres  
Vol. 2684, Page 870  
ORFBC  
ACREAGE

Houston Lighting & Power Company UNOBSTRUCTED  
EASEMENT 10' WIDE AND AN AERIAL EASEMENT 20' WIDE  
WIDE FROM A PILE 20' ABOVE THE GROUND CENTERED  
ON THE EASEMENT, FILE NO. 22-B-155, MAP R-22,  
NO DOCUMENT OF PUBLIC RECORD FOUND.

R.M. Derden, Jr.  
Res. of called 15 Acres  
Vol. 485, Page 750  
DRFBC  
ACREAGE

Janet Hennessey  
2.555 Acres  
Vol. 597, Page 33  
ORFBC  
ACREAGE

LOT	ACRES
LOT 1	2.425 AC
LOT 2	2.045 AC
LOT 3	2.532 AC
LOT 4	2.587 AC
LOT 5	2.484 AC
LOT 6	1.812 AC
LOT 7	2.248 AC
LOT 8	2.248 AC
LOT 9	2.248 AC
RESERVE A	0.039 AC
RESERVE B	0.030 AC
RESERVE C	0.486 AC
RESERVE D	0.698 AC
TOTAL ACRES	23.934 AC

LINE	LENGTH	BEARING
L-1	14.14	N44°34'50"W
L-2	14.14	S45°25'10"W
L-3	1.00	S89°34'50"E
L-4	64.07	S71°40'03"E
L-5	200.00	S78°11'28"E
L-6	138.08	N78°11'28"W
L-7	64.07	N71°40'03"W
L-8	1.00	S89°34'50"E
L-9	1.00	S89°34'50"E
L-10	64.07	S71°40'03"E
L-11	138.08	S78°11'28"E
L-12	7.07	N44°34'50"W
L-13	7.07	S45°25'10"W
L-14	46.27	S54°48'13"E
L-15	6.22	S89°34'50"E
L-16	5.97	S89°34'50"E
L-17	6.48	S89°34'50"E

GENERAL NOTES

- The permanent access easements located within this subdivision are to be open and clear for the purpose of access by the owners, heirs, successors and assigns to the property and also to the public firemen, fire fighting equipment, police and other emergency vehicles of whatever nature at all times.
- All drainage easements within this subdivision shall be restricted to keep such drainage ways and easements clear of fences, buildings, abut adjacent storage tracts, the condition of such dedication being that when the adjacent property is 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 rest in the dedicant, his heirs, assigns, or successors.
- This subdivision contains one or more permanent access easements and/or reserves restricted to landscaping that have not been dedicated to the public or accepted by the City of Houston or any other local governmental agency as public rights-of-way. The City of Houston has no obligation, to maintain or improve any permanent access easement and/or reserve restricted to landscaping within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.
- The TBM shown in Wessendorf Road was used for vertical control on this subdivision design which was established from an U.S.G.S. Benchmark labeled "M-1212", Datum 1929, Elevation 93.56.
- Land use within this subdivision is limited to an average imperviousness of no more than 10 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replot and/or redesign of the system may be necessary.
- The minimum slab elevation shall be 94 feet above Mean Sea Level, or at least 2 feet above natural ground, whichever is higher.
- This rural subdivision employs a natural drainage system that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- The drainage easements and all appurtenances thereof within this subdivision shall be maintained by the homeowner's association.
- This subdivision has a private water system. It is not a public water system, nor has it been constructed with any public funds. It shall not be connected to a public water system.
- This subdivision is not located within the city of Houston, nor any municipal utility district. This is a septic tank system subdivision. Recordation of this plat does not obligate the city of Houston, or any other governmental authority, to provide wastewater treatment capacity and service for this subdivision.

STATE OF TEXAS COUNTY OF FORT BEND

We, John Phillips and Elizabeth Rockwell, being officers of P-R Partners are herein after referred to as owners of the 35.221 acre tract described in the above and foregoing map of Pecan Hollow Subdivision, do hereby make and establish said subdivision and development plat of said property according to all laws, dedications, restrictions and regulations 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, Owners 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 designed 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 purposes 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 designed 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, 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 some 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 permit 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 covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backflow and in no instance have a drainage opening of less than one and three quarters (1 3/4) square feet (18" diameter).

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 purposes 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 approved drainage structure.

FURTHER, owners do hereby covenant and agree that those streets located within the boundaries of the plat specifically noted as private streets or private streets by the owners, heirs, successors and assigns to property located within the boundaries of this plat, and always available for the general use of said owners and to the public firemen, fire fighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private streets or permanent access easements.

The roads and streets in this subdivision are not dedicated to the public and we do hereby dedicate same as easements for the use and benefit of all purchasers or owners of lots fronting thereon or adjacent thereto, which easements shall include rights of ingress, egress, and passage over and along such streets in favor of the public firemen, fire fighting equipment, police, designers, and successors-in-title, to each lot shown hereon, and in favor of the invitees and designees of each successor-in-title to each lot shown hereon, but not in favor of the public. However, P-R Partners does hereby reserve unto itself, its successors and assigns, the right to dedicate the roads and streets in this subdivision to the public and/or grant additional ingress and egress easements thereon without the joinder of any lot owner or other parties. Notwithstanding the fact that the roads and streets in this subdivision are not dedicated to the public, the law enforcement officers of Fort Bend County, Texas, the State of Texas, other official law enforcement bodies, fire department officials and fire protection personnel, vehicles and equipment are hereby expressly given the right to enter upon the roads and streets in the subdivision to enforce all applicable regulations and laws and to protect the safety of the residents and their property.

P-R Partners, its designees, successors and assigns, shall also have the right to use said streets for the installation, maintenance and improvement of water, sanitary and storm sewer lines and other utilities above, in, or under said streets.

Fort Bend County shall have no responsibility for maintenance of streets within the subdivision, unless such streets have been dedicated to the public by the current owner of said streets (without the joinder of any other party) and meet county standards and county maintenance has been requested by the current owner of said streets.

IN TESTIMONY WHEREOF, P-R Partners has caused these presents to be signed by John Phillips, its general partner therein, authorized, attested, attested by Elizabeth Rockwell, this 17th day of February, 2000

P-R Partners  
12207 Clear Fork  
Houston, Texas 77077

By: *John Phillips*  
John Phillips, General Partner

Attested By: *Elizabeth Rockwell*  
Elizabeth Rockwell, Managing Partner

STATE OF TEXAS COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared John Phillips, General Partner Elizabeth Rockwell, Managing Partner 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 17th day of February, 2000  
*Sherry Harper*  
Notary Public in and for Harris County, Texas



I, D. Jesse Hegemier, 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 drainage artery or parent stream or on any other area or subdivision within the watershed.

*D. Jesse Hegemier*  
D. Jesse Hegemier, P.E., Fort Bend County Engineer

Approved by the Commissioners Court of Fort Bend County, Texas, this 29 day of Feb 2000

*Bud O'Shea*  
R.L. "Bud" O'Shea  
President, Fort Bend County Engineer

*Grady Prestage*  
Grady Prestage  
President, Fort Bend County Engineer

*James Patterson*  
James Patterson  
President 4, County Commissioner

*James C. Adolphus*  
James C. Adolphus  
County Judge

I, Dianne Wilson, County Clerk in and for Fort Bend County, Texas, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on Feb 29 2000 at 2:23 P.M. in slide number(s) 1960 of the plat records of said county.

Witness by hand and seal of office, at Richmond, Texas, the day and date last above written.  
*Dianne Wilson*  
Dianne Wilson, County Clerk  
Fort Bend County, Texas

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Pecan Hollow Subdivision 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 17th day of Feb 2000

By: *L.S. Brown*  
L.S. Brown, Vice Chairman

By: *Robert M. Litke*  
Robert M. Litke, Secretary

NOTE: TO THE BEST OF MY KNOWLEDGE THERE ARE NO EXISTING PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PROPOSED SUBDIVISION.

*Richard J. O'Malley*  
Richard J. O'Malley, Registered Professional Engineer No. 24416

I, Richard J. O'Malley, a Professional Engineer registered in the State of Texas do hereby certify that it is my professional opinion 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 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 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 nearest survey corner.

*Robert C. Schmidt*  
Robert C. Schmidt, Registered Professional Land Surveyor No. 4705  
Date 02/07/00

NOTES:  
1. Bearings are based on a segment of the most easterly north line (South 89°34'50" East) of a tract of land said to contain 35.221 acres conveyed to P-R Partners as described in Volume 2349, Page 35, et seq., Official Records of Fort Bend County (O.R.F.B.C.).

2. The surveyor has not abstracted the property. This survey was performed without the benefit of a current abstract of property or title report and would be subject to any conditions, easements, restrictions, additions, or exceptions that a current title opinion might disclose.

3. This survey is valid only if it bears the seal and original signature of the surveyor.

4. See EXHIBIT "A" for metes and bounds description.

5. All set 5/8" iron rods are marked with a cap stamped "O'MALLEY ENGINEERS".

Owner: P-R Partners  
12207 Clear Fork  
Houston, Texas 77077

PLAT OF  
PECAN HOLLOW SUBDIVISION  
Being 23.934 acres of land, located in the Samuel Isaac League, Abstract 35, Fort Bend County, Texas, deed recorded in Volume 2349, Page 35 of the Official Records of Fort Bend County (O.R.F.B.C.)  
9 LOTS AND 4 RESERVES

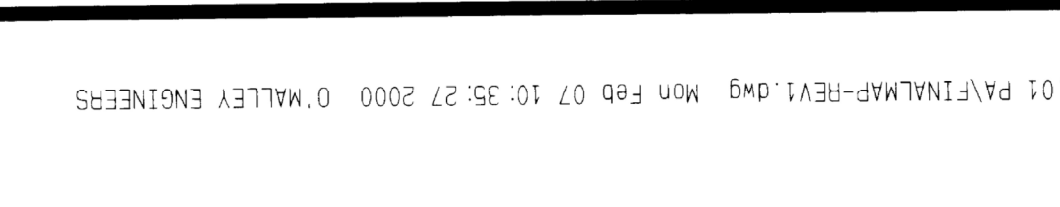


EXHIBIT "B"