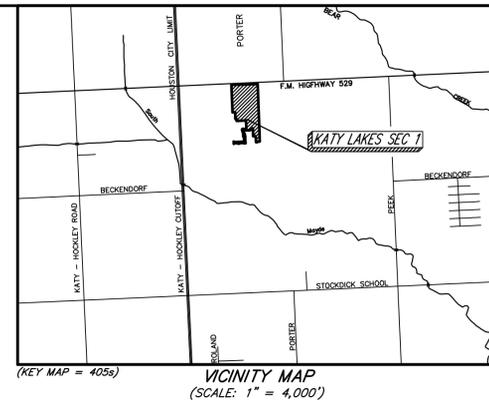
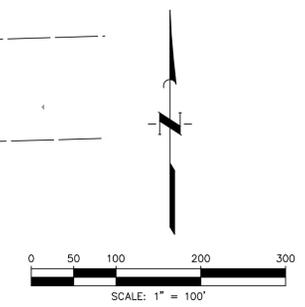
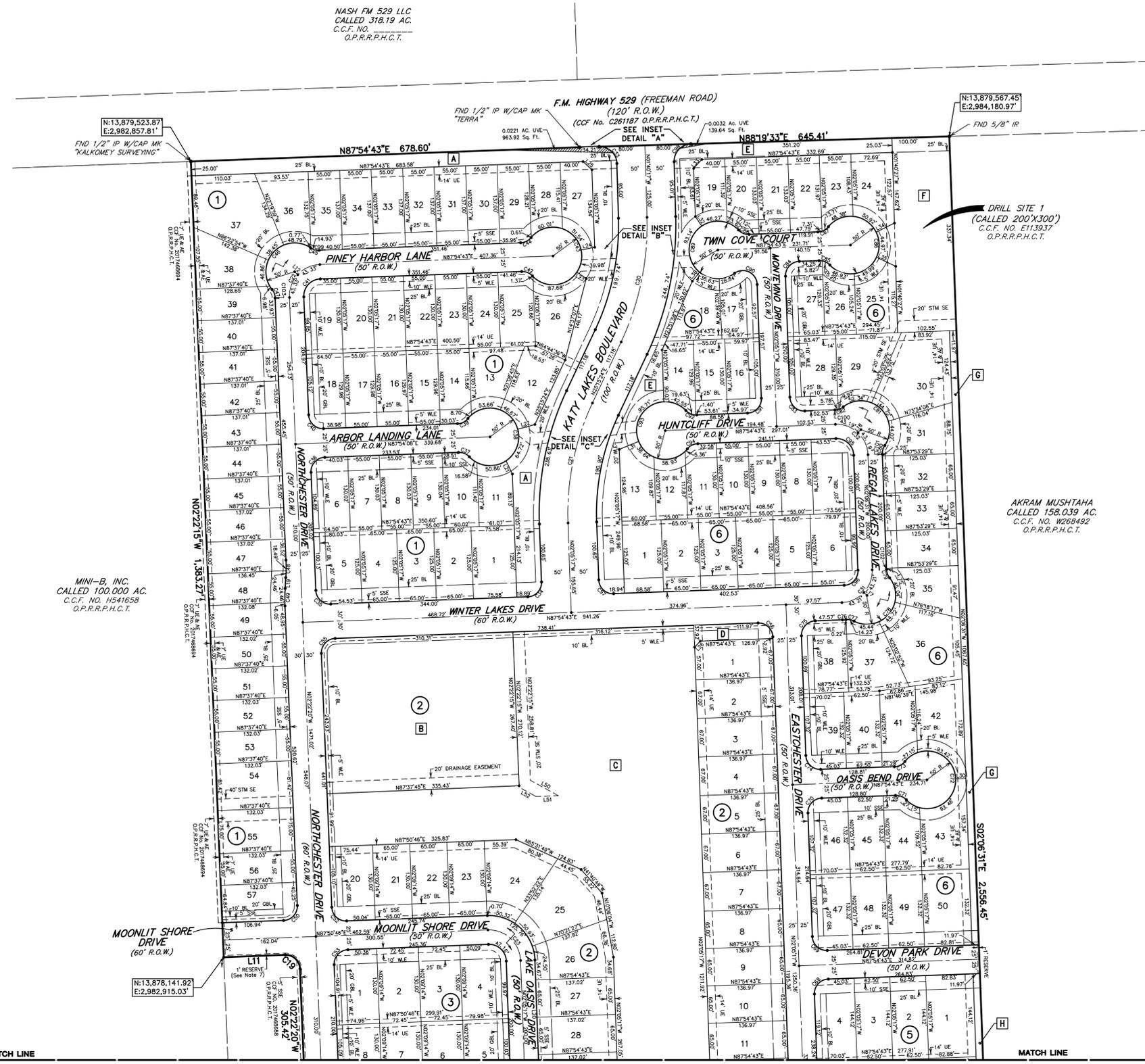


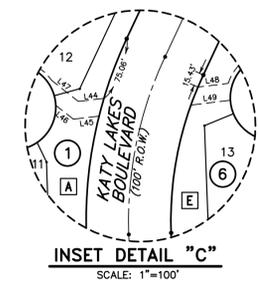
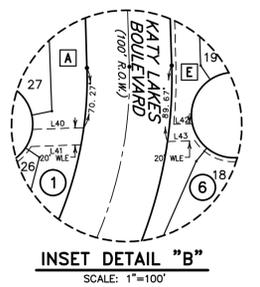
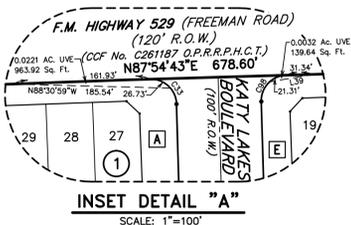
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51,275 Sq. Ft.
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Restricted to Landscape, Recreation  
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89,835 Sq. Ft.
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7.72 AC.  
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Restricted to Landscape, Drainage  
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0.16 AC.  
6,950 Sq. Ft.



- General Notes
- 1) AC ..... "Acre"
  - AE ..... "Aerial Easement"
  - BL ..... "Building Line"
  - CCF ..... "County Clerk's File"
  - DE ..... "Drainage Easement"
  - ESMT ..... "Easement"
  - FC ..... "Film Code"
  - GBL ..... "Garage Building Line"
  - HCMUD ..... "Harris County Municipal Utility District"
  - HL&PE ..... "Houston Lighting & Power Co Easement"
  - IR ..... "Iron Road"
  - MRHCT ..... "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 Viability 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 0.99990221.
  - 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 plans 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 rest 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 solid 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.

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

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



# 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.**

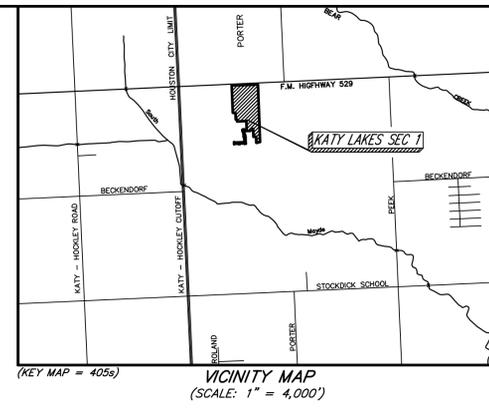
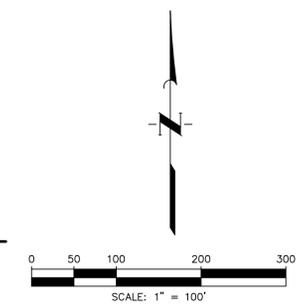
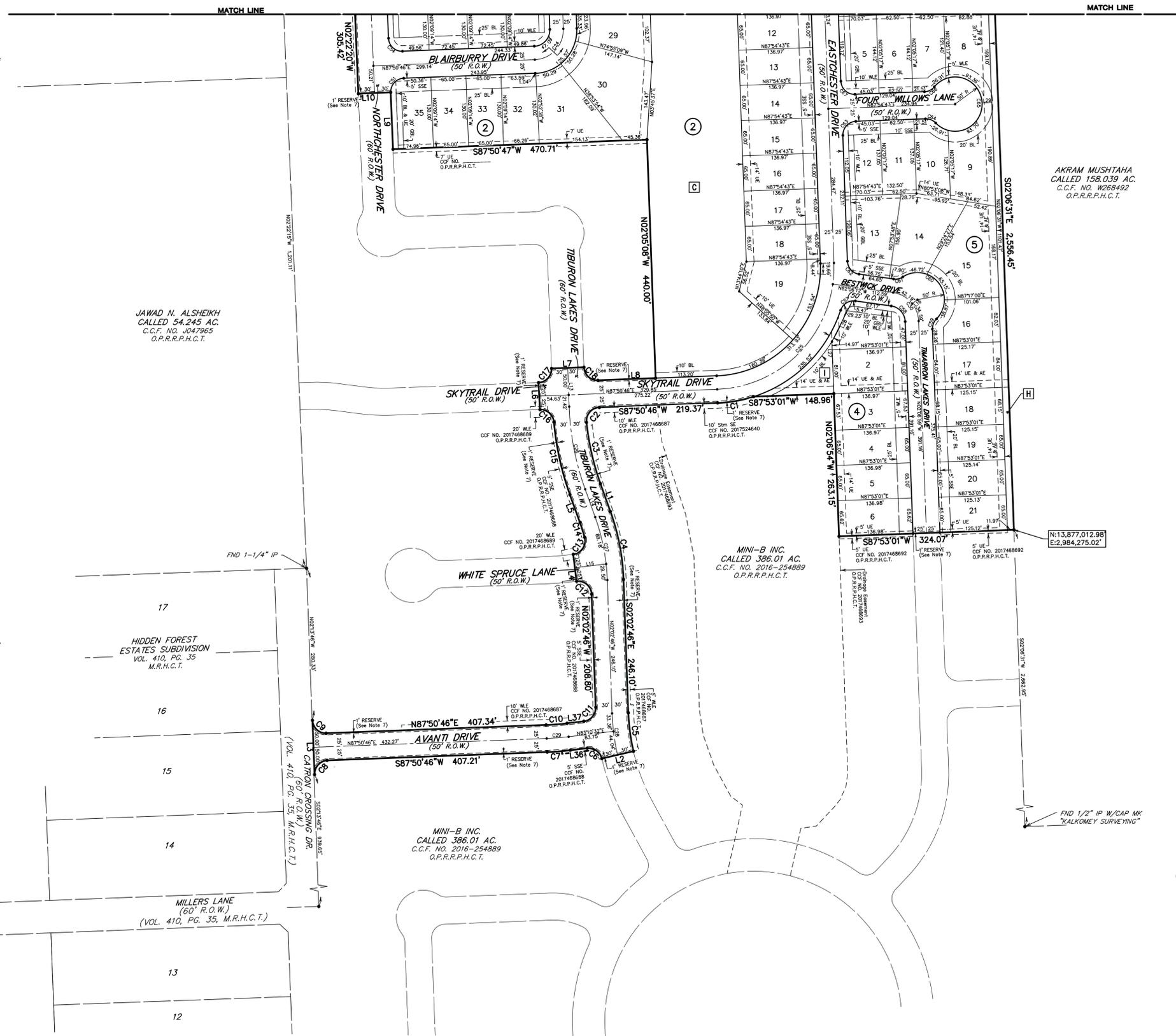
**177 LOTS    9 RESERVES    6 BLOCKS**

**FEBRUARY 2018**

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

PLANNER/ENGINEER/SURVEYOR: **JONES CARTER**  
Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 10046304  
8701 New Trails Drive, Suite 200 • The Woodlands, Texas 77381 • 281.363.4039

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51,275 Sq. Ft.
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6,950 Sq. Ft.



AKRAM MUSHTAHA  
CALLED 158,039 AC.  
C.C.F. NO. W288492  
O.P.R.R.P.H.C.T.

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

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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STATE OF TEXAS §
COUNTY OF HARRIS §

We, Mini-B, Inc., a Texas corporation, acting by and through, \_\_\_\_\_ and \_\_\_\_\_, being an officers of Mini-B, Inc., a Texas corporation, owner hereinafter referred to as Owner of the 64.62 acre tract described in the above and foregoing map of Katy Lakes Sec 1, 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 each 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 that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each 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 some 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 shall be restricted to prevent the drainage of any septic tanks into any public or private street, 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 purposes 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 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, Mini-B Inc., a Texas Corporation has caused these presents to be signed by its \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Mini-B, Inc.,
a Texas corporation

By: \_\_\_\_\_

Attest: \_\_\_\_\_

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ and \_\_\_\_\_ of Mini-B, Inc., a Texas Corporation 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 and herein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

We, International Bank of Commerce, owner and holder of a lien against the property described in the plat known as Katy Lakes Sec 1, said lien being evidenced by instrument of record in the Clerk's File No. RP-2016-256400 of the O.P.R.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

INTERNATIONAL BANK OF COMMERCE

By: \_\_\_\_\_

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 and herein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

I, Chris D. Kalkomey, 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.

Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of KATY LAKES SEC 1 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 \_\_\_\_\_, 2018.

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

By: Patrick Walsh, P.E.
Secretary

I, John R. Blount, 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.

John R. Blount, P.E., LEED AP
County Engineer

I, Stan Stanart, 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 \_\_\_\_\_, 2018 by an order entered into the minutes of the court.

I, Stan Stanart, 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 \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ clock \_\_\_\_M., and duly recorded on \_\_\_\_\_, 20\_\_\_\_, 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.

Stan Stanart
County Clerk
Of Harris County, Texas

By: Deputy

By: Deputy

Table with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains curve data for lots L1 through L52.

Table with columns: LINE, BEARING, DISTANCE. Contains line data for lots L1 through L52.

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