

STATE OF TEXAS
COUNTY OF HARRIS

WE, TOWN CENTRE PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH, DAN M. MOODY III, AS MANAGER OF TC BLVD PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF TOWN CENTRE PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND THE COUNTRY PLAYHOUSE, INC., A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND THE COUNTRY PLAYHOUSE, INC., A TEXAS NON-PROFIT CORPORATION, ACTING BY AND THROUGH ITS OFFICER, JOHN PAUL STEVENSON, BOARD PRESIDENT, OWNER OF SAID LIMITED LIABILITY COMPANY, AS OWNERS (WHETHER ONE OR MORE) OF THE 4.648-ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TOWN AND COUNTRY TOWN CENTRE 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 HEREBY 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 FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET (11' 0") 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, 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, PERMANENT 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, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY 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, CREEK, GULLY, RAVINE, DRAW, SLOUGH, OR OTHER NATURAL DRAINAGE COURSE 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, TOWN CENTRE PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAN M. MOODY III, IN THE CAPACITY AS STATED BELOW, THEREUNTO AUTHORIZED.

THIS 6th DAY OF September, 2013.

TOWN CENTRE PARTNERS, LTD.
BY: TC BLVD PARTNERS, LLC
ITS: GENERAL PARTNER

BY: [Signature]
DAN M. MOODY III, MANAGER

IN TESTIMONY WHEREOF, TC BLVD PARTNERS II, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAN M. MOODY III, IN THE CAPACITY AS STATED BELOW, THEREUNTO AUTHORIZED.

THIS 6th DAY OF September, 2013.

TC BLVD PARTNERS II, LLC

BY: [Signature]
DAN M. MOODY III, MANAGER

IN TESTIMONY WHEREOF, THE COUNTRY PLAYHOUSE, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN PAUL STEVENSON, ITS PRESIDENT, THEREUNTO AUTHORIZED.

THIS 10th DAY OF September, 2013.

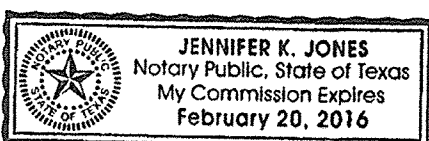
THE COUNTRY PLAYHOUSE, INC.

BY: [Signature]
JOHN PAUL STEVENSON, BOARD PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAN M. MOODY III, AS MANAGER OF TC BLVD PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF TOWN CENTRE PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP ON BEHALF OF SAID LIMITED LIABILITY COMPANY, TC BLVD PARTNERS II, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY 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 STATED, AND AS THE ACT AND DEED OF SAID GENERAL PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 6 DAY OF September, 2013.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
COUNTY OF HARRIS

MY COMMISSION EXPIRES: 2-20-16

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN PAUL STEVENSON, BOARD PRESIDENT, 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 STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10 DAY OF September, 2013.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
COUNTY OF HARRIS

MY COMMISSION EXPIRES: 2-20-16

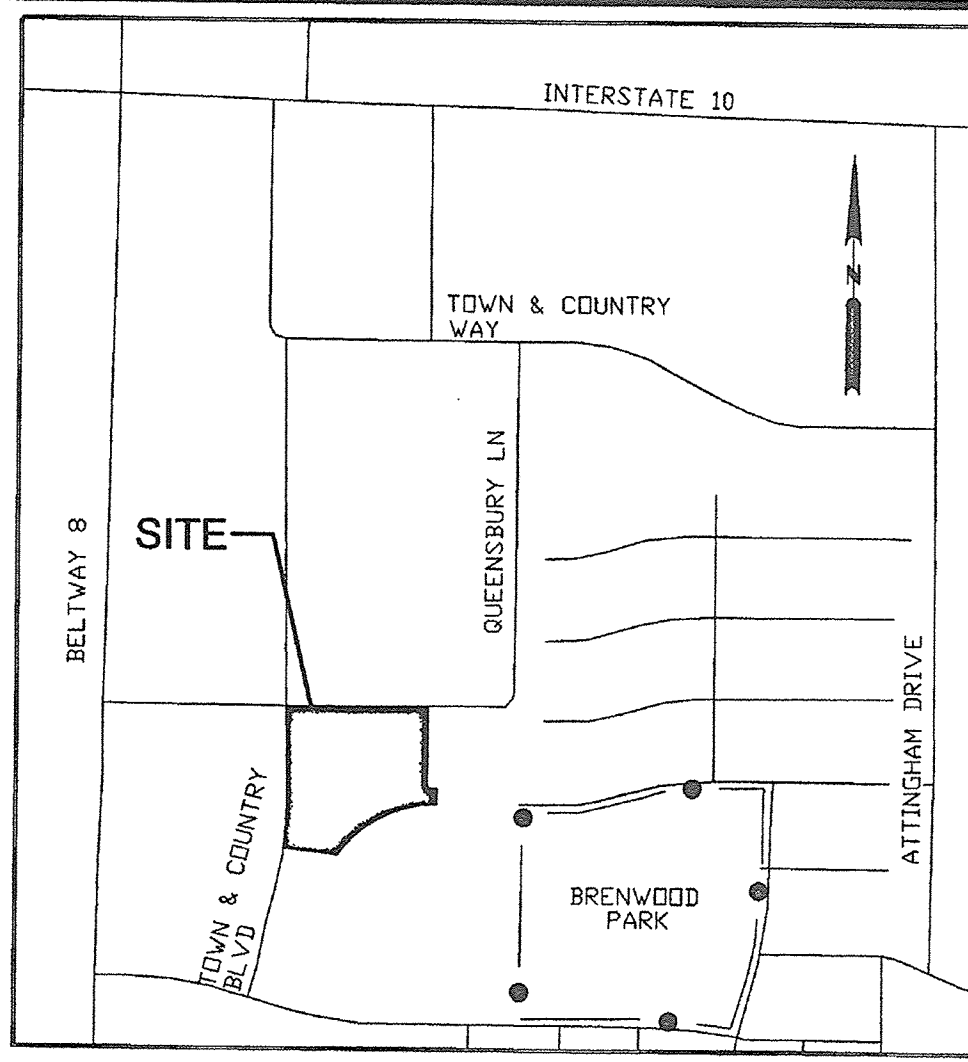
RECORDERS MEMORANDUM
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

FILED
9/24/2013 1:45 PM
Stan Stanart
COUNTY CLERK
20130490418
9/24/2013 11:01 AM \$60.00

UNRESTRICTED RESERVE "A"
CITYCENTRE, SECTION 1
F.C. NO. 600184
H.C.M.R.

QUEENSBURY LANE
(60' R.O.W.)
(H.C.C.F. Nos. C439351, C703140,
H923047, G691382, H.C.D.R.)

SCALE IN FEET
0 60 120
1 INCH = 60 FEET
KEY MAP No. 4958-C



CALLLED 2.137-ACRES
MEMORIAL CREME DE LA
CREME INCORPORATED
H.C.C.F. No. R620138
F.C. No. 504-87-2186
O.P.R.R.P.H.C.

- NOTES:
1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COINTEGRATED SCALE: 0.999895457.
 2. BASIS OF BEARINGS BEING THE TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE No. 4204).
 3. D.E. INDICATES DRAINAGE EASEMENT.
 4. B.L. INDICATES BUILDING LINE.
 5. U.E. INDICATES UTILITY DISTRICT.
 6. S.M.S.E. INDICATES STORM SEWER EASEMENT.
 7. S.S.E. INDICATES SANITARY SEWER EASEMENT.
 8. W.L.E. INDICATES WATERLINE EASEMENT.
 9. A.E. INDICATES AERIAL EASEMENT.
 10. H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
 11. O.P.R.R.P.H.C. INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.
 12. THIS TRACT IS SHOWN TO BE WITHIN FLOOD ZONE X ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No. 48201C0645 L, DATED 06-18-2007.
 14. 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 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.
 15. THE BUILDING FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENROUCH INTO ANY VISIBILITY TRIANGLE. THIS IS TO ASSURE ADEQUATE VISIBILITY SIGHT LINES FOR VEHICULAR TRAFFIC APPROACHING INTO THE INTERSECTION.

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

FILM CODE 658037

TOWN AND COUNTRY TOWN
CENTRE

THIS IS PAGE 1 OF 2 PAGES

SCANNER Context IQ4400
KEY MAP

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF TOWN AND COUNTRY TOWN CENTRE 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 September, 2013.

BY: [Signature]
MARK A. KILKENNY, CHAIR OR
M. SONNY GARZA, VICE-CHAIRMAN

BY: [Signature]
MARLENE L. GAFRICK
SECRETARY

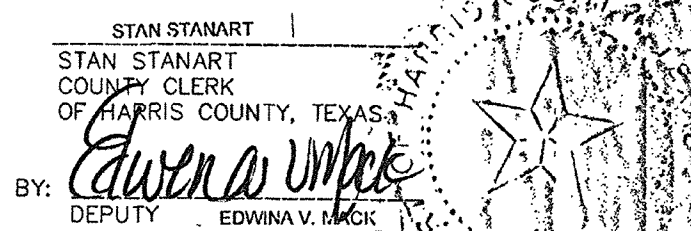


I, STAN STANART, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON SEP 24, 2013, AT 1:45 O'CLOCK P.M., AND DULY RECORDED ON SEP 24, 2013, AT 2:35 O'CLOCK P.M., AND AT FILM CODE NUMBER 658037 OF 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.

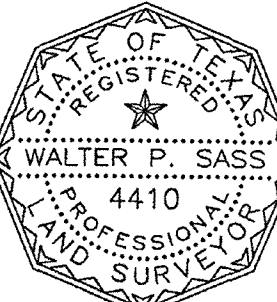
This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording.

ANY PROVISIONS HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW.



STAN STANART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS
BY: [Signature]
DEPUTY EDWINA V. JACK

I, WALTER P. SASS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT: WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON 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; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.



WALTER P. SASS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4410

OWNERS:

TOWN CENTRE PARTNERS LTD,
a Texas Limited Partnership.
3003 W. Alabama
Houston, Texas, 77098

TC BLVD PARTNERS II, LLC
a Texas Limited Liability Company
3003 W. Alabama
Houston, Texas, 77098

THE COUNTRY PLAYHOUSE, INC.
12802 Queensbury Lane
Houston, Texas 77024

SURVEYOR:

WEISSER
Engineering Co.

19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300

TOWN AND COUNTRY
TOWN CENTRE

A SUBDIVISION OF 4.648 (202,456 SQ. FT.) ACRES TRACT, BEING A REPLAT OF TOWN AND COUNTRY VILLAGE AS RECORDED IN CLERK'S FILE NO. 656288 OF THE PLAT RECORDS OF HARRIS COUNTY, SITUATED IN THE GEORGE BELLOWES SURVEY, A-3, HARRIS COUNTY, TEXAS

1 BLOCK 4 RESERVE

REASON FOR REPLAT: TO CREATE 4 RESERVES

SCALE IN FEET
0 60 120
SCALE: 1" = 60'

SEPTEMBER 2013

JOB No.: DG454