

STATE OF TEXAS
COUNTY OF HARRIS

We, Elrod Development, LLC, acting by and through, Scott Leichtenberg, President, being an officer of Elrod Development, LLC, owner hereinafter referred to as Owners (whether one or more) of the 4.469 acre tract described in the above and foregoing map of Katy Heights, 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 to the land so dedicated.

FURTHER, owners have dedicated 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 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 ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (L.E. & 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 purposes 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 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 and adjoining said public utility easements that are designated with aerial easements (L.E. & 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 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 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 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 or 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.

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.

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 proceeding plat limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, Elrod Development, LLC, has caused these presents to be signed by Scott Leichtenberg, President, thereto authorized this _____ day of _____, 2022.

By: _____
Scott Leichtenberg, President

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Scott Leichtenberg, 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.

Given under my hand and seal of office, this _____ day of _____, 2022.

X: _____
Notary Public in and for
Harris County, Texas.
My commission expires: _____

I, Daniel Villa, Jr., R.P.L.S., 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.

Daniel Villa, Jr., RPLS
Texas Registration No. 6751

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 Katy 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 (or instrument when appropriate) this _____ day of _____, 2022.

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

I, Dr. Milton Rahman, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulation 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.

By: _____
Dr. Milton Rahman, P.E., PMP, CFM, ENV-SP
County Engineer

I, Tenechia 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 _____, 20____, by an order entered into the minutes of the court.

I, Tenechia 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 No. _____ 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.

By: _____
Tenechia Hudspeth,
County Clerk of
Harris County, Texas

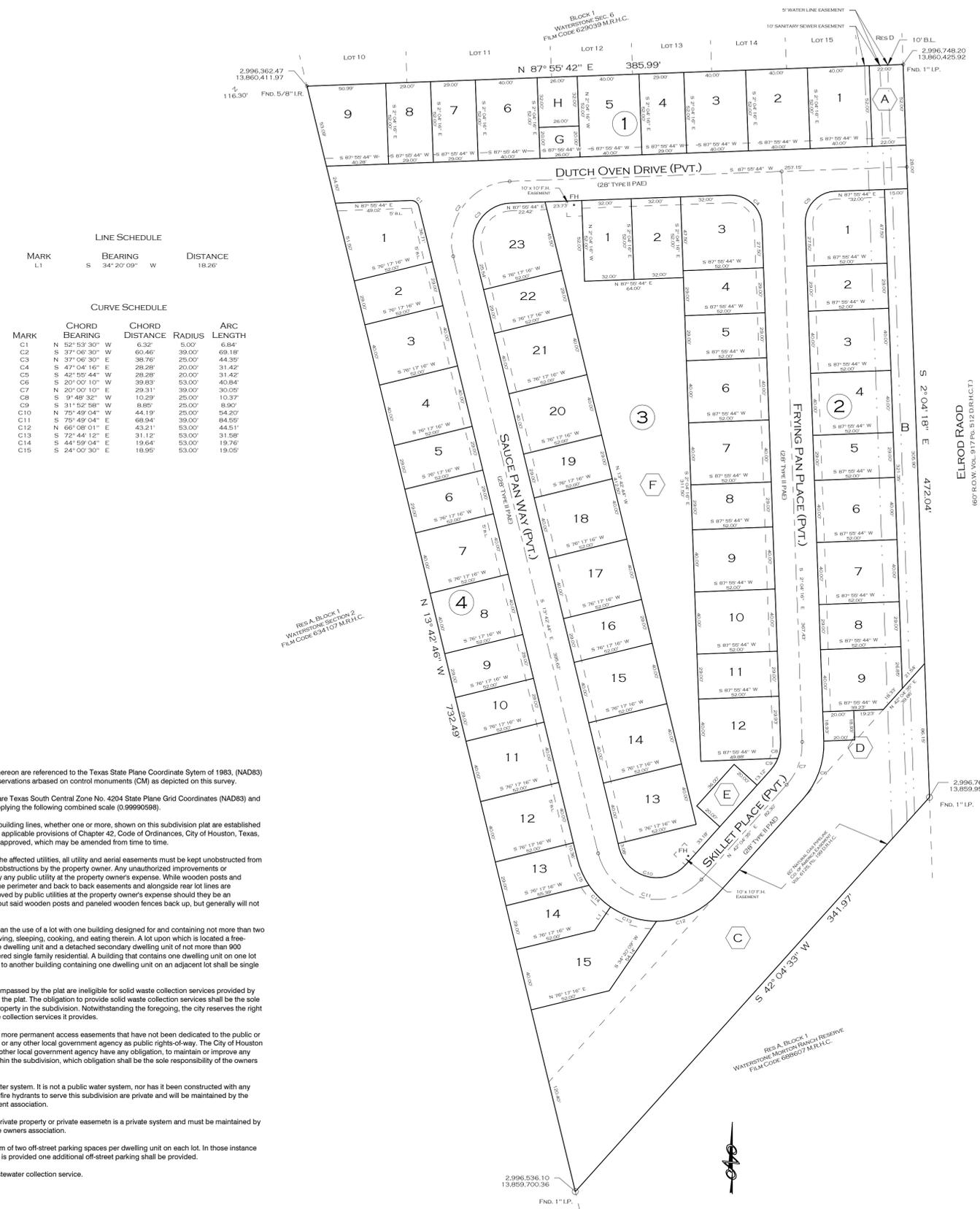
By: _____
Christian Orona
Deputy

LEGEND:

- 1. "BL." INDICATES BUILDING LINE
- 2. "U.E." INDICATES UTILITY EASEMENT
- 3. "M.R.H.C." INDICATES MAP RECORDS OF HARRIS COUNTY, TEXAS
- 4. "H.C.C.F." INDICATES HARRIS COUNTY CLERKS FILE
- 5. "D.R.H.C." INDICATES DEED RECORD OF HARRIS COUNTY, TEXAS
- 6. "R.O.W." INDICATES RIGHT OF WAY
- 7. "ESMT." INDICATES EASEMENT
- 8. "FND." INDICATES FOUND
- 9. "BRS." INDICATES BEARS
- 10. "I.P." INDICATES FOUND IRON PIPE
- 11. "I.R." INDICATES IRON ROD
- 12. "E.A.E." INDICATES EGRESS ACCESS EASEMENT
- 13. "F.H." INDICATES FIRE HYDRANT

PARKING TABLE

TOTAL NO. OF DWELLING UNITS	NO. OF ADDITIONAL PARKING REQUIRED	NO. OF ON-STREET PARKING	NO. OF OFF-STREET PARKING
56	0	0	0



VICINITY MAP (N.T.S.)
KEY MAP 452M

LOT AREA TABLE		
BLOCK	LOT	AREA
1	1	2,080.00 SF
1	2	2,080.00 SF
1	3	2,080.00 SF
1	4	1,908.00 SF
1	5	2,080.00 SF
1	6	2,080.00 SF
1	7	1,908.00 SF
1	8	1,908.00 SF
1	9	2,172.94 SF
2	1	2,384.16 SF
2	2	1,908.00 SF
2	3	2,080.00 SF
2	4	2,080.00 SF
2	5	1,908.00 SF
2	6	2,080.00 SF
2	7	2,080.00 SF
2	8	1,908.00 SF
2	9	1,908.00 SF
3	1	1,664.00 SF
3	2	1,664.00 SF
3	3	2,384.16 SF
3	4	1,908.00 SF
3	5	1,908.00 SF
3	6	2,080.00 SF
3	7	2,080.00 SF
3	8	1,908.00 SF
3	9	2,080.00 SF
3	10	2,080.00 SF
3	11	1,908.00 SF
3	12	2,073.01 SF
3	13	2,080.00 SF
3	14	2,080.00 SF
3	15	2,080.00 SF
3	16	1,908.00 SF
3	17	2,080.00 SF
3	18	2,080.00 SF
3	19	1,908.00 SF
3	20	2,080.00 SF
3	21	2,080.00 SF
3	22	1,908.00 SF
3	23	2,432.02 SF
4	1	2,396.18 SF
4	2	1,908.00 SF
4	3	2,080.00 SF
4	4	2,080.00 SF
4	5	1,908.00 SF
4	6	1,908.00 SF
4	7	2,080.00 SF
4	8	2,080.00 SF
4	9	1,908.00 SF
4	10	1,908.00 SF
4	11	2,080.00 SF
4	12	2,080.00 SF
4	13	1,928.77 SF
4	14	1,721.36 SF
4	15	3,108.30 SF
GRAND TOTAL:		106,948.95 SF

RESERVE TABLE		
RESERVE	AREA	USE
A	1,144.00 SF	LANDSCAPE
B	4,705.01 SF	LANDSCAPE
C	24,188.87 SF	COS
D	3,781.54 SF	PARKING
E	720.00 SF	PARKING
F	17,210.28 SF	COS
G	520.00 SF	PARKING
H	832.00 SF	COS

Katy Heights

A SUBDIVISION OF 4.469 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE A, BLOCK 1 OF WATERSTONE MORTON RANCH RESERVE AS RECORDED IN FILM CODE NO. 688807 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE FIFTY SIX LOTS AND EIGHT RESERVES

LOTS: 56 RESERVES: 8 BLOCKS: 4
MAY 2022

OWNER:
Elrod Development, LLC
13411 Pebblebrook Drive
Houston, Texas 77079
713.299.0722

SUBMITTED BY:
Richard Grothues Designs, Inc.
9225 Katy Freeway, Suite 103
Houston, Texas 77024
713.449.9191

SURVEYOR:
DVJ Civil Engineering &
Land Surveying
T.B.P.L.S. Firm #10194609
8118 Fry Road, suite 402
Cypress, Texas 77433
281.213.2517