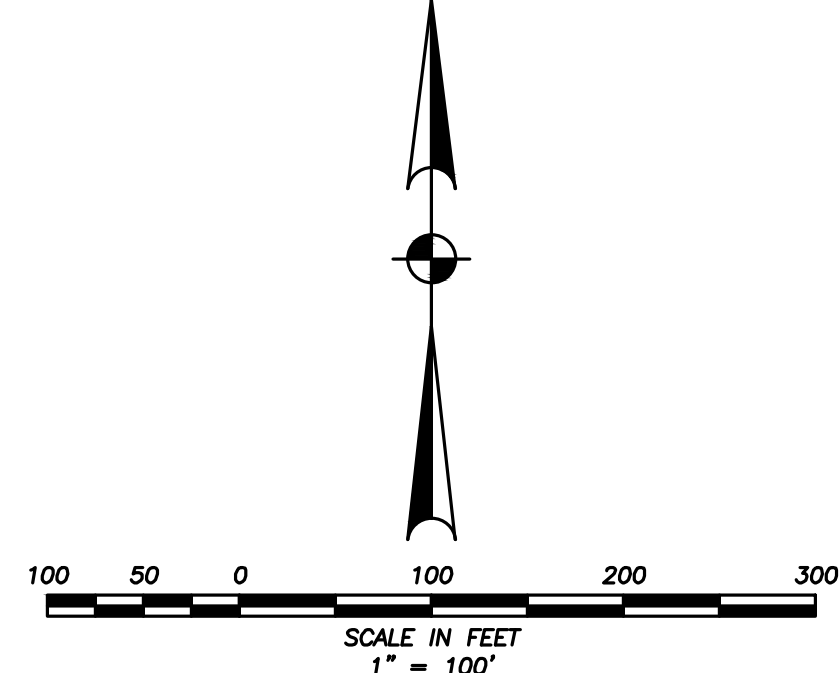
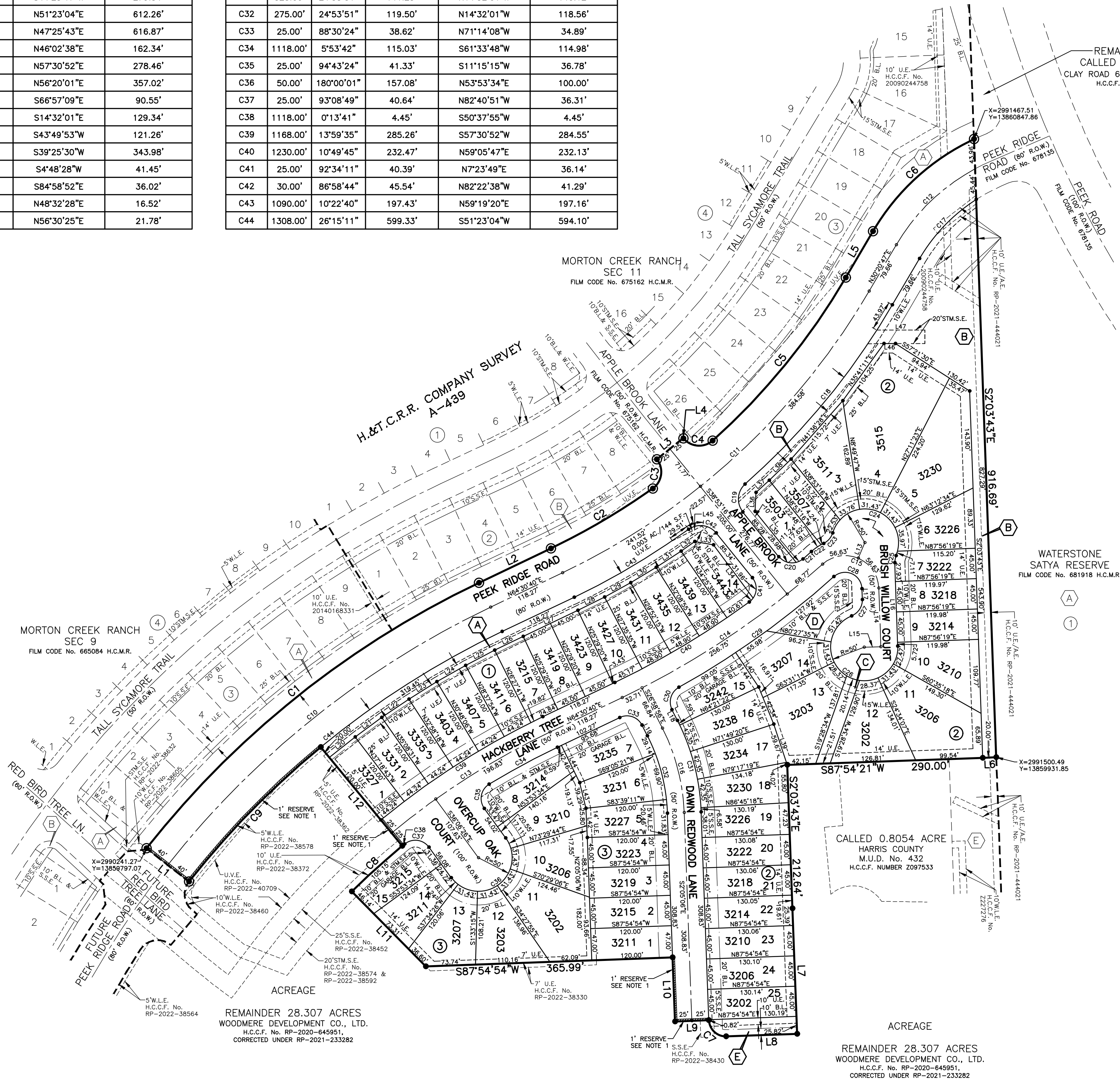


L:\3313-HOWUD-432\MORTON\_CREEK\_RANCH\3252.02\ADDRESS\_PLAT.DWG Mar. 30, 2022-2:22 PM WALEED KAMAAN

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1388.00'	26°15'11"	635.98'	N51°23'04"E	630.43'
C2	1010.00'	9°56'44"	175.32'	N59°32'17"E	175.10'
C3	30.00'	93°27'11"	48.93'	N7°50'19"E	43.69'
C4	30.00'	92°58'53"	48.68'	S85°22'43"E	43.52'
C5	1010.00'	17°47'04"	313.50'	N39°14'19"E	312.24'
C6	340.00'	34°40'04"	205.72'	N47°40'48"E	202.60'
C7	25.00'	90°00'00"	39.27'	N47°05'06"W	35.36'
C8	1118.00'	5°09'39"	100.70'	N47°56'15"E	100.67'
C9	1308.00'	12°15'35"	279.88'	S44°23'17"W	279.34'
C10	1348.00'	26°15'11"	617.65'	N51°23'04"E	612.26'
C11	1050.00'	34°09'53"	626.10'	N47°25'43"E	616.87'
C12	300.00'	31°23'45"	164.39'	N46°02'38"E	162.34'
C13	1143.00'	13°59'35"	279.15'	N57°30'52"E	278.46'
C14	1255.00'	16°21'17"	358.23'	N56°20'01"E	357.02'
C15	50.00'	129°46'57"	113.26'	S66°57'09"E	90.55'
C16	300.00'	24°53'51"	130.36'	S14°32'01"E	129.34'
C17	260.00'	26°58'14"	122.39'	S43°49'53"W	121.26'
C18	1090.00'	18°09'27"	345.43'	S39°25'30"W	343.98'
C19	30.00'	87°23'30"	45.76'	S4°48'28"W	41.45'
C20	25.00'	92°11'11"	40.22'	S84°58'52"E	36.02'
C21	1230.00'	0°46'10"	16.52'	N48°32'28"E	16.52'
C22	75.00'	16°42'05"	21.86'	N56°30'25"E	21.78'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C23	25.00'	48°11'23"	21.03'	N40°45'47"E	20.41'
C24	50.00'	185°54'14"	162.23'	S70°22'48"E	99.87'
C25	25.00'	24°38'00"	10.75'	S10°15'19"W	10.67'
C26	50.00'	250°31'44"	218.63'	S56°47'49"E	81.65'
C27	25.00'	70°31'44"	30.77'	N33°12'11"E	28.87'
C28	25.00'	129°46'57"	56.63'	N66°57'09"W	45.28'
C29	1280.00'	12°39'56"	282.95'	N54°29'21"E	282.38'
C30	25.00'	87°48'15"	38.31'	S18°55'11"W	34.67'
C31	325.00'	24°53'51"	141.23'	N14°32'01"W	140.12'
C32	275.00'	24°53'51"	119.50'	N14°32'01"W	118.56'
C33	25.00'	88°30'24"	38.62'	N71°14'08"W	34.89'
C34	1118.00'	5°53'42"	115.03'	S61°33'48"W	114.98'
C35	25.00'	94°43'24"	41.33'	S11°15'15"W	36.78'
C36	50.00'	180°00'01"	157.08'	N53°53'34"E	100.00'
C37	25.00'	93°08'49"	40.64'	N82°40'51"W	36.31'
C38	1118.00'	0°13'41"	4.45'	S50°37'55"W	4.45'
C39	1168.00'	13°59'35"	285.26'	S57°30'52"W	284.55'
C40	1230.00'	10°49'45"	232.47'	N59°05'47"E	232.13'
C41	25.00'	92°34'11"	40.39'	N72°34'49"E	36.14'
C42	30.00'	86°58'44"	45.54'	N82°22'38"W	41.29'
C43	1090.00'	10°22'40"	197.43'	N59°19'20"E	197.16'
C44	1308.00'	26°15'11"	599.33'	S51°23'04"W	594.10'



LEGEND	
A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
D.E.	= DRAINAGE EASEMENT
ESMT.	= EASEMENT
F.C.	= FILM CODE
H.C.C.F.	= HARRIS COUNTY CLERK'S FILE
H.C.D.R.	= HARRIS COUNTY DEED RECORDS
H.C.M.R.	= HARRIS COUNTY MAP RECORDS
NO.	= NUMBER
R	= RADIUS
R.O.W.	= RIGHT-OF-WAY
S.S.E.	= SANITARY SEWER EASEMENT
STM.S.E.	= STORM SEWER EASEMENT
U.E.	= UTILITY EASEMENT
U.V.E.	= UNOBSTRUCTED VISIBILITY EASEMENT
W.L.E.	= WATER LINE EASEMENT
X	= EASTING COORDINATE
Y	= NORTHING COORDINATE
①	= BLOCK NUMBER
⊙	= FOUND 3/4" IRON ROD WITH "MSG" CAP
●	= SET 5/8" IRON ROD WITH "MSG" CAP
—	= STREET NAME CHANGE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N51°44'31"W	80.00'
L2	N64°30'40"E	118.27'
L3	N51°06'44"E	50.00'
L4	S38°53'16"E	0.45'
L5	N30°20'47"E	79.66'
L6	S87°56'17"W	20.00'
L7	S2°08'16"E	186.21'
L8	S87°54'54"W	105.21'
L9	S87°54'54"W	50.00'
L10	N2°05'06"W	95.00'
L11	N44°38'35"W	156.06'
L12	N39°28'56"W	190.00'
L13	N23°02'51"E	25.00'
L14	S2°03'41"E	87.00'
L15	S87°56'19"W	25.00'
L16	N2°03'41"W	123.65'
L17	N2°03'41"W	16.29'
L18	S26°58'56"E	17.80'
L19	N26°58'56"W	17.70'
L20	N51°36'10"E	48.78'
L21	N53°46'23"E	48.78'
L22	N55°56'35"E	48.78'
L23	N58°06'48"E	48.78'
L24	N60°17'00"E	48.78'

LINE TABLE		
LINE	BEARING	LENGTH
L25	N62°27'13"E	48.78'
L26	N64°17'00"E	46.70'
L27	N64°30'40"E	90.00'
L28	N63°32'26"E	44.19'
L29	N61°16'05"E	44.12'
L30	N58°59'25"E	44.12'
L31	N56°42'45"E	44.12'
L32	N54°56'54"E	24.71'
L33	S80°03'06"E	28.28'
L34	N36°42'15"W	98.21'
L35	N38°53'16"W	97.21'
L36	N2°36'52"E	28.28'
L37	N47°36'52"E	26.31'
L38	N45°45'44"E	45.20'
L39	N18°27'25"W	63.69'
L40	N33°36'44"W	61.44'
L41	N21°54'39"W	59.25'
L42	N2°39'05"W	43.35'
L43	N13°37'44"W	39.29'
L44	N26°10'24"W	61.59'
L45	N63°46'35"E	50.72'
L46	N89°44'22"E	17.21'
L47	N89°44'22"E	71.08'

- NOTES:
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
  - 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 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.
  - 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.
  - UNLESS OTHERWISE INDICATED, 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.
  - ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
  - ANY DISTANCES SHOWN ALONG A CURVE OR RADIUS IS THE ARC LENGTH UNLESS OTHERWISE NOTED.
  - THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.999895.
  - 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".
  - 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 SAID WOODEN POST AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
  - ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
  - ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICES.

## ADDRESS PLAT MORTON CREEK RANCH SEC 27

A SUBDIVISION OF 15.829 ACRES OF LAND LOCATED  
IN THE H. & T.C.R.R. COMPANY SURVEY, A-439  
HARRIS COUNTY, TEXAS

54 LOTS      3 BLOCKS      5 RESERVES

DATE: FEBRUARY, 2022      SCALE: 1" = 100'

OWNER:  
WOODMERE DEVELOPMENT CO., LTD.,  
A TEXAS LIMITED PARTNERSHIP

ENGINEER  
**r.g.miller**  
engineers

16340 Park Ten Place - Suite 350  
Houston, Texas 77084  
(713) 461-9600

TEXAS FIRM REGISTRATION NO. F-487

JACK P. MILLER, P.E.

SURVEYOR  
**MILLER**  
SURVEY GROUP

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043  
PHONE 713-413-1900 FAX 713-413-1944

TEXAS FIRM REGISTRATION NO. 10047100

BRIAN E. WILSON, R.P.L.S.

SHEET 1 OF 2

RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO LANDSCAPE USE	0.345 AC. - 15,039 S.F.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO LANDSCAPE USE	1.014 AC. - 44,186 S.F.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO LANDSCAPE USE	0.061 AC. - 2,664 S.F.
(D)	RESTRICTED RESERVE "D"	RESTRICTED TO LANDSCAPE USE	0.168 AC. - 7,333 S.F.
(E)	RESTRICTED RESERVE "E"	RESTRICTED TO LANDSCAPE/INCIDENTAL USE	0.074 AC. - 3,227 S.F.
TOTAL			1.662 AC. - 72,449 S.F.