

RP-2020-181226

4/29/2020 HCCPRP1 160.00

FILED

4/29/2020 4:24 PM

COUNTY CLERK

STATE OF TEXAS
COUNTY OF HARRIS

WE, KB HOME LONE STAR INC., A TEXAS CORPORATION, ACTING BY AND THROUGH MARK EUBANKS, VICE PRESIDENT OF FINANCE AND RYAN HAWKINS, SENIOR LAND DEVELOPMENT MANAGER, BEING OFFICERS OF KB HOME LONE STAR INC., A TEXAS CORPORATION, OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 38.962 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF KATY MANOR SOUTH SEC 1, 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 AND 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 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 (I.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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") 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 SAME 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 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' 0") 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 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 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.

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 ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

IN TESTIMONY WHEREOF, THE KB HOME LONE STAR INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARK EUBANKS, VICE PRESIDENT OF FINANCE, THEREUNTO AUTHORIZED, ATTESTED BY ITS SENIOR LAND DEVELOPMENT MANAGER, RYAN HAWKINS, THIS 3rd DAY OF MARCH, 2020.

KB HOME LONE STAR INC.,
A TEXAS CORPORATIONBY: Mark Eubanks
MARK EUBANKS, VICE PRESIDENT OF FINANCEATTEST: Ryan Hawkins
RYAN HAWKINS
SENIOR LAND DEVELOPMENT MANAGERSTATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK EUBANKS, VICE PRESIDENT OF FINANCE OF KB HOME LONE STAR INC., A TEXAS CORPORATION, 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.

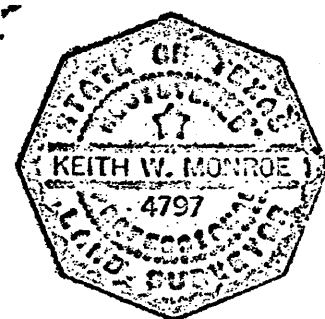
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF MARCH, 2020.Erica Knight
NOTARY PUBLIC IN AND FOR THE STATE OF TEXASPRINT NAME: Erica KnightMY COMMISSION EXPIRES: 12/13/2021STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN HAWKINS, SENIOR LAND DEVELOPMENT MANAGER OF KB HOME LONE STAR INC., A TEXAS CORPORATION, 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 3rd DAY OF MARCH, 2020.Erica Knight
NOTARY PUBLIC IN AND FOR THE STATE OF TEXASPRINT NAME: Erica KnightMY COMMISSION EXPIRES: 12/13/2021

I, KEITH W. MONROE, 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 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 A 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 PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

Keith W. Monroe
KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF KATY MANOR SOUTH 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 18 DAY OF MARCH, 2020.

BY: Martha L. Stein
MARTHA L. STEIN, CHAIR
OR M. SONNY GARZA, VICE-CHAIR

BY: Josd
MARGARET WALLACE BROWN, AICP, CNU-A SECRETARY



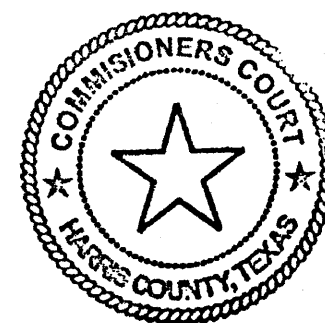
I, JOHN R. BLOUNT, COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS' COURT AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW AS AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENTS.

John R. Blount
JOHN R. BLOUNT, P.E., LEED AP
COUNTY ENGINEER

I, DIANE TRAUTMAN, 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 April 28, 2020 BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: India Lopez
DEPUTY

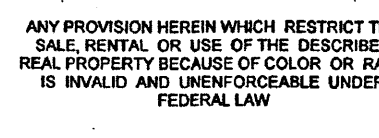


I, DIANE TRAUTMAN, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON April 28, 2020, AT 4:24 O'CLOCK P.M., AND DULY RECORDED ON April 30, 2020, AT 12:11 O'CLOCK P.M., AND AT FILM CODE NO. 691306 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

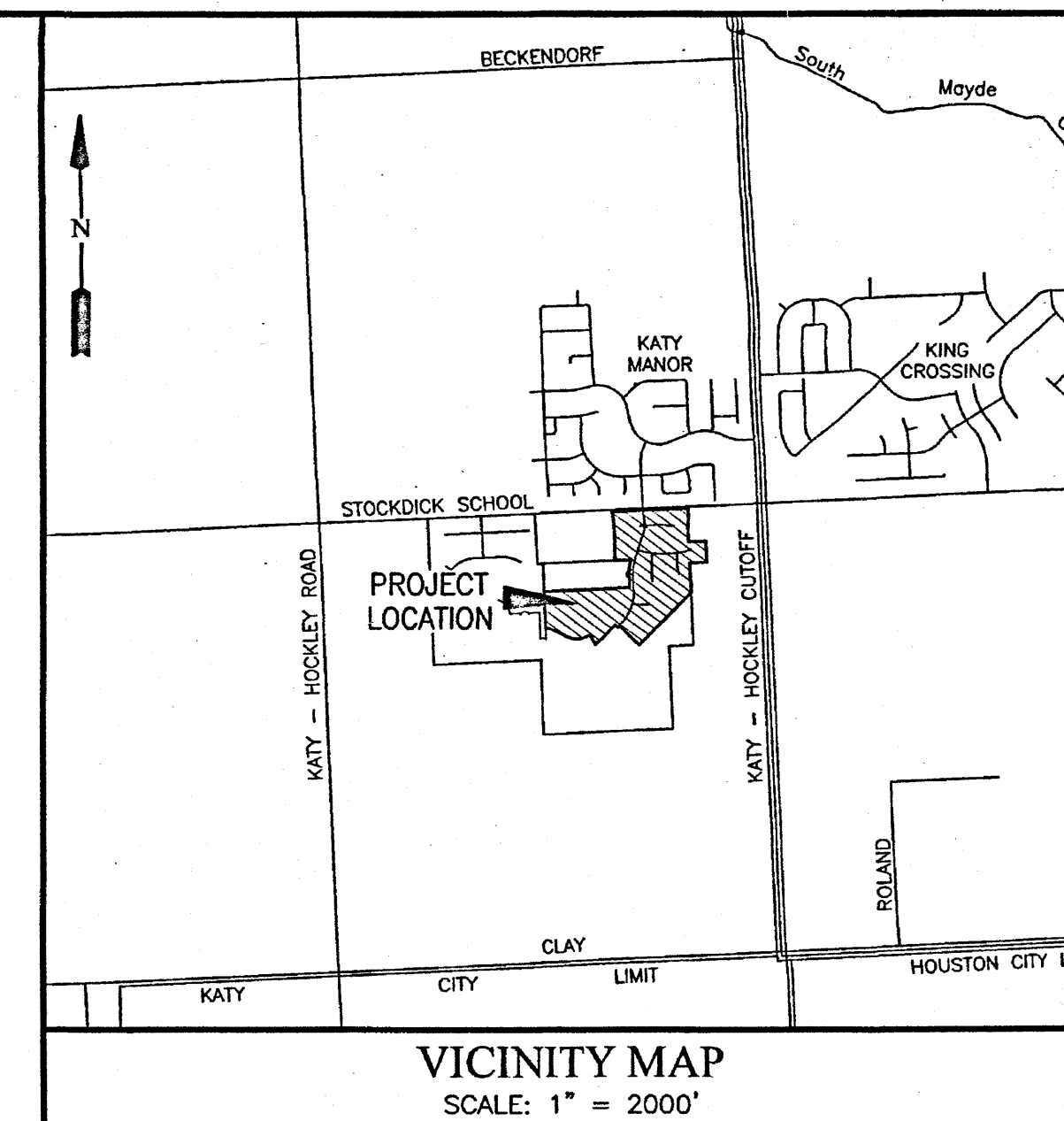
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: Christina Orona
DEPUTY
CHRISTINA ORONA



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.



KEY MAP NO. 444C & D

OFFICE OF
DIANE TRAUTMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

FILM CODE 691306

KATY MANOR SOUTH SEC 1

THIS IS PAGE 1 OF 4 PAGES

SCANNER Context IQ4400
KEY MAP

KATY MANOR SOUTH SEC 1

A SUBDIVISION OF 38.962 ACRES OF LAND SITUATED IN THE
H. & T.C. R.R. CO. SURVEY, SECTION 66, BLOCK 2
A/K/A J.O. THOMAS SURVEY, ABSTRACT 1497,
HARRIS COUNTY, TEXAS.

83 LOTS 14 RESERVES (20.417 ACRES) 3 BLOCKS
FEBRUARY 28, 2020 JOB NO. 1750-3211.310

OWNERS:

KB HOME LONE STAR INC.,
A TEXAS CORPORATION
MARK EUBANKS, VICE PRESIDENT OF FINANCE
11320 RICHMOND AVENUE, HOUSTON, TEXAS 77082
PH: (281) 496-4266

SURVEYOR:

LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

SHEET 1 OF 3

Doc# 181226 Date: 04/29/2020 File: 181226.dwg Plot: 181226.dwg Path: \\s:\projects\181226\181226.dwg

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°30'54" W	30.36'
L2	N 45°29'06" W	50.00'
L3	N 31°49'52" W	120.00'
L4	N 74°45'45" W	14.64'
L5	S 62°18'23" W	32.57'
L6	S 70°05'45" W	37.58'
L7	S 77°23'59" W	37.58'
L8	S 84°42'13" W	37.58'
L9	N 87°59'33" W	37.58'
L10	N 80°41'19" W	37.58'
L11	N 73°23'06" W	37.58'
L12	N 69°39'26" W	37.58'
L13	N 62°11'39" W	123.39'
L14	N 66°51'43" W	73.14'
L15	N 78°19'18" W	89.10'
L16	N 02°16'27" W	106.34'
L17	N 00°42'30" E	50.06'
L18	N 02°10'57" W	30.00'
L19	S 44°30'54" W	61.32'
L20	N 87°49'03" E	180.84'
L21	N 87°25'10" W	107.59'
L22	N 73°47'11" E	92.61'
L23	S 16°12'39" W	13.00'
L24	N 87°43'33" E	15.00'
L25	S 68°28'26" W	25.00'
L26	N 88°01'01" E	48.77'
L27	N 87°49'03" E	98.29'
L28	N 02°10'57" W	25.00'
L29	S 02°10'57" E	56.36'
L30	N 87°49'03" E	54.37'
L31	S 87°25'10" W	51.69'
L32	N 87°25'10" W	51.69'
L33	S 87°49'03" W	75.09'
L34	S 22°35'24" W	24.73'
L35	S 15°52'04" W	14.20'
L36	N 73°47'11" E	27.38'
L37	S 73°47'11" W	51.92'
L38	S 02°16'27" W	102.63'
L39	N 02°16'27" W	96.16'
L40	S 87°49'54" W	101.59'
L41	S 15°52'04" W	21.97'
L42	N 87°49'03" E	98.29'
L43	S 87°49'03" W	27.58'
L44	S 44°30'54" W	61.32'
L45	N 44°30'54" E	61.32'
L46	N 02°10'57" W	79.83'
L47	N 02°10'57" W	97.74'
L48	N 70°06'53" W	39.92'
L49	S 87°49'03" W	70.51'
L50	S 42°49'14" W	70.71'
L51	S 61°00'50" E	44.24'
L52	S 79°23'36" E	40.00'
L53	N 02°10'06" W	143.77'
L54	S 87°52'11" W	135.23'
L55	S 37°46'09" W	20.00'
L56	N 26°12'32" E	20.00'
L57	N 47°47'28" W	109.11'
L58	S 87°49'03" W	95.91'
L59	S 84°16'19" W	80.85'
L60	N 86°49'33" W	85.39'
L61	S 87°49'03" W	87.38'
L62	S 65°45'00" W	39.92'
L63	S 02°10'57" E	120.40'
L64	S 07°16'18" E	13.64'
L65	S 83°41'53" E	13.64'
L66	S 02°10'57" E	103.34'
L67	S 28°49'08" W	20.00'
L68	S 33°11'02" E	20.00'
L69	S 07°45'03" W	60.62'
L70	S 02°16'27" E	86.68'
L71	S 47°13'42" E	14.15'
L72	N 74°00'56" W	41.32'
L73	N 67°20'26" E	38.19'
L74	S 82°39'29" W	38.17'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	BEARING
C1	425.00'	13°39'14"	101.28'	101.04'	S 51°20'31" W
C2	25.00'	89°42'32"	39.14'	35.27'	N 47°07'43" E
C3	25.00'	85°26'46"	37.28'	33.92'	N 45°17'38" E
C4	775.00'	9°31'28"	128.83'	128.68'	N 07°19'59" E
C5	500.00'	16°03'01"	157.52'	156.87'	S 06°50'33" W
C6	750.00'	18°08'30"	237.48'	236.48'	S 08°47'48" W
C7	500.00'	46°47'21"	408.31'	397.06'	S 21°07'14" W
C8	1500.00'	4°45'47"	124.69'	124.66'	N 89°48'04" W
C9	1000.00'	18°18'18"	319.48'	318.12'	S 83°00'57" E
C10	475.00'	14°02'43"	116.44'	116.15'	N 80°48'32" E
C11	500.00'	9°22'52"	81.87'	81.77'	S 02°24'59" W
C12	350.00'	19°15'07"	117.60'	117.05'	S 11°54'01" E
C13	300.00'	19°05'09"	99.93'	99.47'	S 82°38'22" E
C14	30.00'	90°00'00"	47.12'	42.43'	S 42°49'03" W
C15	475.00'	5°12'07"	43.13'	43.11'	S 00°25'06" W
C16	25.00'	95°12'07"	41.54'	36.92'	S 44°34'54" E
C17	1525.00'	4°45'47"	126.77'	126.74'	S 89°48'04" E
C18	25.00'	48°11'23"	21.03'	20.41'	N 68°29'08" E
C19	50.00'	276°22'46"	241.19'	66.67'	S 02°34'50" W
C20	25.00'	48°11'23"	21.03'	20.41'	N 63°19'29" W
C21	1475.00'	4°45'47"	122.82'	122.58'	N 89°48'04" W
C22	25.00'	82°06'44"	35.83'	32.84'	S 46°45'41" W
C23	532.00'	16°53'05"	156.78'	156.21'	S 14°08'51" W
C24	139.00'	6°43'20"	16.31'	16.30'	S 19°13'44" W
C25	25.00'	92°44'01"	40.46'	36.19'	S 30°29'57" E
C26	975.00'	15°18'09"	260.40'	259.63'	S 84°31'02" E
C27	450.00'	14°02'43"	110.31'	110.04'	N 80°48'32" E
C28	25.00'	60°26'24"	26.37'	25.17'	N 43°33'59" E
C29	50.00'	273°18'00"	238.50'	66.65'	S 30°00'13" E
C30	25.00'	32°51'36"	14.34'	14.14'	N 69°47'01" W
C31	500.00'	4°54'59"	42.90'	42.89'	S 76°14'40" W
C32	25.00'	80°58'36"	35.33'	32.46'	S 38°12'51" W
C33	325.00'	6°14'57"	35.45'	35.43'	S 05°23'55" E
C34	25.00'	77°09'37"	33.67'	31.18'	S 47°06'13" E
C35	50.00'	244°09'27"	213.07'	84.73'	S 36°23'42" W
C36	375.00'	19°15'07"	126.00'	125.41'	N 11°54'01" W
C37	25.00'	89°33'39"	39.22'	35.32'	N 47°13'16" W
C38	1025.00'	5°20'16"	95.48'	95.45'	N 89°29'58" W
C39	25.00'	92°08'56"	40.21'	36.01'	S 47°05'42" W
C40	475.00'	3°17'41"	27.31'	27.31'	S 00°37'37" E
C41	25.00'	29°55'35"	13.06'	12.91'	S 17°14'14" E
C42	50.00'	272°06'30"	237.46'	69.40'	N 76°08'47" W
C43	25.00'	62°10'55"	27.13'	25.82'	N 28°49'00" E
C44	525.00'	4°11'05"	38.34'	38.34'	N 00°10'54" W
C45	25.00'	83°15'58"	36.33'	33.22'	N 39°43'21" W
C46	1025.00'	4°45'01"	84.98'	84.98'	N 78°58'50" W
C47	25.00'	87°31'37"	38.19'	34.58'	S 59°37'52" W
C48	725.00'	18°08'30"	229.56'	228.60'	S 06°47'48" W
C49	525.00'	11°46'45"	107.93'	107.74'	S 03°36'56" W
C50	25.00'	93°08'02"	40.84'	36.31'	S 37°03'43" E
C51	275.00'	6°33'13"	41.05'	41.02'	S 87°54'20" E
C52	50.00'	250°31'44"	218.63'	81.65'	S 33°04'55" W
C53	25.00'	70°31'44"	30.77'	28.87'	N 56°55'05" W
C54	325.00'	10°57'41"	62.18'	62.08'	N 86°42'07" W
C55	25.00'	78°45'41"	34.37'	31.72'	S 59°23'53" W
C56	525.00'	24°29'52"	224.47'	222.77'	S 32°15'58" W
C57	475.00'	46°47'21"	387.90'	377.21'	S 21°07'14" E
C58	775.00'	13°17'49"	179.88'	179.45'	N 09°13'09" E
C59	489.00'	7°16'00"	62.02'	61.98'	N 12°14'03" E
C60	25.00'	80°27'13"	35.10'	32.29'	N 31°37'33" W
C61	50.00'	143°02'07"	124.82'	94.84'	N 00°20'06" E
C62	25.00'	73°21'54"	32.01'	29.87'	N 34°30'00" E
C63	30.00'	89°59'58"	47.12'	42.43'	N 47°10'56" W
C64	150.00'	44°18'00"	115.98'	113.11'	S 22°21'54" W

KB HOME LONE STAR, INC.
CALLED 141.813 ACRES
F.N. RP-2018-284898
H.C.O.P.R.R.P.

MATCH LINE
SHEET 3 OF 3

EXXON CORPORATION
50' MULTI PURPOSE EASEMENT
F.N. E241449, H.C.O.P.R.R.P.

RESERVE "G"

TRINITY OAKLEY COURT
(50' R.O.W.)

1' RESERVE
(SEE NOTE 5)

RESERVE "H"

RESERVE "A"

KATY VISTA
FILM CODE NO. 686286
H.C.M.R.

UNRESTRICTED RESERVE "A"

NAD83 GRID COORDINATES
X=2,976,905.14
Y=13,666,869.92

KATY MANOR
SEC 3
FILM CODE NO. 678495
H.C.M.R.

KATY MANOR
SEC 1
FILM CODE NO. 678489
H.C.M.R.

KATY MANOR
SEC 2
FILM CODE NO. 678492
H.C.M.R.

THIS 1.015 ACRE (44,224 SQ. FT.)
IS HEREBY DEDICATED TO THE PUBLIC
FOR RIGHT-OF-WAY PURPOSES

CENTERLINE OF STOCKDICK SCHOOL ROAD
(CALLED 60 FEET WIDE)
HARRIS COUNTY ROADS RIGHT-OF-WAYS PROJECT,
MAP NO. 51 W.P.A. OFFICIAL PROJECT NO.
65-1-66-2749 (NOV. 1940)
(NO RECORD INFORMATION FOUND)
(50' R.O.W.) FILM CODE NO. 678492, H.C.M.R.

WALLER-HARRIS EMERGENCY
SERVICE DISTRICT NO. 200
CALLED 2.144 ACRES
F.N. RP-2017-167802
H.C.O.P.R.R.P.

SUN MENG LAW AND THACH THIM
CALLED 10.000 ACRES
F.N. 20150289001
H.C.O.P.R.R.P.

FERNANDO GARZA, GARZA,
ROSALINDA L. GARZA,
AND ADRIANA D. GARZA
CALLED 13.924 ACRES
F.N. 20150367596
H.C.O.P.R.R.P.

KATY MANOR SOUTH SEC 1

A SUBDIVISION OF 38.962 ACRES OF LAND SITUATED IN THE
H. & T.C. R.R. CO. SURVEY, SECTION 66, BLOCK 2
A/K/A J.O. THOMAS SURVEY, ABSTRACT 1497,
HARRIS COUNTY, TEXAS.

83 LOTS 14 RESERVES (20.417 ACRES) 3 BLOCKS
FEBRUARY 28, 2020 JOB NO. 1750-3211.310

OWNERS:
KB HOME LONE STAR INC.,
A TEXAS CORPORATION
MARK EUBANKS, VICE PRESIDENT OF FINANCE
11320 RICHMOND AVENUE, HOUSTON, TEXAS 77082
PH: (281) 496-4266

SURVEYOR:
LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

NOTES:

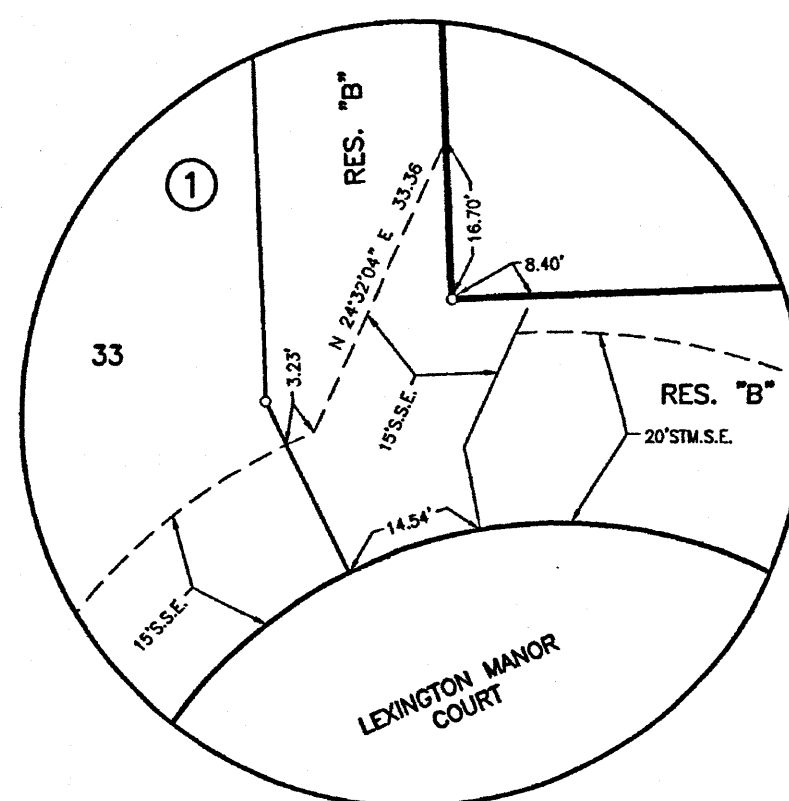
1. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99990053066.
3. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 800 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE-FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE-FAMILY RESIDENTIAL.
4. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
5. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION 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 REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
6. THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.
7. ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
8. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY, WILL NOT REPLACE WITH NEW FENCING.
9. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
10. SUBJECT TO A BLANKET EASEMENT FOR TENNESSEE GAS AND TRANSMISSION COMPANY, RECORDED IN VOLUME 1312, PAGE 137, OF THE DEED RECORDS, HARRIS COUNTY, TEXAS.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.235	97,353	RESTRICTED TO DETENTION/DRAINAGE
B	0.705	30,713	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.131	5,708	RESTRICTED TO OPEN SPACE
D	0.175	7,608	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	4.314	187,933	RESTRICTED TO OPEN SPACE
F	0.113	4,937	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	9.229	402,000	RESTRICTED TO DETENTION/DRAINAGE
H	1.407	61,281	RESTRICTED TO RECREATIONAL
I	1.193	51,979	RESTRICTED TO OPEN SPACE/DRAINAGE
J	0.519	22,606	RESTRICTED TO OPEN SPACE
K	0.019	811	RESTRICTED TO LANDSCAPE/OPEN SPACE
L	0.151	6,563	RESTRICTED TO LANDSCAPE/OPEN SPACE
M	0.080	3,464	RESTRICTED TO LANDSCAPE/OPEN SPACE
N	0.146	6,380	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	20.417	889,336	

LEGEND

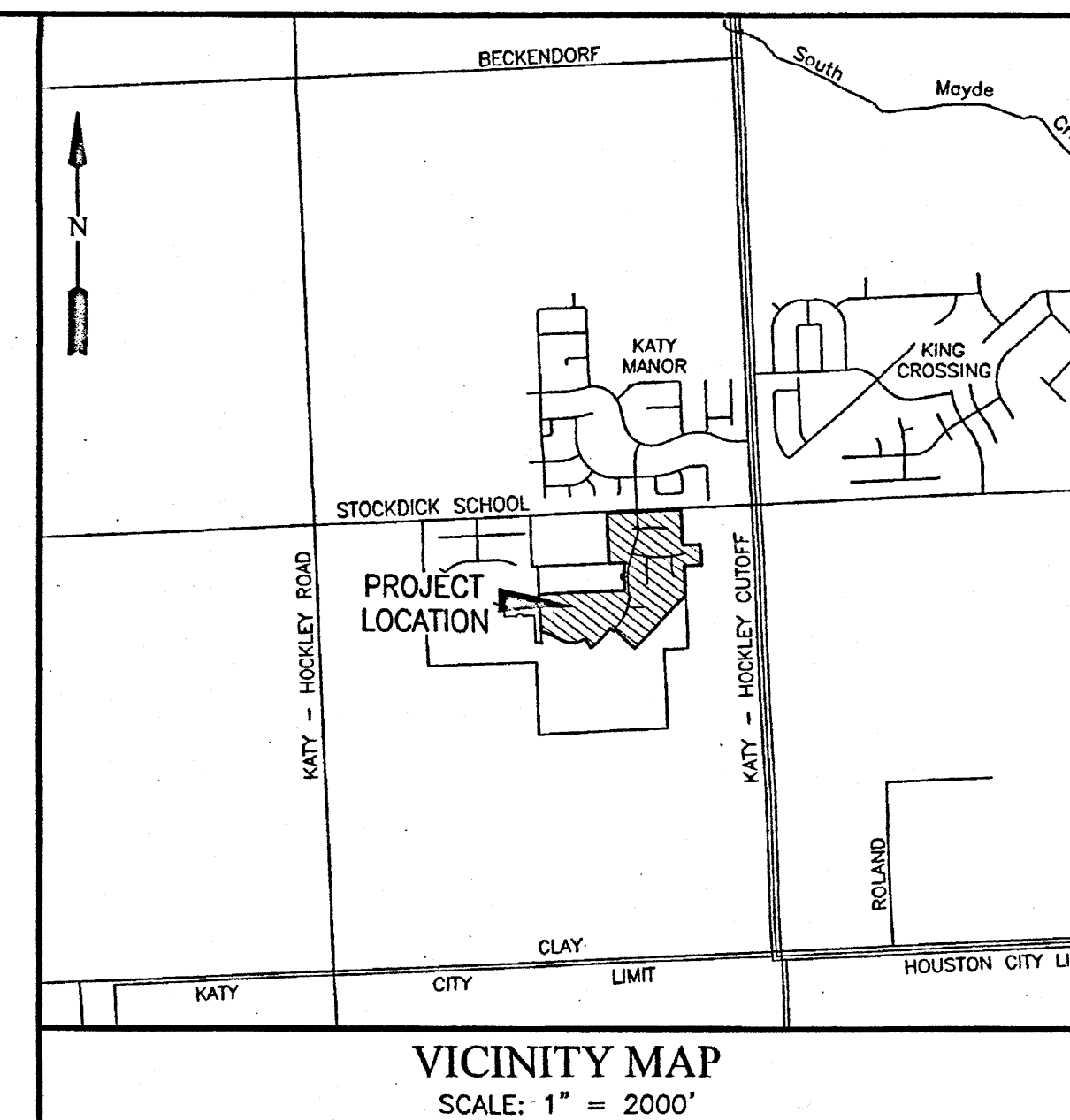
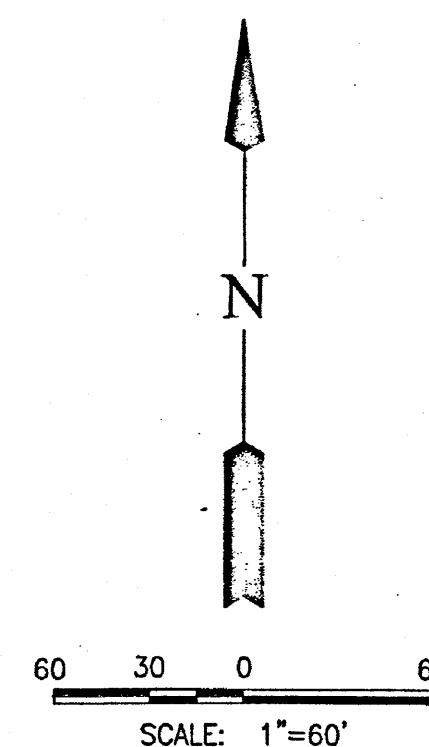
B.L. INDICATES BUILDING LINE
 G.B.L. INDICATES GARAGE BUILDING LINE
 D.E. INDICATES DRAINAGE EASEMENT
 U.E. INDICATES UTILITY EASEMENT
 S.S.E. INDICATES SANITARY SEWER EASEMENT
 STM.S.E. INDICATES STORM SEWER EASEMENT
 W.L.E. INDICATES WATER LINE EASEMENT
 H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS
 H.C.O.P.R.R.P. INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

VOL. INDICATES VOLUME
 PG. INDICATES PAGE
 RES. INDICATES RESERVE
 S.N. INDICATES SEE NOTE
 R.O.W. INDICATES RIGHT-OF-WAY
 F.N. INDICATES FILE NUMBER
 NO. INDICATES NUMBER
 A.E. INDICATES AERIAL EASEMENT
 SQ. FT. INDICATES SQUARE FEET
 W.P.A. INDICATES WORKS PROGRESS ADMINISTRATION



INSET "A"

SCALE: 1"=20'



KEY MAP NO. 444C & D

