

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 HEREINAFTER REFERRED TO AS OWNERS OF THE 33.260 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF KATY MANOR SOUTH SEC 2, 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 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 (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 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 (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 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, DRAINS, 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 17th DAY OF July, 2019.

KB HOME LONE STAR INC.,
A TEXAS CORPORATION

BY: Mark Eubanks
MARK EUBANKS, VICE PRESIDENT OF FINANCE

ATTEST: Ryan Hawkins
RYAN HAWKINS
SENIOR LAND DEVELOPMENT MANAGER

STATE 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 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 STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17th DAY OF July, 2019.

Erica Knight
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: Erica Knight

MY COMMISSION EXPIRES: 12/13/2021

STATE 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 17th DAY OF July, 2019.

Erica Knight
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: Erica Knight

MY 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 2 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 22 DAY OF October, 2019.

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



BY: Margaret Wallace Brown
MARGARET WALLACE BROWN, AICP, CNU-A, SECRETARY

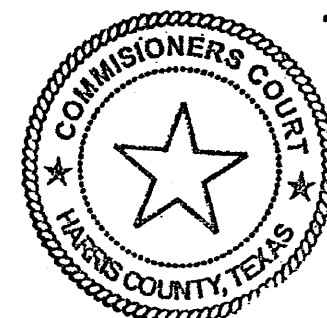
I, JOHN R. BLOUNT, COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS' COURT AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS 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 January 30, 2020, AT 2:31 O'CLOCK P.M., AND AT FILM CODE NO. 690469 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

Shelia 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 January 30, 2020, AT 10:16 O'CLOCK A.M., AND DULY RECORDED ON January 30, 2020, AT 2:31 O'CLOCK P.M., AND AT FILM CODE NO. 690469 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

DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: Christian Orona
DEPUTY
CHRISTIAN ORONA

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

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

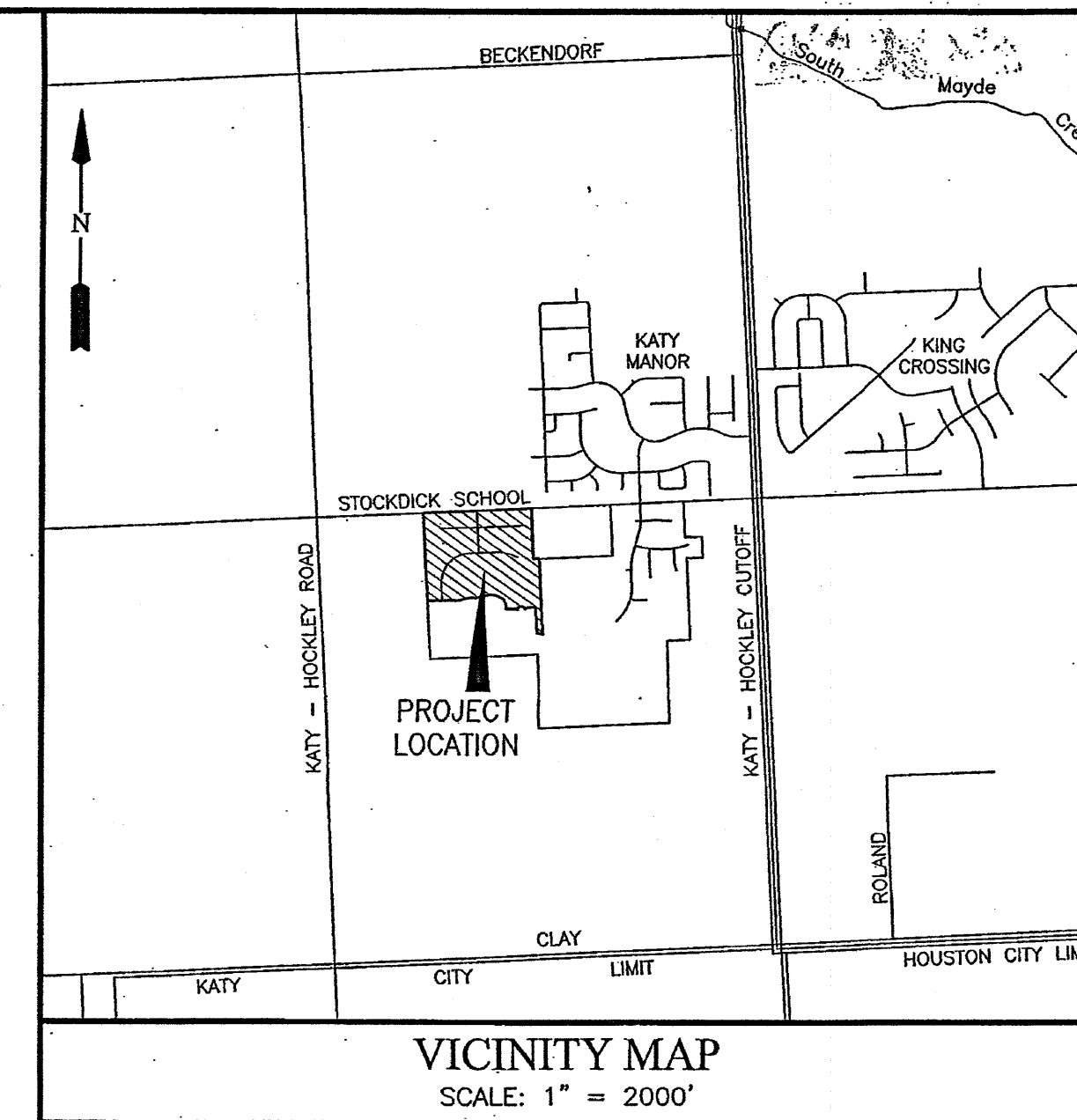
RP-2020-42782

1/30/2020 hceplrp2 110.00

FILED

1/30/2020 10:16 AM

Diane Trautman
COUNTY CLERK



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

FILM CODE 690469

KATY MANOR SOUTH SEC 2

THIS IS PAGE 1 OF 3 PAGES

SCANNER Context IQ4400
KEY MAP

KATY MANOR SOUTH SEC 2

A SUBDIVISION OF 33.260 ACRES OF LAND SITUATED IN THE H. & T.C. R.R. CO. SURVEY, SECTION 66, BLOCK 2, A/K/A J.H.W. COBB SURVEY, ABSTRACT 1329, AND THE H. & T.C. R.R. CO. SURVEY, SECTION 66, BLOCK 2, A/K/A J.O. THOMAS SURVEY, A-1497, HARRIS COUNTY, TEXAS.

90 LOTS 9 RESERVES (11.725 ACRES) 2 BLOCKS

JULY 16, 2019

JOB NO. 1750-3212.310

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

LJA Engineering, Inc.
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Fax 713.953.5026
FRN - F-1368

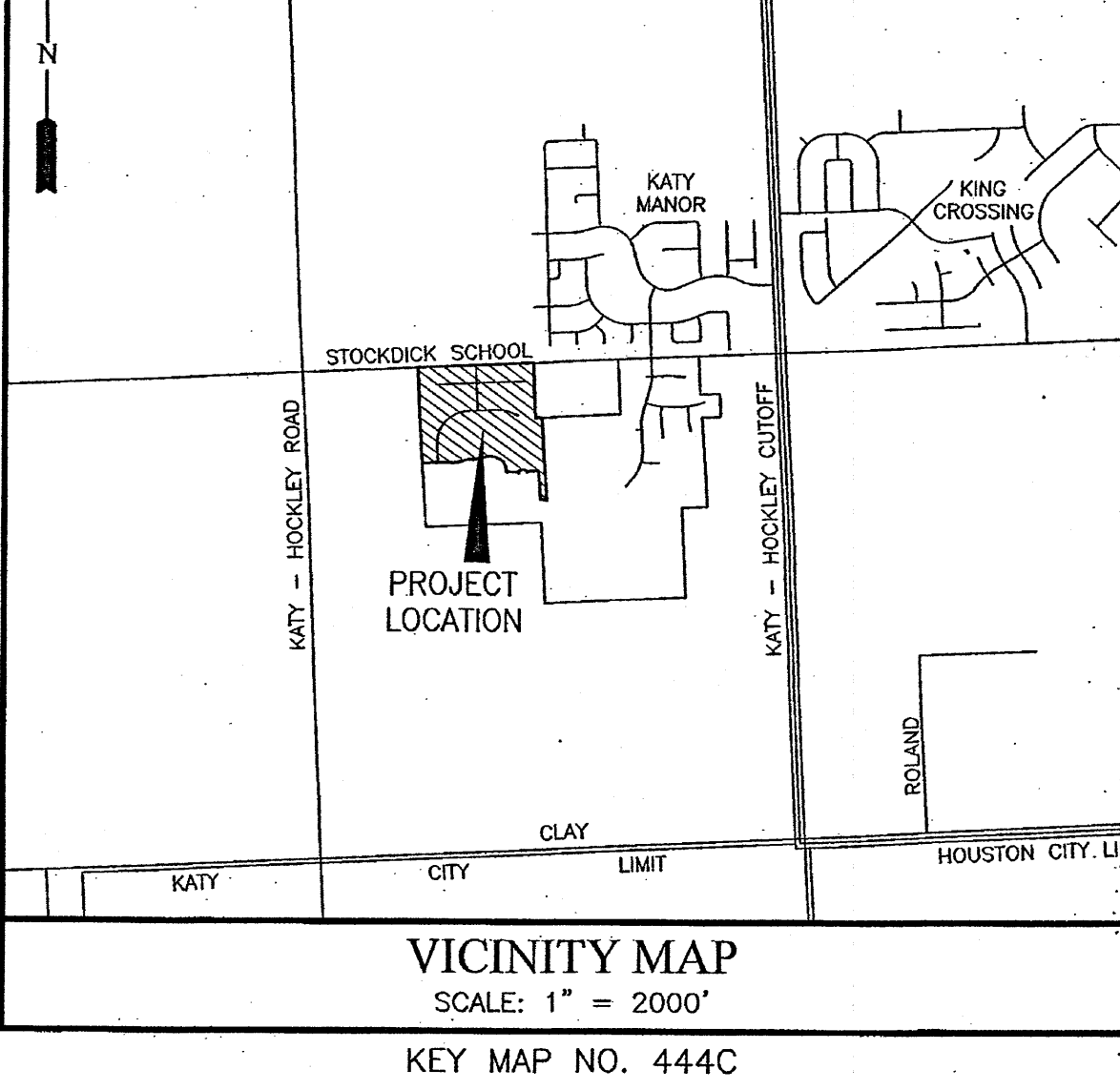
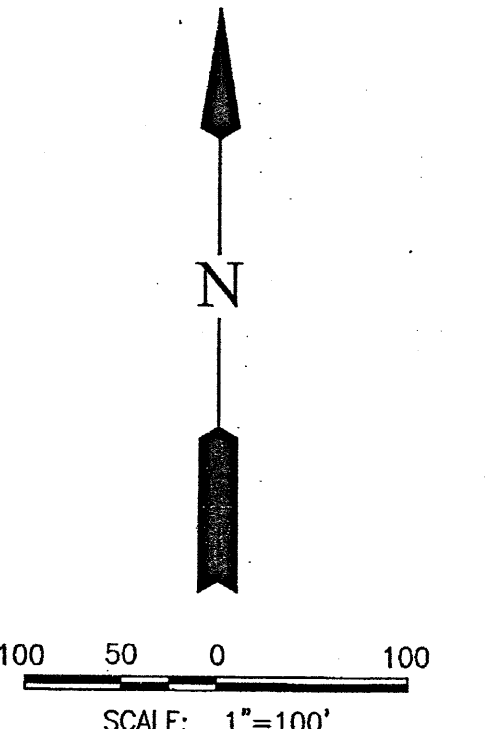
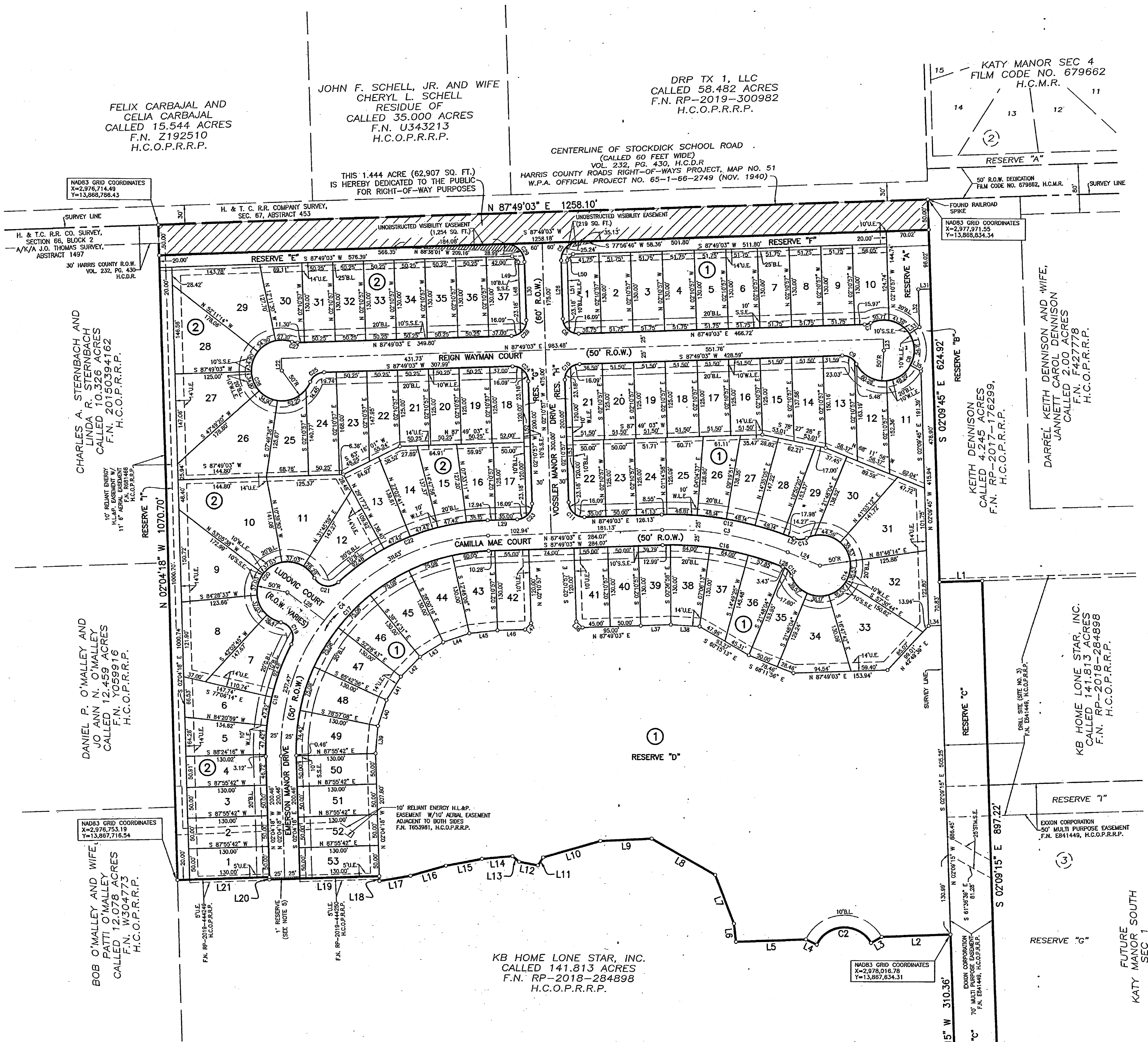
ENGINEER:

LJA
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1368

SHEET 1 OF 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°01'01" E	70.00'
L2	S 87°48'06" W	112.77'
L3	S 60°22'28" W	20.00'
L4	N 64°46'16" W	20.00'
L5	S 87°48'06" W	114.14'
L6	N 06°45'29" W	29.92'
L7	N 21°36'20" W	85.07'
L8	N 60°30'55" W	119.06'
L9	S 87°00'52" W	83.90'
L10	S 73°36'22" W	96.98'
L11	S 34°05'50" W	15.43'
L12	N 79°24'09" W	31.21'
L13	N 50°24'42" W	14.14'
L14	S 84°35'18" W	49.94'
L15	S 78°45'02" W	60.07'
L16	S 74°09'05" W	60.04'
L17	S 80°12'46" W	51.42'
L18	N 02°04'18" W	14.14'
L19	S 87°55'42" W	180.00'
L20	N 02°04'18" W	3.74'
L21	S 87°55'42" W	150.00'
L22	N 02°10'57" W	20.00'
L23	N 02°10'57" W	18.72'
L24	N 68°11'56" W	57.33'
L25	S 53°11'50" E	76.00'
L26	S 02°10'57" E	95.00'
L27	S 68°11'56" W	1.43'
L28	N 68°11'56" W	1.43'
L29	N 87°49'03" E	47.94'
L30	N 02°10'57" W	95.00'
L31	S 87°50'15" W	20.00'
L32	S 02°09'45" E	61.67'
L33	S 56°50'05" W	20.00'
L34	S 87°50'45" W	19.99'
L35	N 61°09'36" W	20.00'
L36	S 47°10'57" E	14.14'
L37	N 87°58'03" E	49.22'
L38	S 86°45'22" E	46.45'
L39	N 04°25'16" E	45.01'
L40	N 17°39'58" E	44.95'
L41	N 30°54'10" E	44.95'
L42	N 44°08'23" E	44.95'
L43	N 57°22'35" E	44.95'
L44	N 70°36'46" E	44.95'
L45	N 83°42'02" E	46.23'
L46	N 87°49'03" E	45.00'
L47	N 42°49'03" E	14.14'
L48	N 02°10'57" W	115.00'
L49	N 47°10'57" W	14.14'
L50	S 42°49'03" W	14.14'
L51	S 02°10'57" E	115.00'
L52	N 02°10'57" W	240.00'
L53	S 02°10'57" E	240.00'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	325.00'	123°10'00"	71.00'	70.86' N 83°14'07" W
C2	50.00'	125°08'44"	109.21'	88.76' S 87°48'06" W
C3	500.00'	23°59'01"	209.30'	207.77' N 80°11'27" W
C4	350.00'	89°53'21"	549.10'	494.50' S 42°52'22" W
C5	30.00'	90°00'00"	47.12'	42.43' S 42°49'03" W
C6	25.00'	90°00'00"	39.27'	35.36' S 47°10'57" E
C7	25.00'	23°36'21"	10.30'	10.23' N 76°00'53" E
C8	50.00'	268°57'35"	234.71'	71.35' S 18°41'30" W
C9	25.00'	69°21'14"	28.52'	27.00' N 59°30'20" W
C10	25.00'	90°00'00"	39.27'	35.36' S 42°49'03" W
C11	25.00'	90°00'00"	39.27'	35.36' S 47°10'57" E
C12	525.00'	23°59'01"	219.76'	218.16' S 80°11'27" E
C13	25.00'	48°11'23"	21.03'	20.41' N 87°42'22" E
C14	50.00'	276°22'46"	241.19'	66.67' S 21°48'04" W
C15	25.00'	48°11'23"	21.03'	20.41' N 44°05'15" W
C16	475.00'	23°59'01"	198.63'	197.38' N 80°11'27" W
C17	325.00'	89°53'21"	509.88'	459.17' S 42°52'22" W
C18	375.00'	29°05'53"	190.45'	188.41' N 12°28'38" E
C19	25.00'	105°19'08"	45.95'	39.75' N 25°37'58" W
C20	50.00'	230°11'22"	200.88'	90.56' N 36°48'10" E
C21	25.00'	105°19'08"	45.95'	39.75' S 80°45'42" E
C22	375.00'	41°14'19"	269.91'	264.12' N 67°11'54" E
C23	25.00'	90°00'00"	39.27'	35.36' N 42°49'03" E
C24	25.00'	90°00'00"	39.27'	35.36' N 47°10'57" W
C25	25.00'	66°25'19"	28.98'	27.39' S 54°38'24" W
C26	50.00'	267°27'41"	233.40'	72.28' N 24°52'25" W
C27	25.00'	21°02'22"	9.18'	9.13' S 81°39'46" E
C28	25.00'	90°00'00"	39.27'	35.36' N 42°49'03" E
C29	30.00'	89°59'59"	47.12'	42.43' N 47°10'56" W



- NOTES:
- 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.
 - 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.
 - 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.
 - 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.
 - ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT 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.
 - 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.
 - ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTSTRUCTED 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 PERIMETER 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.
 - ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
 - SUBJECT TO BLANKET EASEMENT AS RECORDED IN VOLUME 1269, PAGE 318 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

- 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
 - S.T.M.S.E. INDICATES STORM SEWER EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - H.C.D.R. INDICATES HARRIS COUNTY DEED RECORD
 - H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS
 - H.C.O.P.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
 - INDICATES STREET NAME CHANGE

RESERVE TABLE			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.223	9,735	RESTRICTED TO LIFT STATION
B	0.271	11,805	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
C	1.431	62,337	RESTRICTED TO OPEN SPACE
D	8.671	377,726	RESTRICTED TO DETENTION/DRAINAGE
E	0.298	12,974	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.268	11,683	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.052	2,280	RESTRICTED TO LANDSCAPE/OPEN SPACE
H	0.052	2,280	RESTRICTED TO LANDSCAPE/OPEN SPACE
I	0.459	20,014	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	11.725	510,834	

KATY MANOR SOUTH SEC 2

A SUBDIVISION OF 33.260 ACRES OF LAND SITUATED IN THE H. & T.C. R.R. CO. SURVEY, SECTION 66, BLOCK 2, A/K/A J.H.W. COBB SURVEY, ABSTRACT 1329, AND THE H. & T.C. R.R. CO. SURVEY, SECTION 66, BLOCK 2, A/K/A J.O. THOMAS SURVEY, A-1497, HARRIS COUNTY, TEXAS.

90 LOTS 9 RESERVES (11.725 ACRES) 2 BLOCKS

JULY 16, 2019 JOB NO. 1750-3212.310

OWNERS:

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A TEXAS CORPORATION
MARK EUBANKS, VICE PRESIDENT OF FINANCE
11320 RICHMOND AVENUE, HOUSTON, TEXAS 77082
PH: (281) 496-4266

SURVEYOR:

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T.B.P.L.S. Firm No. 10194382

ENGINEER:

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Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1388

RECORDER'S MEMORANDUM:
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