

**A RESTRICTED RESERVE "A"**  
Restricted to Landscape  
& Incidental Utility Purposes Only  
1.18 AC.  
51,275 Sq. Ft.

**B RESTRICTED RESERVE "B"**  
Restricted to Landscape, Recreation  
& Incidental Utility Purposes Only  
2.06 AC.  
89,835 Sq. Ft.

**C RESTRICTED RESERVE "C"**  
Restricted to Landscape, Drainage  
& Incidental Utility Purposes Only  
7.72 AC.  
336,334 Sq. Ft.

**D RESTRICTED RESERVE "D"**  
Restricted to Landscape  
& Incidental Utility Purposes Only  
0.09 AC.  
3,740 Sq. Ft.

**E RESTRICTED RESERVE "E"**  
Restricted to Landscape  
& Incidental Utility Purposes Only  
0.88 AC.  
38,181 Sq. Ft.

**F RESTRICTED RESERVE "F"**  
Restricted to Drill Site &  
Landscape Purposes Only  
0.83 AC.  
36,005 Sq. Ft.

**G RESTRICTED RESERVE "G"**  
Restricted to Landscape  
& Incidental Utility Purposes Only  
0.29 AC.  
12,874 Sq. Ft.

**H RESTRICTED RESERVE "H"**  
Restricted to Landscape, Drainage  
& Incidental Utility Purposes Only  
0.30 AC.  
13,189 Sq. Ft.

**I RESTRICTED RESERVE "I"**  
Restricted to Landscape, Drainage  
& Incidental Utility Purposes Only  
0.16 AC.  
6,950 Sq. Ft.

NASH FM 529 LLC  
CALLED 318.19 AC.  
C.C.F. NO.  
O.P.R.R.P.H.C.T.

N:13,879,523.87  
E:2,982,857.81  
FND 1/2" IP W/CAP MK  
"KALKOMEY SURVEYING"

MINI-B, INC.  
CALLED 100,000 AC.  
C.C.F. NO. H541658  
O.P.R.R.P.H.C.T.

N:13,878,141.92  
E:2,982,915.03  
1" RESERVE  
(See Note 7)

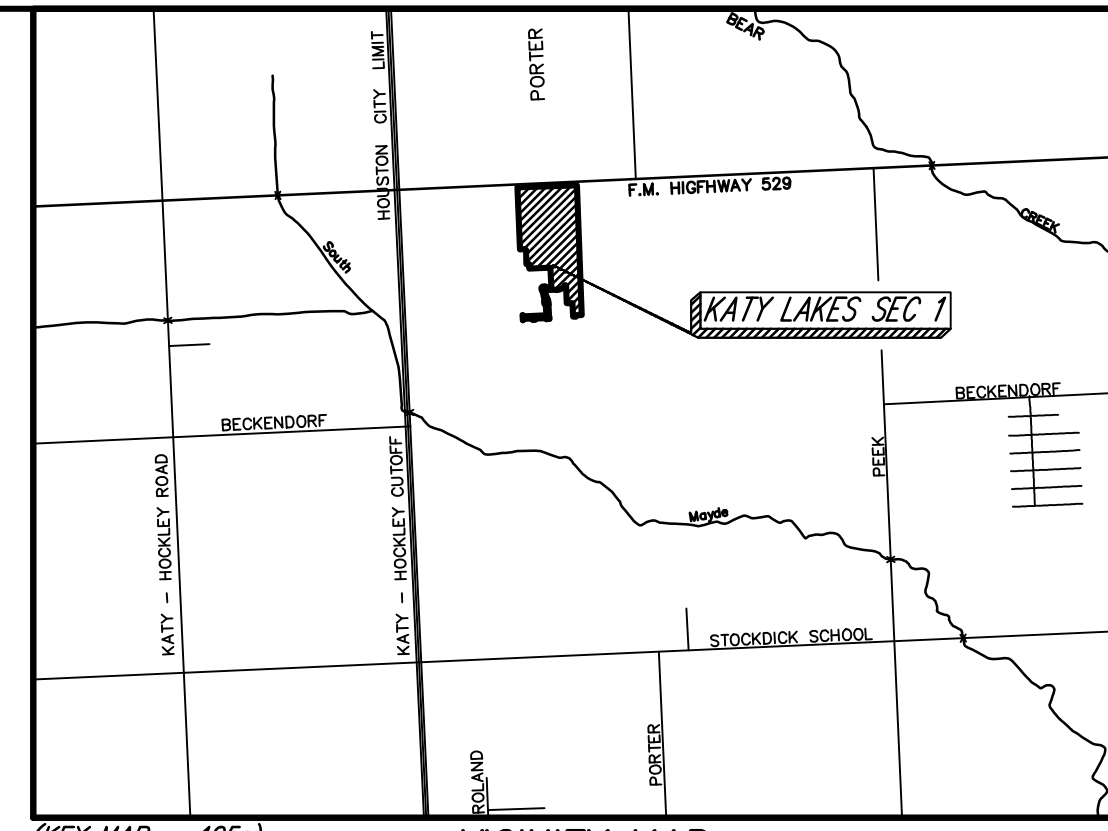
F.M. HIGHWAY 529 (FREEMAN ROAD)  
(120' R.O.W.)  
(CCF No. C261187 O.P.R.R.P.H.C.T.)  
SEE INSET  
DETAIL "A"

N:13,879,567.45  
E:2,984,180.97  
FND 5/8" IR

DRILL SITE 1  
(CALLED 200'x300')  
C.C.F. NO. E113937  
O.P.R.R.P.H.C.T.

AKRAM MUSHTAHA  
CALLED 158,039 AC.  
C.C.F. NO. W268492  
O.P.R.R.P.H.C.T.

0 50 100 200 300  
SCALE: 1" = 100'



- General Notes
- 1) AC ..... "Acre"  
AE ..... "Aerial Easement"  
BL ..... "Building Line"  
CCF ..... "County Clerk's File"  
DE ..... "Drainage Easement"  
Esmt ..... "Easement"  
FC ..... "Found 3/4" Iron Rod (w/cap stamped "Jones/Carter Property Corner")  
FIL ..... "Film Code"  
GBL ..... "Garage Building Line"  
HCMUD ..... "Harris County Municipal Utility District"  
HL&PE ..... "Houston Lighting & Power Co Easement"  
IR ..... "Iron Road"  
MRHOT ..... "Map Records Harris County Texas"  
Na ..... "Number"  
O.P.R.R.P.H.C.T. ..... "Harris County Official Public Records of Real Property"  
ROW ..... "Right of Way"  
SSE ..... "Sanitary Sewer Easement"  
STM SE ..... "Storm Sewer Easement"  
Sq. Ft. ..... "Square Feet"  
UE ..... "Utility Easement"  
UVE ..... "Unobstructed Visibility Easement"  
Vol - Pg ..... "Volume and Page"  
WLE ..... "Water Line Easement"  
..... "Street Name Break"  
① ..... "Block Number"  
..... "Set 3/4-Inch Iron Rod (w/cap stamped "Jones/Carter Property Corner")"
  - 2) Unless otherwise indicated, the building lines (BL), whether one or more, shown on this subdivision plan 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.
  - 3) The bearings and coordinates shown herein are based on the Texas South Central Zone No. 4204 (NAD83) and may be brought to surface by applying the following average Combined Scale Factor of 0.999990221.
  - 4) 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."
  - 5) Single family residential shall mean the use of a lot with one building 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.
  - 6) 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.
  - 7) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
  - 8) 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 sold wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
  - 9) Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development plans.

# KATY LAKES SEC 1

A SUBDIVISION OF 64.62 ACRES OF LAND  
OUT OF THE H.T. & C. RAILROAD COMPANY SURVEY,  
SECTION 59, ABSTRACT 444  
HARRIS COUNTY, TEXAS.

177 LOTS 9 RESERVES 6 BLOCKS  
FEBRUARY 2018

DEVELOPER/OWNER:

PLANNER/ENGINEER/SURVEYOR:

MINI-B INC.  
550 WAUGH  
HOUSTON, TX 77019  
(713) 622-5595

**JONES CARTER**  
Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 10046104  
8701 New Trails Drive, Suite 200 • The Woodlands, Texas 77381 • 281.363.4039

SHEET 1 OF 3



**[A] RESTRICTED RESERVE "A"**  
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51,275 Sq. Ft.

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6,950 Sq. Ft.

JAWAD N. ALSHEIKH  
CALLED 54.245 AC.  
C.C.F. NO. J047965  
O.P.R.R.P.H.C.T.

HIDDEN FOREST  
ESTATES SUBDIVISION  
VOL. 410, PG. 35  
M.R.H.C.T.

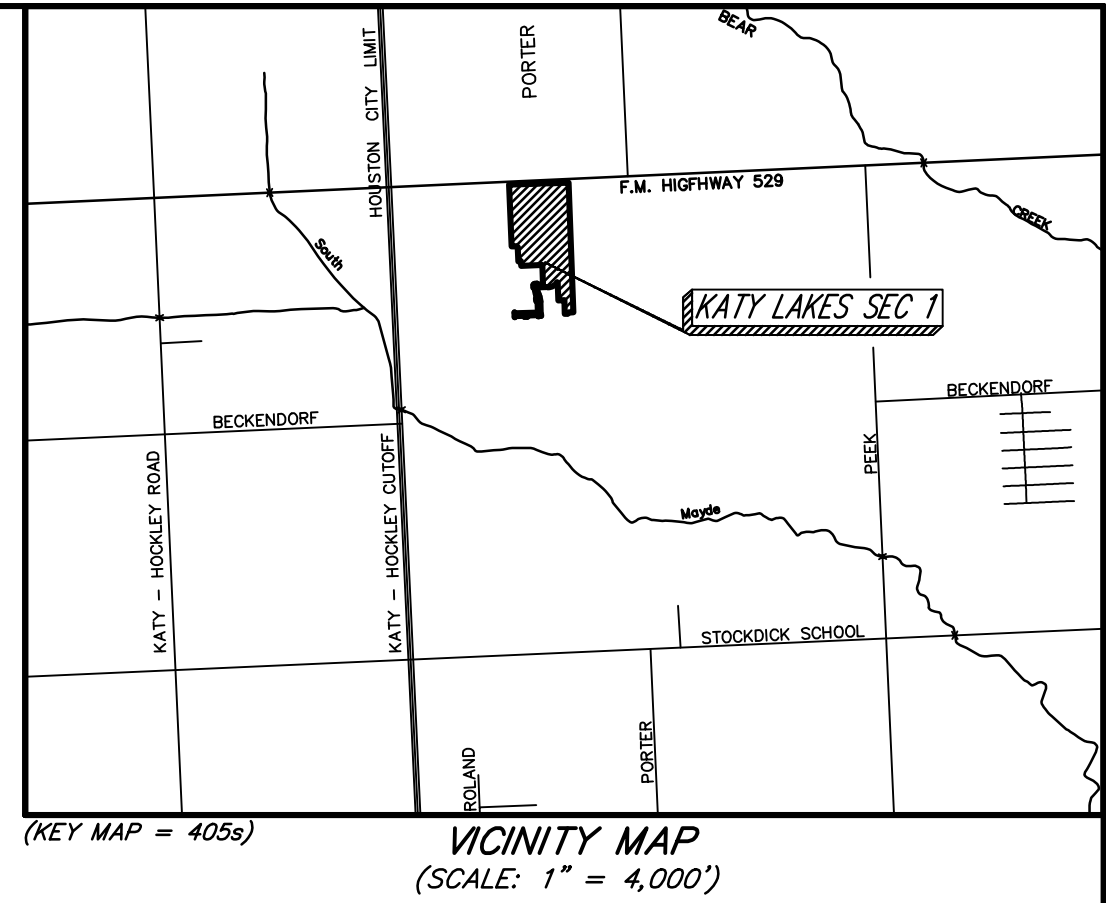
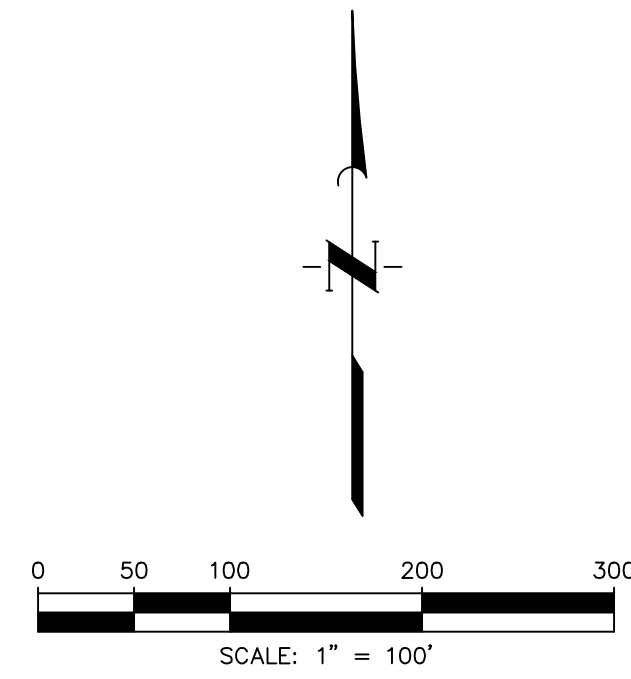
MINI-B INC.  
CALLED 386.01 AC.  
C.C.F. NO. 2016-254889  
O.P.R.R.P.H.C.T.

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CALLED 158.039 AC.  
C.C.F. NO. W208492  
O.P.R.R.P.H.C.T.

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E:2,984,275.02

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SHEET 2 OF 3



