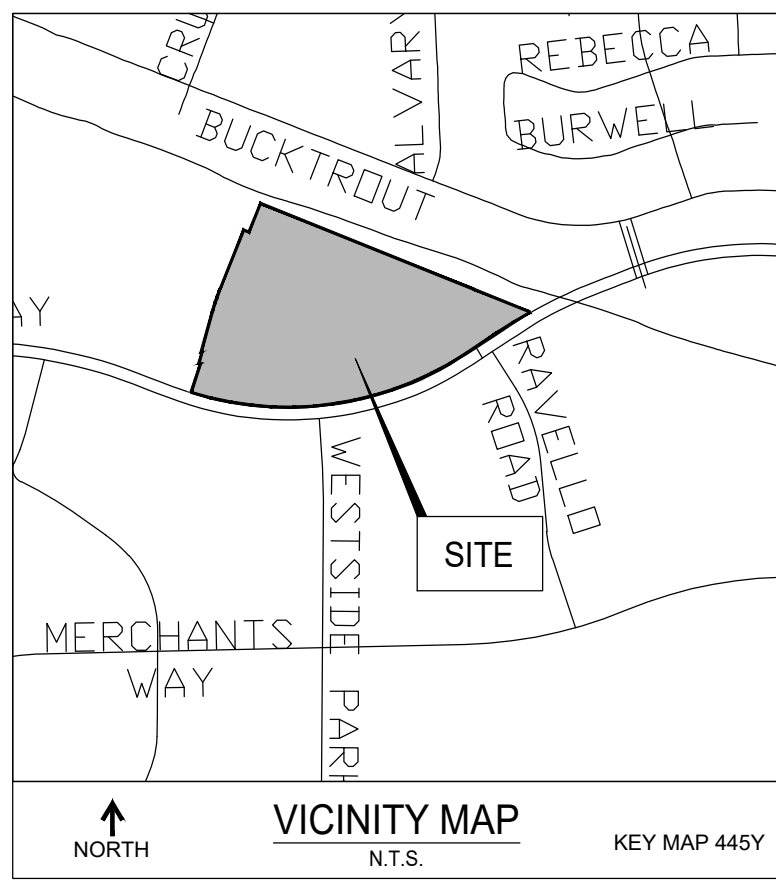


GENERAL NOTES:

- B.L. indicates Building Line.
D.E. indicates Drainage Easement.
U.E. indicates Utility Easement.
ESMT. indicates Easement.
STW. S.E. indicates Storm Sewer Easement.
H.C.C.F. NO. indicates Harris County Clerk's File.
H.C.M.R. indicates Harris County Map Records.
O.P.R.O.R.P. indicates Official Public Records Of Real Property.
P.V.T. indicates Private Street (Type 1 P.A.E.).
P.A.E. indicates Permanent Access Easement.
P.U.E. indicates Public Utility Easement.
R.O.W. indicates Right-Of-Way.
R=indicates Radius.
S.S.E. indicates Sanitary Sewer Easement.
SQ. FT. indicates Square Feet.
(S) indicates Set 3/4" Iron Rod with cap stamped E.H.R.A. 713-784-4500.
W.L.E. indicates Waterline Easement.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 1.0.
- All easements extend equidistant from either side of the property lines unless otherwise noted.
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- Unless otherwise indicated, the building line (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 square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
- 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 lot 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 for the Approval and Acceptance of Infrastructure.
- All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinance, City of Houston, Texas, which may be amended from time to time.
- All lots shall have adequate wastewater collection services.



COMPENSATING OPEN SPACE ANALYSIS (C.O.S.)
LOT SIZES <5,000 SQ. FT. -
EXTRATERRITORIAL JURISDICTION AREA

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	3,056.80
	2	3,056.70
	3	3,056.62
	4	3,056.65
	5	3,056.79
	6	3,057.04
	7	3,057.41
	8	3,057.88
	9	3,058.47
	10	3,059.17
	11	3,038.99
2	12	2,999.93
	1	3,255.14
	2	2,400.00
	3	2,400.00
	4	2,400.00
	5	2,400.00
	6	2,400.00
	7	2,451.92
	8	2,494.38
	9	2,494.38
	10	2,430.07
3	11	2,400.00
	12	2,400.00
	13	2,400.00
	14	2,400.00
	15	2,400.00
	16	2,400.00
	17	2,400.00
	18	2,400.00
	19	2,400.00
	20	2,400.00
	21	2,400.00
4	1	3,220.54
	2	3,059.76
	3	3,052.29
	4	3,052.29
	5	3,052.29
	6	3,052.29
	7	3,052.29
	8	3,052.29
	9	3,052.29
	10	3,052.29
	11	3,052.29
5	12	3,052.29
	13	3,052.29
	14	3,052.29
	15	3,052.29
	16	3,052.29
	17	3,051.47
	1	3,276.96
	2	3,276.96
	3	3,276.96
	4	3,276.96
	5	2,456.11
6	6	3,538.87
	7	3,000.00
	8	3,000.00
	9	3,000.00
	10	3,216.50
	11	3,081.74
	12	3,000.00
	13	3,000.00
	14	3,550.00
	15	3,000.00
	16	3,000.00
7	17	2,999.16
	18	2,917.45
	19	2,897.44
	20	3,000.00
	21	3,000.00
	22	3,042.72
	23	3,064.15
	24	3,150.02
	25	2,400.00
	26	2,400.00
	27	2,400.00
8	28	2,400.00
	29	2,400.00
	30	2,400.00
	31	2,400.00
	32	2,400.00
	33	2,400.00
	34	2,400.00
	35	2,400.00
	36	2,400.00
	37	2,400.00
	38	2,400.00
9	39	3,041.41
	40	3,008.44
	1	2,400.00
	2	2,400.00
	3	2,400.00
	4	2,400.00
	5	2,400.00
	6	2,444.92
	7	2,400.00
	8	2,400.00
	9	2,400.00
10	10	2,400.00
	11	2,400.00
	12	2,400.00
	13	2,400.00
	14	2,400.00
	15	2,400.00
	16	2,400.00
	17	2,400.00
	18	2,400.00
	19	2,400.00
	20	2,400.00
11	21	2,400.00
	22	2,400.00
	23	2,400.00
	24	2,400.00
	25	2,400.00
	26	2,400.00
	27	2,400.00
	28	2,400.00
	29	2,400.00
	30	2,400.00
	31	2,400.00
12	32	2,400.00
	33	2,400.00
	34	2,400.00
	35	2,400.00
	36	2,400.00
	37	2,400.00
	38	2,400.00
	39	2,400.00
	40	2,400.00
	41	2,400.00
	42	2,400.00

COMPENSATING OPEN SPACE TABLE - ETJ AREA		
A. TOTAL NO. OF LOTS < 5,000 SQ. FT.	140	
B. TOTAL AREA OF LOTS < 5,000 SQ. FT.	390,612 SQ. FT.	
C. AVERAGE LOT SIZE < 5,000 SQ. FT. (B/A)	2,790 SQ. FT.	
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C)	500 SQ. FT.	
E. COMPENSATING OPEN SPACE REQUIRED (A x D)	70,000 SQ. FT.	
F. TOTAL COMPENSATING OPEN SPACE PROVIDED	81,996 SQ. FT.	

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	COMPENSATING OPEN SPACE	27,726.25	0.63
B	LANDSCAPE, OPEN SPACE, PARKING & UTILITY PURPOSES	1,865.71	0.04
C	COMPENSATING OPEN SPACE	28,409.11	0.67
D	COMPENSATING OPEN SPACE	24,761.49	0.56
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	17,359.89	0.39
F	LANDSCAPE, OPEN SPACE, PARKING & UTILITY PURPOSES	3,732.69	0.08
G	LANDSCAPE, OPEN SPACE, PARKING & UTILITY PURPOSES	1,366.84	0.03
H	LANDSCAPE, OPEN SPACE, PARKING & UTILITY PURPOSES	4,269.66	0.09
I	DRAINAGE AND DETENTION	134,100.79	3.07
TOTAL		244,592.43	4.96

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	2,050.00'	184.70'	S 58°14'07" W
C2	1,450.00'	1,297.48'	S 81°47'18" W

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	S 56°09'14" W	153.71'
L2	N 18°29'28" E	134.25'
L3	N 71°30'32" W	7.87'
L4	N 15°53'26" E	50.05'
L5	N 71°30'32" W	5.02'
L6	N 15°53'26" E	16.84'
L7	N 16°31'05" E	29.94'
L8	N 18°29'04" E	30.00'
L9	N 20°21'02" E	30.00'
L10	N 21°37'59" E	9.55'
L11	S 68°03'48" E	25.01'

Katy Grand Village Sec 1

A Subdivision of 18.82 acres out of the W.C.R.R. Survey, Harris County, Texas, also being a partial replat of Westside Parkway Section One, a subdivision recorded under Film Code No. 464143.

140 Lots, 6 Blocks, and 9 Reserves Totalling 4.96 Acres
Owner: DWPW Grand Parkway LLC

December 23, 2024



ENGINEERING TIME VALUE SINCE 1958

EHRA JOB NO. 2541001-01

TYPE No. F-728

TPCLS No. 10052300

Notwithstanding to whom these plans are delivered, the drafter shall remain responsible for the accuracy of the information and data furnished by others and for the accuracy of the plans as drafted and as shown on these plans.