

STATE OF TEXAS
COUNTY OF HARRIS

We, SMB Investments, Ltd. and Pinemont Investments, Ltd., acting by and through Elmo Craig Calmes, President of EEC Interests, L.L.C., the sole General Partner of SMB Investments, Ltd. and Pinemont Investments, Ltd., hereinafter referred to as the owners of the 2.7534 acre tract described in the above and foregoing map of BINGLE AT PINEMONT COMMERCIAL RESERVE, SEC. 1, do hereby make and establish said subdivision and development plan of said property for and on behalf of said SMB Investments, Ltd. and Pinemont Investments, Ltd. according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public for public utility purposes forever unobstructed aerial easements, or 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 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 all 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 shall be 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, ditch, gully, creek or natural drainage way is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations 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 this plat does not attempt to alter, amend, or remove any covenants or restrictions, we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, SMB Investments, Ltd. acting by and through EEC Interests, L.L.C., its sole General Partner, has caused these presents to be signed by Elmo Craig Calmes, President thereunto authorized, this the 11 day of July, 2007.

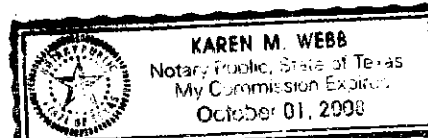
SMB Investment, Ltd.
By: EEC Interests, L.L.C.

By: Elmo Craig Calmes
Elmo Craig Calmes
President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Elmo Craig Calmes, President of EEC Interests, L.L.C., the sole General Partner of SMB Investments, Ltd., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 11 day of July, 2007.



Karen M. Webb
Notary Public in and for the
State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Elmo Craig Calmes, President of EEC Interests, L.L.C., the sole General Partner of Pinemont Investments, Ltd., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 11 day of July, 2007.



Karen M. Webb
Notary Public in and for the
State of Texas

My Commission Expires:

FILED

2007 AUG -1 AM 9:53

Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

20070467962
08/01/2007 RP3 160.00

ROS SLYN ADDITION
VOL. 3, PG. 7, H.C.M.R.

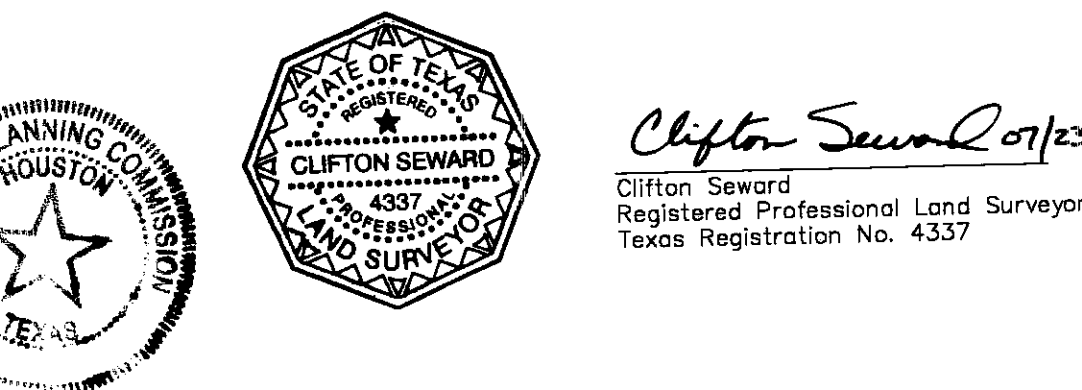
JOHN C. WERNER
H.C.C.F. NO. K-529310

BINGLE ROAD (100' R.O.W.)
C.O.L. ORD. 88-540
H.C.C.F. NO. K-028960

ABBREVIATIONS

FND - FOUND
H.C.C.F. - HARRIS COUNTY CLERK FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
VOL. - VOLUME
B.L. - BUILDING LINE
W.L.E. - WATER LINE EASEMENT

I, Clifton Seward, am registered under the laws of the State of Texas to practice land surveying and hereby certify that the subdivision is true and correct; the profession of surveying and land surveying is true and correct; the map 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 not less than three (3) feet, unless otherwise noted, and that the plat boundary corners have been tied to the Texas State Plane Coordinate System.



This is to certify that the Houston Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of BINGLE AT PINEMONT COMMERCIAL RESERVE, SEC. 1 in accordance with the laws of the State of Texas and the ordinances of the City of Houston and authorized the recording of this plat this the 31 day of July, 2007.

By: Carol A. Lewis, Ph.D.
Chair
Mark A. Kilgenny
Vice Chairman

By: Marlene L. Gafick
Secretary

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.

RESTRICTED RESERVE 'A'
0.9378 AC. / 40,840 SQ. FT.
(RESTRICTED TO COMMERCIAL USES)

RESTRICTED RESERVE 'B'
1.8158 AC. / 79,087 SQ. FT.
(RESTRICTED TO COMMERCIAL USES)

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

614137
FILM CODE

BINGLE AT PINEMONT COMMERCIAL
RESERVE, SEC. 1

THIS IS PAGE 1 OF 2 PAGES

SCANNER KM-4850w
KEY MAP

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°58'52" W	37.32'
L2	S 87°41'08" W	50.00'
L3	S 01°58'52" E	20.20'

GENERAL NOTES

- Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
- All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor 1.000008389.
- Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established in accordance 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.
- This plat requires compliance with landscaping requirements prior to the occupancy of structures as mandated in "Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure."
- Restricted Reserve "A" is hereby denied access to Lockfield Street, A.K.A. Paper Street.
- The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection.

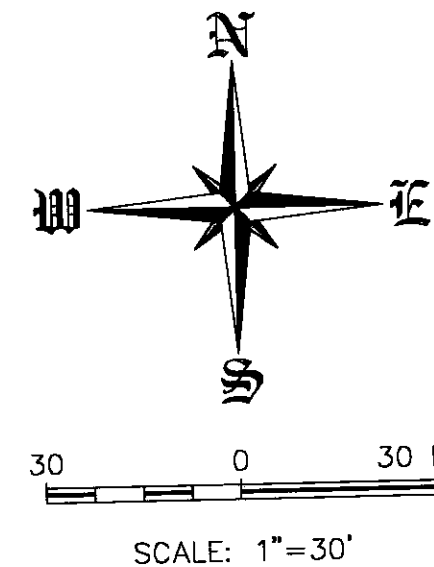
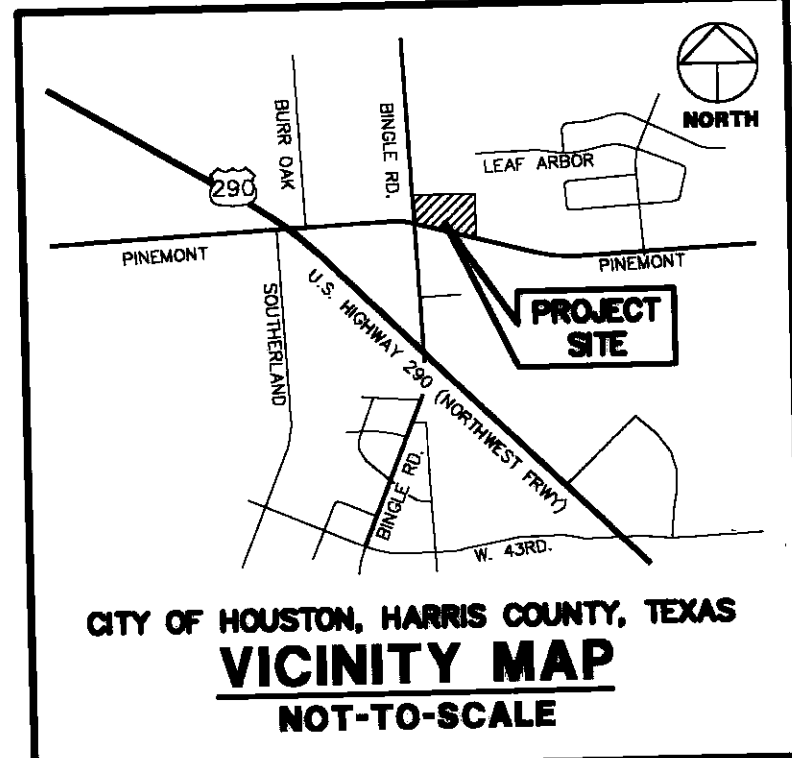
Surveyor



CIVIL-SURV
LAND SURVEYING, L.C.

4710 BELLARE BOULEVARD, SUITE #250
BELLARE, TEXAS 77401

OFFICE: (713) 838-8181
Email: civilsur@webb.net FAX: (713) 838-8822



BLOCK 41
ROS SLYN ADDITION
VOL. 3, PG. 7, H.C.M.R.

FND CAPPED 5/8" IR
X=3082054.62 (GRID)
Y=13870387.97 (GRID)

ACCESS DENIED
(SEE NOTE 5)

LOCKFIELD STREET (50' R.O.W.)
(A.K.A. PAPER STREET)

ACCESS DENIED
(SEE NOTE 4)

FND CAPPED 5/8" IR
X=1387007.118 (GRID)
Y=3082065.56 (GRID)

15' x 15' VISIBILITY
TRIANGLE (SEE NOTE 6)

BINGLE AT PINEMONT COMMERCIAL RESERVE, SEC. 1

2.7534 ACRES OR 119,937 SQUARE FEET OF LAND
BEING A PARTIAL REPLAT OF LOTS 25-46, BLOCK 42
OF ROSSLYN ADDITION, VOL. 3, PG. 7, H.C.M.R.

SITUATED IN THE
JOSEPH BAYS SURVEY, ABSTRACT NO. 127
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

1 BLOCK 2 RESERVES
JULY, 2007

REASON FOR REPLAT:
TO COMBINE LOTS 25-46 AND A PORTION OF LOT 46, BLOCK 42
INTO TWO RESTRICTED COMMERCIAL RESERVES

Owner / Developer
SMB Investments, Ltd.
6712 Root Road
Houston, TX 77389
(281) 655-8494

Owner / Developer
Pinemont Investments, Ltd.
6712 Root Road
Houston, TX 77389
(281) 655-8494



Paul Bettencourt
Harris County Tax Assessor - Collector

No. 333286
February 26, 2007

Tax Certificate

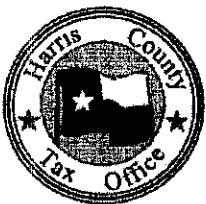
Account 030-183-042-0014
PINEMONT INVESTMENTS LTD
LTS 33 THRU 38 BLK 42
ROSSLYN
|
.4304 AC

I hereby certify that the tax records of Harris County show taxes paid through 2006 on the above referenced account. An exception to this would be when there is a change in land use or a change in exemption status during the year. This certificate does not cover exceptions.

FEE \$10.00

Paul Bettencourt

By *Mary Hernandez*



Paul Bettencourt
Harris County Tax Assessor - Collector

No. 333285
February 26, 2007

Tax Certificate

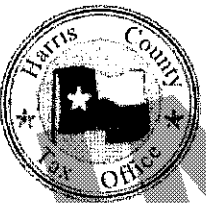
Account 030-183-042-0039
SMB INVESTMENTS LTD
LTS 39 THRU 45 & TR 46A BLK 42
ROSSLYN
|
.5452 AC

I hereby certify that the tax records of Harris County show taxes paid through 2006 on the above referenced account. An exception to this would be when there is a change in land use or a change in exemption status during the year. This certificate does not cover exceptions.

FEE \$10.00

Paul Bettencourt

By *Mary Hernandez*



Paul Bettencourt
Harris County Tax Assessor - Collector

No. 333488
March 6, 2007

Tax Certificate

Account 030-185-045-0001
SMB INVESTMENTS LTD
LT 1 BLK 45
ROSSLYN
|
.0334 AC

I hereby certify that the tax records of Harris County show taxes paid through 2006 on the above referenced account. An exception to this would be when there is a change in land use or a change in exemption status during the year. This certificate does not cover exceptions.

FEE \$10.00

Paul Bettencourt

By *Monne Punsley*

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

614138
FILM CODE

BINGLE AT PINEMONT COMMERCIAL
RESERVE, SEC. 1

THIS IS PAGE 2 OF 2 PAGES

SCANNER KM-4850w

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