

We, (name of owner or owners), acting by and through (name and title of officer), being officers of (name of company or corporation), owner (or owners) hereinafter referred to as Owners (whether one or more) of the 6.774-ACRE tract described in the above and foregoing map of COLONIAL HEIGHTS, 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 ground level upward, located adjacent to both sides and adjoining said public utility 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 feet (15' 0") wide on each side of the center line of any and all bays, 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 abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors, and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private streets or permanent access easements.

IN TESTIMONY WHEREOF, XXXXXXXX has caused these presents to be signed by XXXXX, its Manager, thereto authorized, this _____ day of _____, 2022.

XXXX, LTD.
BY: XXXX GP, L.L.C.
IT'S General Partner

By: _____
Name
Manager

BEFORE ME, the undersigned authority, on this day personally appeared XXXXX, Manager, known to be the person whose name is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Public in and for the
State of Texas
My Commission Expires: _____

I, A. MUNROE KELSAY, 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 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.

A. MUNROE KELSAY
Texas Registration No. 5580

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 COLONIAL HEIGHTS 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 _____ day of _____, 2022.

By: _____
Martha L. Stein, Chair or
M. Sonny Garza, Vice Chairman

By: _____
Margaret Wallace Brown, AICP, CNJ-A
Secretary

I, Tenshia 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 _____, 2022, at _____ o'clock _____ M., and duly recorded on _____, 2022, at _____ o'clock _____ M., and at

Film Code Number _____ 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.

Tenshia Hudspeth
County Clerk
of Harris County, Texas

Deputy

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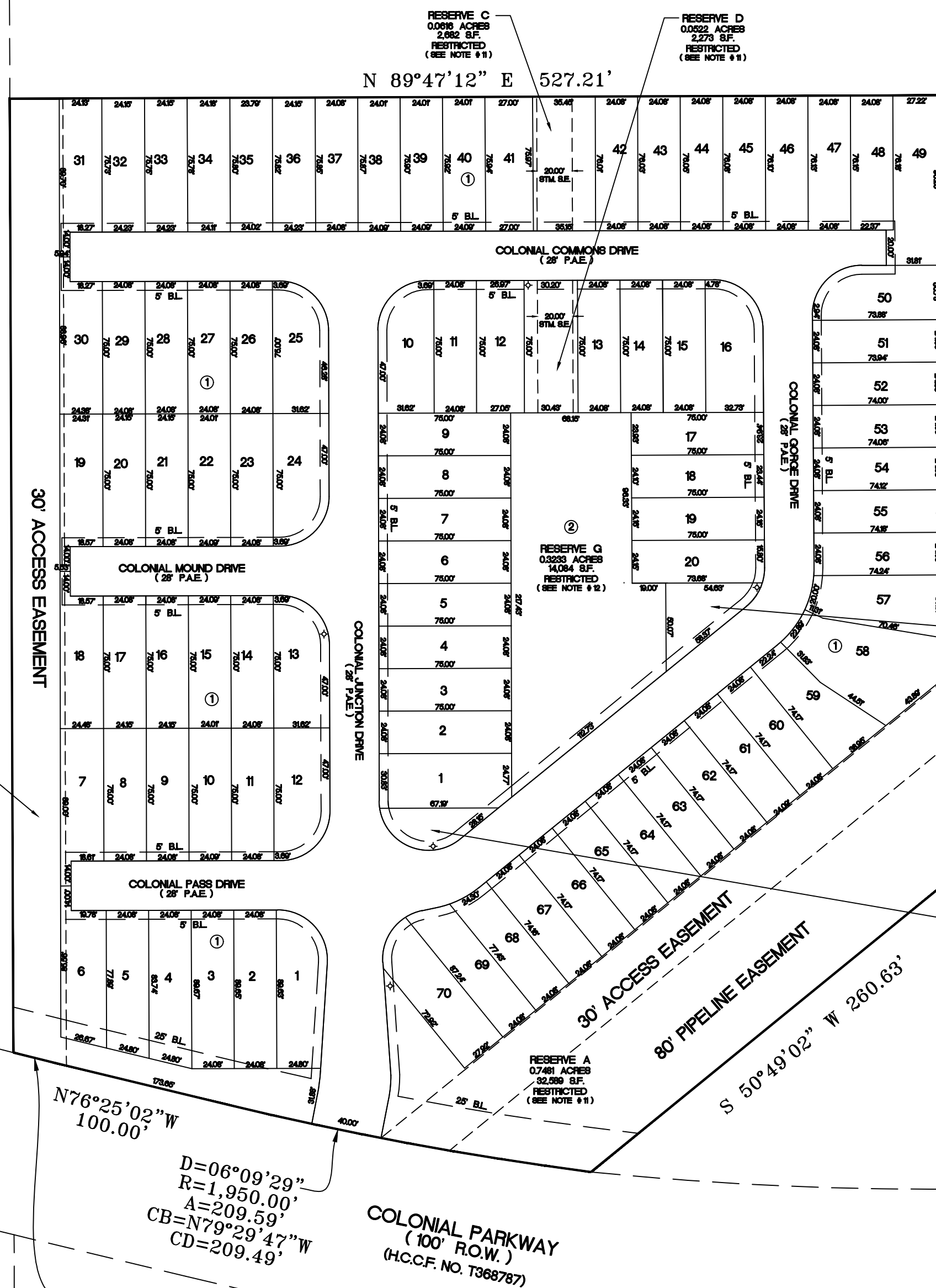
RESTRICTED RESERVE "B"

RESTRICTED RESERVE "D"
STONE CREST SEC 2
(VOL. 589, PG. 35, H.C.M.R.)

COMPENSATING OPEN SPACE CALCULATIONS
Total number of lots (less than 5,000 s.f.) 90 lots
Total area of lots (less than 5,000 s.f.) 172,799 s.f.
Average lot area 1,920 s.f.
Compensating open space required per lot 720 s.f.
Compensating open space provided (Reserves A-G) 64,800 s.f.
Compensating open space provided (Reserves A-G) 64,925 s.f.

Lot #	Lot Size	Lot #	Lot Size	Lot #	Lot Size	Lot #	Lot Size	Lot #	Lot Size
Block 1									
1	2,293	23	1,806	45	1,832	67	1,786	18	1,807
2	2,158	24	2,205	46	1,833	68	1,806	19	1,811
3	2,159	25	2,205	47	1,833	69	1,995	20	1,812
4	2,088	26	1,806	48	2,021	70	2,334		
Block 2									
5	1,946	27	1,806	49	2,539			1	2,289
6	2,013	28	1,806	50	2,112	2	1,806		
7	1,922	29	1,806	51	1,780	3	1,806		
8	1,808	30	1,905	52	1,781	4	1,806		
9	1,808	31	1,912	53	1,782	5	1,806		
10	1,803	32	1,832	54	1,784	6	1,806		
11	1,806	33	1,832	55	1,785	7	1,806		
12	2,205	34	1,829	56	1,787	8	1,806		
13	2,205	35	1,824	57	2,243	9	1,806		
14	1,806	36	1,834	58	3,505	10	2,205		
15	1,803	37	1,826	59	2,113	11	1,806		
16	1,808	38	1,825	60	1,786	12	2,025		
17	1,814	39	1,825	61	1,786	13	1,806		
18	1,915	40	1,826	62	1,786	14	1,806		
19	1,907	41	2,050	63	1,786	15	1,806		
20	1,808	42	1,830	64	1,786	16	2,286		
21	1,808	43	1,831	65	1,786	17	1,801		
22	1,803	44	1,831	66	1,786				

WEST HARRIS COUNTY MUD 5
CALLED 3,300 ACRES
H.C.C.F. NO. RP-2020-622501
O.P.R.O.R.P.



DRILLSITE "G"
CALLED 5,000 ACRES
H.C.C.F. No. R301707
O.P.R.O.R.P.

UNRESTRICTED RESERVE "A"
ALLIANCE PARK WEST
(VOL. 688, PG. 398, H.C.M.R.)

UNRESTRICTED RESERVE "A"
PARK WEST RESERVE
(VOL. 688, PG. 39, H.C.M.R.)

NOTES:

- Each lot shall be restricted to single-family residential uses so defined by Chapter 42 (Ordinance 1999-262).
- 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 300 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.
- Unless otherwise indicated in a separately recorded instrument, 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.
- 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.
- This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local governmental agency as public rights-of-way. The City of Houston has no obligation, nor does any other local governmental agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of the property in this subdivision.
- Access to the Permanent Access Easement is hereby denied to all properties outside of the plat boundary.
- Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of the property in this subdivision.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid coordinates (NAD 83) and may be brought to the surface by applying the following combined scale factor of 0.9989858278.
- This subdivision has a private water system. It is not a public water system, nor will it be constructed with any public funds. The water line and fire hydrants that will serve this subdivision are private and will be maintained by the owner and/or owner's management association.
- F.H. indicates proposed fire hydrant.
- Reserves A, B, C, D, E, and F are restricted to compensating open space.
- Reserve G is restricted to drainage, detention, and incidental utilities only.
- 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. Within 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.
- The residential units or lots encompassed by this plat are ineligible for solid waste collection service by the city. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of the property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.
- No heavy or oversize trash collection shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.
- B.L. indicates building line.
- S.S.E. indicates sanitary sewer easement.
- STM. S.E. indicates storm sewer easement.
- P.A.E. indicates permanent access easement.
- H.C.C.F. indicates Harris County Clerk's File Number.
- H.C.M.R. indicates Harris County Map Records.
- H.C.D.R. indicates Harris County Deed Records.
- F.C. No. indicates file code number.
- O.P.R.O.R.P. indicates Official Public Records of Real Property.
- All private streets shown herein are also permanent access easements.
- No land is being established as Private park or dedicated to the public for Park purposes.

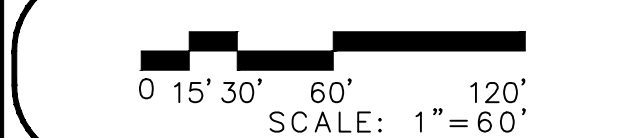
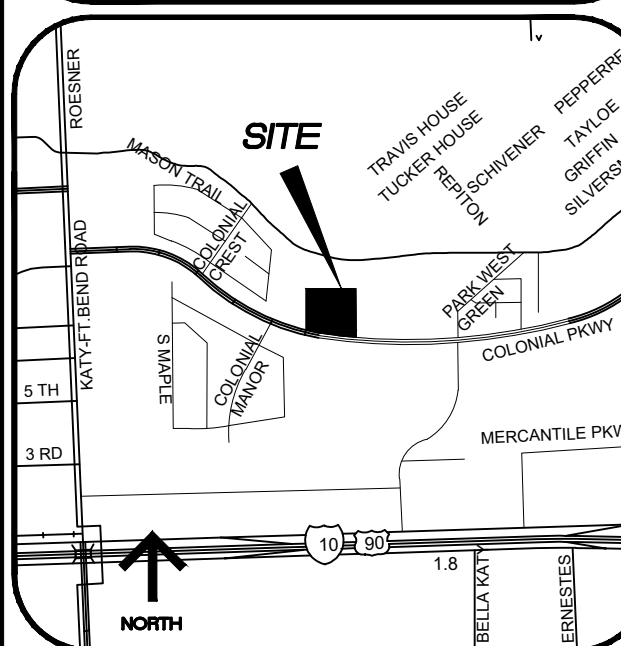


COLONIAL HEIGHTS

A SUBDIVISION OF 6.774 ACRES OF LAND SITUATED IN THE HENRY HUSTON SURVEY, ABSTRACT NO. 1679, HARRIS COUNTY, TEXAS.

2 BLOCKS, 90 LOTS, AND 7 RESERVES, TOTALING 1.6521 ACRES

OWNER: KATY PROMISE JOINT VENTURE
SURVEYOR: EHRA, INC.



JOB CODE: COLONIAL PKWY

FILE:
DRAWN BY: DJP
DATE: 06-24-2022