

RP-2023-303144

8/10/2023 HCCPIR1 160.00

FILED

8/10/2023 11:03 AM

Lawrence Hudspeth

COUNTY CLERK

STATE OF TEXAS
COUNTY OF HARRIS

WE, KB HOME LONE STAR INC., A TEXAS CORPORATION, ACTING BY AND THROUGH MARC TINDALL, EXECUTIVE VICE PRESIDENT AND RYAN HAWKINS, DIRECTOR OF LAND DEVELOPMENT, BEING OFFICERS OF KB HOME LONE STAR INC., A TEXAS CORPORATION, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 31.547 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF KATY MANOR SOUTH SEC 6, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LAWS, 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 UNOBTSTRUCTED 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 UNOBTSTRUCTED 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, 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 MARC TINDALL, EXECUTIVE VICE PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS DIRECTOR OF LAND DEVELOPMENT, RYAN HAWKINS, THIS 2ND DAY OF MARCH, 2023.

KB HOME LONE STAR INC.,
A TEXAS CORPORATIONBY: *Marc Tindall*
MARC TINDALL, EXECUTIVE VICE PRESIDENTATTEST: *Ryan Hawkins*
RYAN HAWKINS, DIRECTOR OF LAND DEVELOPMENTSTATE OF TEXAS
COUNTY OF HARRIS

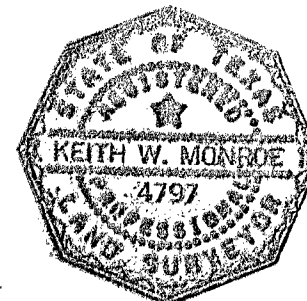
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARC TINDALL, EXECUTIVE VICE PRESIDENT OF KB HOME LONE STAR INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES 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 2ND DAY OF MARCH, 2023.*Suzanne Brann*
NOTARY PUBLIC IN AND FOR THE STATE OF TEXASPRINT NAME: SUZANNE BRANNMY COMMISSION EXPIRES: 9-30-2024STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN HAWKINS, DIRECTOR OF LAND DEVELOPMENT 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 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 2ND DAY OF MARCH, 2023.*Suzanne Brann*
NOTARY PUBLIC IN AND FOR THE STATE OF TEXASPRINT NAME: SUZANNE BRANNMY COMMISSION EXPIRES: 9-30-2024

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 6 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 5 DAY OF July, 2023.

BY: *Martha L. Stein*
MARSHA L. STEIN, CHAIR
OR M. SONNY GARZA, VICE-CHAIRBY: *H. Rodriguez*
MARGARET WALLACE BROWN, M.P., C.M.U.-A, SECRETARY

I, MILTON RAHMAN, 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.

Milton Rahman
MILTON RAHMAN, P.E.
COUNTY ENGINEER

I, TENESHA HUDSPETH, 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 9, 2023 BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

TENESHA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXASBY: *Lynda Mata*
DEPUTY

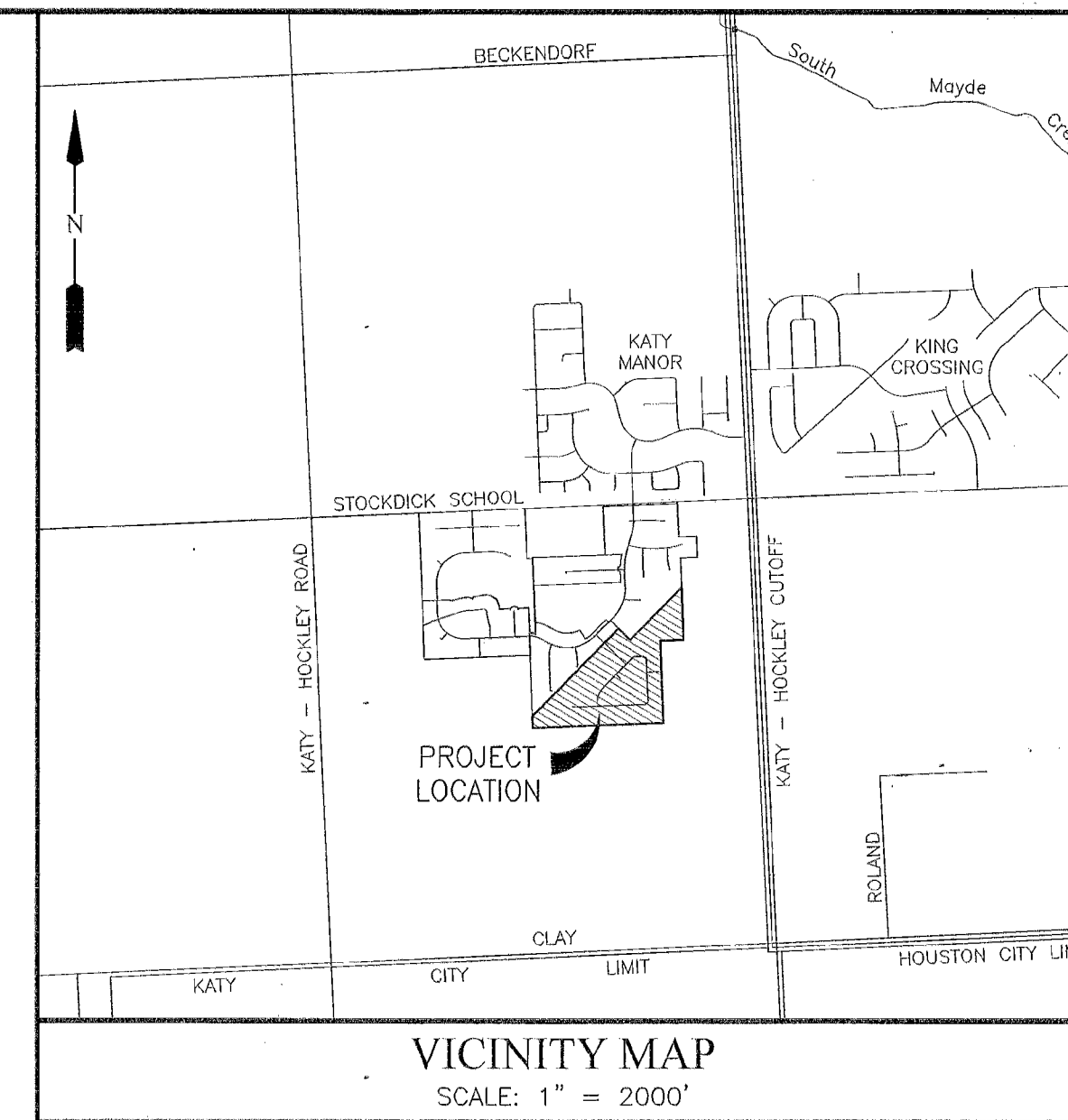
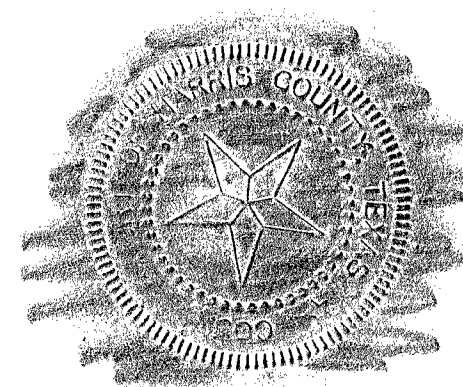
I, TENESHA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON August 10, 2023, AT 11:03 O'CLOCK A.M., AND DULY RECORDED ON August 11, 2023, AT 1:54 O'CLOCK P.M., AND AT FILM CODE NO. 704756 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.

TENESHA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXASBY: *Christian Orina*
DEPUTY
CHRISTIAN ORINA

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 on 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, G, & H

OFFICE OF
TENESHA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 704756
KATY MANOR SOUTH SEC 6
THIS IS PAGE 1 OF 4 PAGES
SCANNER Contact 104400
KEY MAP

KATY MANOR SOUTH
SEC 6

A SUBDIVISION OF 31.547 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.

92 LOTS 7 RESERVES (14.506 ACRES) 3 BLOCKS

MARCH 1, 2023 JOB NO. 1750-3216.310

OWNERS:

KB HOME LONE STAR INC.,
A TEXAS CORPORATION
MARC TINDALL, EXECUTIVE VICE PRESIDENT
11320 RICHMOND AVENUE, HOUSTON, TEXAS 77082
PH: (281) 496-4266

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

Phone 713.953.5200

Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.

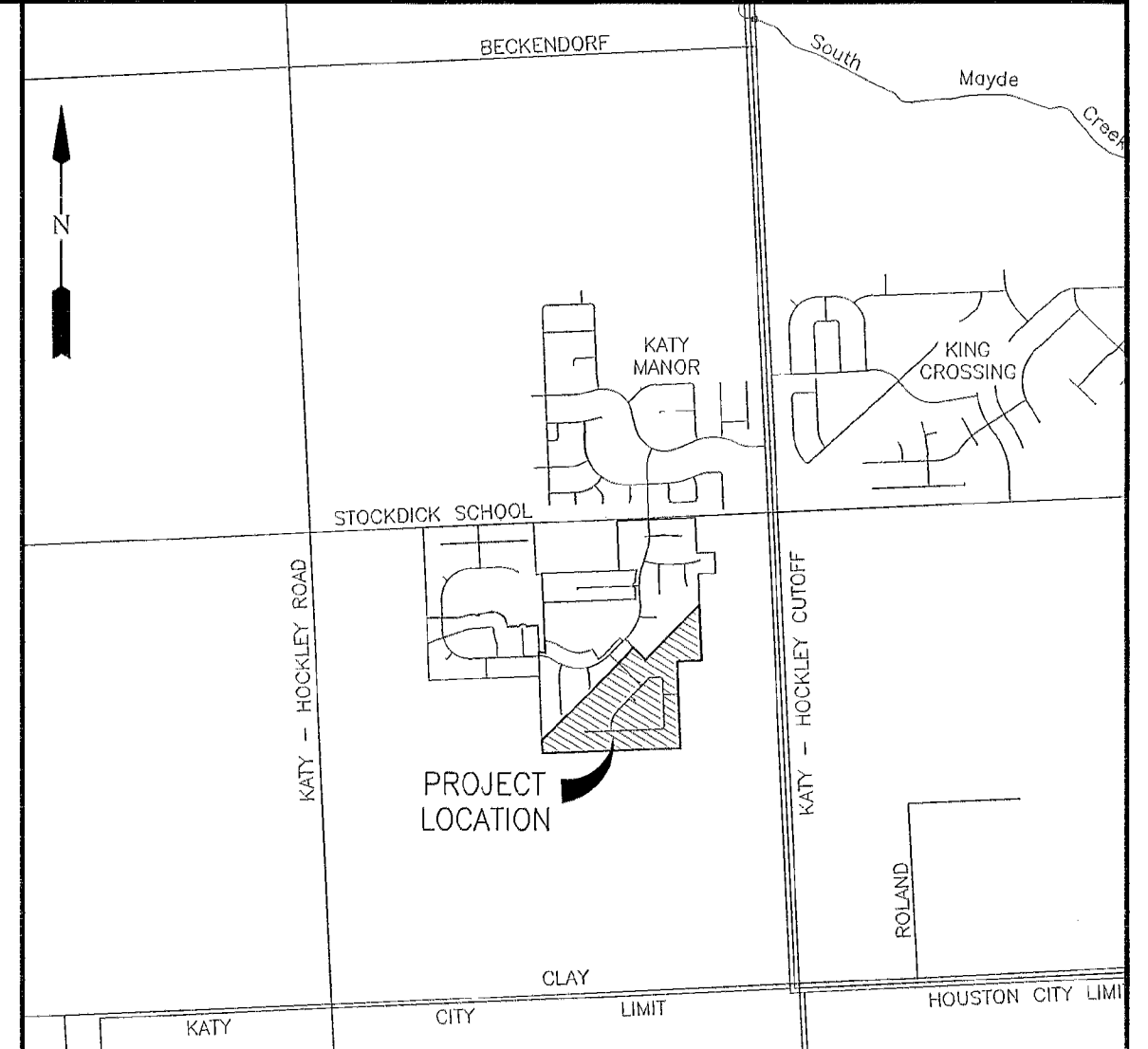
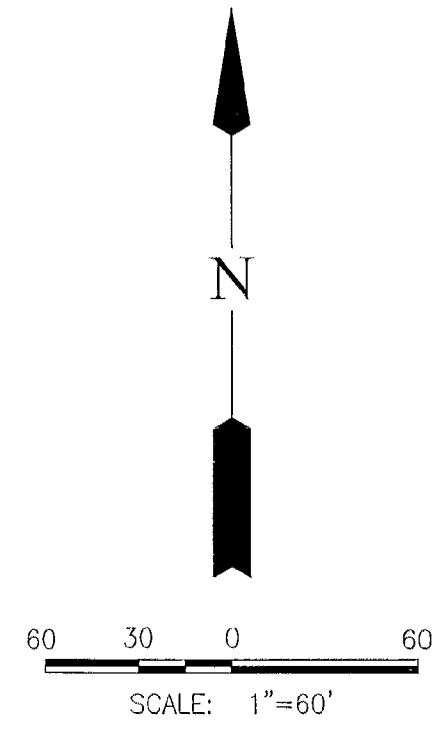
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

SHEET 1 OF 3

PLATTING MGR.
MYLAR CHECK SUR. *RM*

By: MARCO MCANICH
PLATTING
Data File: T:\38_Sam_Houston_Parkway_S\1750\1750-3216.310\1750-3216.310.dwg
Print Name: T:\38_Sam_Houston_Parkway_S\1750\1750-3216.310.dwg



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP NO. 444C, D, G, & H

CURVE TABLE					LINE TABLE		
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	LINE	BEARING
C1	300.00'	46°51'18"	245.33'	S 21°19'03" W	238.55'	L1	S 45°29'06" E
C2	50.00'	43°15'16"	37.75'	N 66°22'20" E	36.86'	L2	N 02°07'46" W
C3	50.00'	89°48'18"	76.37'	S 47°05'52" E	70.59'	L3	N 02°06'36" W
C4	50.00'	90°05'08"	76.61'	S 42°50'51" W	70.76'	L4	N 87°59'56" E
C5	25.00'	89°46'12"	39.17'	N 89°37'48" E	35.28'	L5	N 02°06'35" W
C6	75.00'	43°15'16"	56.62'	N 66°22'20" E	55.29'	L6	S 45°15'16" E
C7	25.00'	30°31'52"	13.32'	N 72°44'03" E	13.16'	L7	N 44°44'42" E
C8	50.00'	150°53'34"	131.68'	S 47°05'06" E	96.79'	L8	N 87°59'58" E
C9	25.00'	30°33'24"	13.33'	S 13°04'59" W	13.18'	L9	S 02°11'43" E
C10	25.00'	90°00'58"	38.28'	S 47°12'12" E	35.36'	L10	N 87°47'19" E
C11	25.00'	89°59'02"	36.26'	S 42°47'48" W	35.35'	L11	S 87°47'19" W
C12	25.00'	30°25'35"	13.28'	S 17°24'31" E	13.12'	L12	S 45°15'16" E
C13	50.00'	150°56'18"	131.72'	S 42°50'51" W	96.80'	L13	N 45°15'16" E
C14	25.00'	30°25'35"	13.28'	N 76°53'48" W	13.12'	L14	N 87°59'58" E
C15	25.00'	32°08'57"	14.03'	S 71°48'56" W	13.84'	L15	S 88°36'34" W
C16	50.00'	273°01'38"	238.26'	N 12°15'17" E	68.82'	L16	S 02°00'01" E
C17	25.00'	60°52'42"	26.56'	S 61°40'15" E	25.33'	L17	N 02°00'01" W
C18	25.00'	84°28'12"	36.89'	N 45°39'18" E	33.61'	L18	N 02°11'43" W
C19	325.00'	41°19'30"	234.41'	N 24°04'57" E	229.36'	L19	N 02°11'43" W
C20	25.00'	90°13'48"	35.37'	N 00°22'12" W	35.43'	L20	S 21°46'34" W
C21	25.00'	97°45'13"	42.65'	N 43°13'59" W	37.66'	L21	S 76°20'00" W
C22	275.00'	39°06'05"	187.67'	N 25°11'40" E	184.05'	L22	S 69°51'21" E
C23	25.00'	90°00'00"	38.27'	N 89°44'42" E	35.36'	L23	N 57°07'53" W
C24	50.00'	180°00'00"	157.08'	N 44°44'42" E	100.00'	L24	S 45°15'16" E
C25	25.00'	90°00'00"	35.27'	N 00°15'18" W	35.36'		
C26	25.00'	43°15'16"	18.87'	N 66°22'20" E	18.43'		
C27	25.00'	89°48'18"	36.18'	S 47°05'52" E	35.30'		
C28	25.00'	90°05'08"	36.31'	S 42°50'51" W	35.38'		

KATY MANOR SOUTH SEC 6

A SUBDIVISION OF 31.547 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.

92 LOTS 7 RESERVES (14.506 ACRES) 3 BLOCKS

MARCH 1, 2023 JOB NO. 1750-3216.310

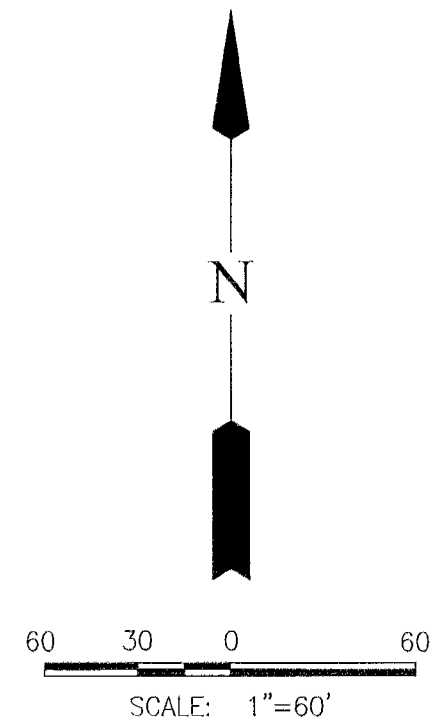
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Suite 800
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Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

OFFICE OF:
TENSASHA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE: 7042727
KATY MANOR SOUTH SEC 6
THIS IS PAGE 2 OF 4 PAGES
SCANNER: Context 104040
KEY MAP

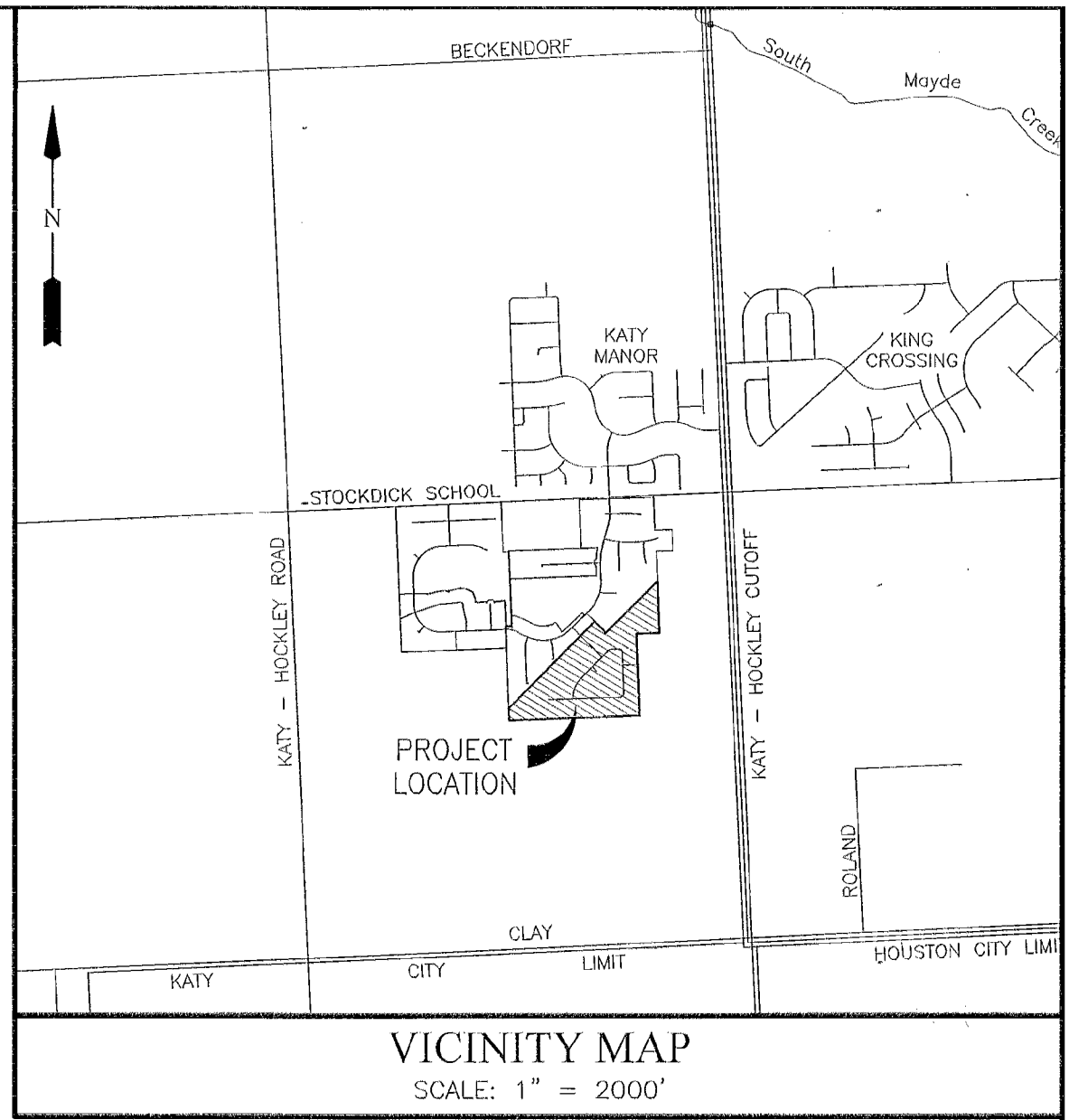
DATE: 20 Jun 2023 11:45:00 AM
FILE: C:\Users\T.HUDSPETH\Documents\KATY MANOR SOUTH SEC 6.FP.dwg
PLOT: 2 OF 3



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	5.491	239,195	RESTRICTED TO OPEN SPACE
B	0.908	39,547	RESTRICTED TO OPEN SPACE
C	4.809	209,464	RESTRICTED TO DETENTION
D	0.130	5,663	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.248	10,792	RESTRICTED TO DRAINAGE/DETENTION
F	2.844	123,867	RESTRICTED TO DRAINAGE/DETENTION
G	0.076	3,292	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	14.506	631,820	

KATY MANOR SOUTH
SEC 6
FILM CODE NO. 691306
H.C.M.R.

FERNANDO GARZA, ROSALINDA
L. GARZA, FERNANDO CHAPA GARZA,
AND ADRIA D. GARZA
CALLED 13,924 ACRES
F.N. 20130367586
H.C.O.P.R.R.P.



KEY MAP NO. 444C, D, G, & H

- 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
 - SQ.FT. INDICATES SQUARE FEET
 - H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS

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 900 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 FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED 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, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
- EASEMENTS AND/OR BUILDING LINES OF RECORD ARE SHOWN ON THE PLAT OF KATY MANOR SOUTH SEC 1, A SUBDIVISION RECORDED IN FILM CODE NUMBER FILM CODE NO. 691306, HARRIS COUNTY MAP RECORDS.
- EASEMENTS AND/OR BUILDING LINES OF RECORD ARE SHOWN ON THE PLAT OF KATY MANOR SOUTH SEC 3, A SUBDIVISION RECORDED IN FILM CODE NUMBER FILM CODE NO. 696107, HARRIS COUNTY MAP RECORDS.
- 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 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.
- 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.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
- ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
- SUBJECT TO A BLANKET EASEMENT AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER RP-2021-259381.
- SUBJECT TO A BLANKET EASEMENT AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER RP-2021-469954.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	300.00'	46°51'18"	245.33'	S 21°19'03" W	238.55'
C2	50.00'	4°15'16"	37.75'	N 66°22'20" E	36.86'
C3	50.00'	89°48'18"	78.37'	S 47°05'52" E	70.55'
C4	50.00'	90°05'08"	78.61'	S 42°50'51" W	70.76'
C5	25.00'	89°46'12"	39.17'	N 89°37'48" E	35.28'
C6	75.00'	4°15'16"	56.62'	N 66°22'20" E	55.29'
C7	25.00'	30°31'52"	13.32'	N 72°44'03" E	13.16'
C8	50.00'	150°53'34"	131.68'	S 47°05'08" E	96.79'
C9	25.00'	30°33'24"	13.33'	S 13°04'59" W	13.18'
C10	25.00'	90°00'58"	39.28'	S 47°12'12" E	35.36'
C11	25.00'	89°59'02"	39.26'	S 42°47'48" W	35.35'
C12	25.00'	30°25'35"	13.28'	S 17°24'31" E	13.12'
C13	50.00'	150°56'18"	131.72'	S 42°50'51" W	96.80'
C14	25.00'	30°25'35"	13.28'	N 76°53'48" W	13.12'
C15	25.00'	32°08'57"	14.03'	S 71°48'56" W	13.84'
C16	50.00'	27°01'38"	238.26'	N 12°15'17" E	68.82'
C17	25.00'	60°52'42"	26.58'	S 61°40'15" E	25.33'
C18	25.00'	84°28'12"	36.86'	N 45°39'18" E	33.61'
C19	325.00'	4°11'30"	234.41'	N 24°04'57" E	229.36'
C20	25.00'	90°13'48"	39.37'	N 00°22'12" W	35.43'
C21	25.00'	97°45'13"	42.65'	N 43°13'59" W	37.66'
C22	275.00'	39°06'05"	187.67'	N 25°11'40" E	184.05'
C23	25.00'	90°00'00"	39.27'	N 89°44'42" E	35.36'
C24	50.00'	180°00'00"	157.08'	N 44°44'42" E	100.00'
C25	25.00'	90°00'00"	39.27'	N 00°15'18" W	35.36'
C26	25.00'	4°15'16"	18.87'	N 66°22'20" E	18.43'
C27	25.00'	89°48'18"	39.18'	S 47°05'52" E	35.30'
C28	25.00'	90°05'08"	39.31'	S 42°50'51" W	35.38'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°29'06" E	193.32'
L2	N 02°07'46" W	141.48'
L3	N 02°06'35" W	16.27'
L4	N 87°59'59" E	78.59'
L5	N 02°06'35" W	13.50'
L6	S 45°15'18" E	69.42'
L7	N 44°44'42" E	62.70'
L8	N 87°59'59" E	76.78'
L9	S 02°11'43" E	51.17'
L10	N 87°47'19" W	124.99'
L11	S 87°47'19" W	125.01'
L12	S 45°15'18" E	19.42'
L13	N 45°15'18" W	19.42'
L14	N 87°59'59" E	76.59'
L15	S 88°36'34" W	20.00'
L16	S 02°00'01" E	129.22'
L17	N 02°00'01" W	130.00'
L18	N 02°11'43" W	283.30'
L19	N 02°11'43" W	539.59'
L20	S 21°46'34" W	90.94'
L21	S 76°20'00" W	55.00'
L22	S 69°51'21" E	28.11'
L23	N 57°07'53" W	41.73'
L24	S 45°15'18" E	32.87'

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KATY MANOR SOUTH SEC 6
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SCANNER Context 104450
KEY MAP

KATY MANOR SOUTH
SEC 6

A SUBDIVISION OF 31.547 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.

92 LOTS 7 RESERVES (14.506 ACRES) 3 BLOCKS

MARCH 1, 2023 JOB NO. 1750-3216.310

OWNERS:
KB HOME LONE STAR INC.,
A TEXAS CORPORATION
MARC TINDALL, EXECUTIVE VICE PRESIDENT
11320 RICHMOND AVENUE, HOUSTON, TEXAS 77082
PH: (281) 496-4266

SURVEYOR:

ENGINEER:

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3600 W Sam Houston Parkway S
Suite 175
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Phone 713.953.5200
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T.B.P.E.L.S. Firm No. 10194382

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FRN - F-1386

SHEET 3 OF 3

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