



**H.C.S.L. SEC. 1 ABSTRACT-332**  
 STATE OF TEXAS  
 COUNTY OF HARRIS

We, BFLJI, LLC, acting by and through JON METCALF, OWNER and LANCE GUNDERSON, OWNERS, being officers of BFLJI, LLC, owners hereinafter referred to as Owners of the 35.243 acre parcel described in the above and foregoing map of BOUNTIFUL PRAIRIE, do hereby make and establish said subdivision and development plan of said property according to 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, paths, water courses, drain easements, and public places shown thereon for the purpose and considerations therein expressed, and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the lots to be so dedicated.

FURTHER, Owners hereby dedicate 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 seven feet (7') for ten feet (10') perimeter ground easements or seven feet (7') for fourteen feet (14') perimeter ground easements or five feet (5') for sixteen feet (16') perimeter ground easements from a plane sixteen (16') above ground level upward, located adjacent to and within said public utility easements that are easements that are designated with aerial easements (A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet (21') in width.

FURTHER, Owners do hereby dedicate 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') for ten feet (10') back-to-back ground easements, or eight feet (8') for fourteen feet (14') back-to-back ground easements or seven feet (7') for sixteen feet (16') back-to-back ground easements, from a plane sixteen (16') above ground level upward, located adjacent to and within said public utility easements that are designated with aerial easements (A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30') in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for such use under the terms and conditions of such restrictions filed separately.

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 public or private street, permanent access easement, road or alley or 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 bays, creeks, gulches, ravines, draws, sloughs, or other natural drainage courses located in said plot, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement and all 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 shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such existing property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore in file with the Harris County Engineer and approved by the Commissioner, Court of Harris County.

FURTHER, Owners hereby certify that this replat 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 more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the BFLJI, LLC has caused these presents to be signed by JON METCALF, OWNER, thereunto authorized, attested by LANCE GUNDERSON, OWNER, (or authorized trust officer), this 11 day of April, 2017.

BFLJI, LLC  
 JON METCALF, OWNER  
 LANCE GUNDERSON, OWNER

STATE OF TEXAS  
 COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared JON METCALF, OWNER, and LANCE GUNDERSON, OWNER, 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 parties.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11 day of April, 2017.

Notary Public in and for the State of Texas  
 Print name: Sara Amanda Amualda  
 My Commission expires: 06-07-2020

I, DAVID E. KING, SR., am authorized (or 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of permanent nature) 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 plot boundary corners have been tied to the Texas Coordinate System of 1983.

DAVID E. KING, SR.  
 Registered Professional Land Surveyor  
 Texas Registration No. 4503

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of Bountiful Prairie, on this day of May, 2017.

Marko S. Soria  
 Marko S. Soria, Chairman  
 Patrick Walsh, P.E., Secretary

I, John R. Blount, County Engineer of Harris County, hereby certify that the plot of this subdivision complies with all the existing rules and regulations of this office as promulgated by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and adopted drainage requirements.

John R. Blount, P.E.  
 County Engineer

I, Stan Starnot, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on August 22, 2017 by an order entered into the minutes of the court.

Stan Starnot  
 County Clerk of Harris County, Texas

on this day of 11th of April, 2017, at Houston, the day and date last above written.

Stan Starnot  
 County Clerk of Harris County, Texas

BY: Johnnie Schuch  
 Deputy

BY: Edwallyn Mack  
 Deputy

ALL PROCEEDINGS HEREIN SUBJECT TO THE RULES AND REGULATIONS OF THE PUBLIC UTILITY COMMISSION OF THE STATE OF TEXAS, AND TO THE RULES AND REGULATIONS OF THE PUBLIC UTILITY COMMISSION OF THE STATE OF TEXAS, AND TO THE RULES AND REGULATIONS OF THE PUBLIC UTILITY COMMISSION OF THE STATE OF TEXAS, AND TO THE RULES AND REGULATIONS OF THE PUBLIC UTILITY COMMISSION OF THE STATE OF TEXAS.

**BOUNTIFUL PRAIRIE**  
 A SUBDIVISION OF  
 35.243 ACRES (1,595,181.00 SQUARE FEET)  
 BEING ALSO A PARTIAL REPLAT OF HARRIS COUNTY  
 SCHOOL LAND FOUR LEAGUES VOL 17 PG 222 D.R.H.C.

LOCATED IN  
**HARRIS COUNTY SCHOOL LAND SECTION 3**  
**BLOCK 1, LOT 1, A-332**  
**HARRIS COUNTY, TEXAS**  
**8 LOTS, AND 1 BLOCK**  
**AUGUST 2017**

REASON FOR REPLAT IS TO CREATE  
**8 RESIDENTIAL LOTS**

1 INCH = 100 FEET

**SURVEYOR:**  
 DAVID E. KING, SR.  
 315 WEST STREET 5C  
 SPRING, TX 77388  
 OFFICE: 281-360-8003  
 FIRM NUMBER: 10152100

**OWNER:**  
 BFLJI, LLC  
 14003 GREENWOOD MANOR  
 CYPRESS, TEXAS 77429

**KISS**  
 KING'S LAND SURVEYING  
 SOLUTIONS, LLC  
 Professional Land Surveyors  
 315 WEST STREET, 5C SPRING, TX 77388 (281)360-8003

TAX CERTIFICATE



ANN HARRIS BENNETT  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR  
1001 PRESTON, SUITE 100  
HOUSTON, TEXAS 77002

Parcel No:  
1400 GREENWOOD MANOR DR  
CYPRESS, TX 77429-7043

Legal Description:  
TR 1A  
ABST 332 HARRIS CO SCH LIDS 3

Parcel Address: 2170 BINFORD RD  
Legal Acres: 35.2430

Account Number: **042-239-000-0041**  
Certificate No: 1266012  
Certificate Fee: \$10.00

Print Date: 05/19/2017  
Paid Date:  
Issue Date: 05/19/2017  
Operative ID: NCRJLZ

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 31.06 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2016. ALL TAXES ARE PAID IN FULL.

2016 Value:	426,003
2016 Levy:	534.18
2016 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I - Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (C) No: *[Signature]*  
Issued By:  
ANN HARRIS BENNETT  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

Child account 042-239-000-0114 is a new account for tax year 2017. This account has not been certified or calculated. All taxes are paid in full on the above parent account.

TAX CERTIFICATE NO 93050  
WALLER ISD, SCHOOL DIST.  
1314 Pop Street  
Waller, Texas 77484  
(936) 931-3695

ACCOUNT NUMBER: 033200-013-000-100  
PROPERTY OWNER: BFLJI LLC  
TR 1A  
1400 GREENWOOD MANOR DR  
CYPRESS, TX 77429-7043

YEAR	ENTITY	BASE TAX	P & I	COLLECTION FEE	TOTAL
2016	WALLER ISD				
TOTAL AMOUNT DUE IF PAID DURING THE MONTH OF MAY 2017					
TOTAL TAXES PAID FOR YEAR 2016					
TOTAL AMOUNT DUE IF PAID DURING THE MONTH OF MAY 2017					

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2016 RECEIPT FOR UNPAID TAXES LISTED ABOVE. PLEASE NOTE: AS OF THIS DATE, THE 2017 YEAR WALLER ISD TAXES HAVE NOT BEEN ASSESSED. THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE. SECTION 31.05 OF THE TEXAS PROPERTY TAX CODE IS APPLICABLE TO THIS PROPERTY TAX CODE. PAYMENT TO \$1.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX CERTIFICATES.

Fee Paid: \$10.00  
Waller ISD Tax Office  
*[Signature]*  
WALLER ISD TAX OFFICE

WALLER ISD TAX OFFICE  
1918 KEY STREET  
WALLER, TX 77484-8400  
(936) 931-3695 FAX #: (936) 931-4080

07/17/2017  
BFLJI LLC  
1400 GREENWOOD MANOR DR  
CYPRESS, TX 77429

RE ACCOUNT # 0422390000041

The 2016 tax record received from Harris County District for the above mentioned account is as follows:

BFLJI LLC  
14003 Greenwood Manor Dr.  
Cypress, TX 77429  
35.2430 acres TRIA ABST 332 HARRIS CO. SCH LIDS 3

PLEASE NOTE: **THERE HAVE BEEN NO CHANGES RECEIVED FOR THIS ACCOUNT FOR THE 2016 TAX YEAR AND THE 2017 TAXES HAVE NOT BEEN ASSESSED, BILLED OR PAID, AS OF THIS DATE: 07/17/2017.**

Should you have questions, please don't hesitate to contact our office at 936-931-3695

Regards,  
*[Signature]*  
Brenda Bunnick  
Deputy Tax Assessor/Collector



Map Records of County Clerk  
Account # 042-239-000-0041  
Property No: 01111111111111111111  
Certificate No: 1266012  
Issue Date: 05/19/2017  
Operative ID: NCRJLZ  
Parcel Address: 2170 BINFORD RD  
Legal Acres: 35.2430  
County: Harris  
City: Cypress  
State: TX  
Zip: 77429  
Assessor: ANN HARRIS BENNETT  
Date: 05/19/2017  
Page: 1 of 2

Map Records of County Clerk  
Account # 042-239-000-0041  
Property No: 01111111111111111111  
Certificate No: 1266012  
Issue Date: 05/19/2017  
Operative ID: NCRJLZ  
Parcel Address: 2170 BINFORD RD  
Legal Acres: 35.2430  
County: Harris  
City: Cypress  
State: TX  
Zip: 77429  
Assessor: ANN HARRIS BENNETT  
Date: 05/19/2017  
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OFFICE OF  
STAN STAMART  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
FILM CODE 682790  
BOUNTIFUL PRAIRIE  
THIS IS PAGE 2 OF 2 PAGES  
SCANNER Context IQ4400