



GENERAL NOTES

- (1) One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions 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 reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicator, his heirs, assigns, or successors.
- (2) B.L. indicates Building Line.
- (3) U.E. indicates Utility Easement.
- (4) All easements extend equidistant from either side of the property lines unless otherwise noted.
- (5) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- (6) 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:
- (7) 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.
- (8) (1) 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.
(2) 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.
- (9) Bearings shown hereon refer to the Texas Coordinate System of 1983, South Central Zone, as determined by GPS measurements.

REMINGTON RANCH SEC. 11

BEING A TOTAL OF 14.450 ACRES OR OF THE S.T. NOBLE SURVEY, A-608 IN HARRIS COUNTY, TEXAS.

87 LOTS 5 BLOCKS

OWNER
KB HOME LONESTAR LP
A Texas Limited Partnership

SEPTEMBER, 2004

Edminster - Hinshaw - Russ
an association
civil engineers surveyors land planners
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COORDINATE CHART

POINT	NORTHING	EASTING
1	1392029.86192	3104458.95999
2	1392029.78006	3104377.79317
3	1392026.39033	3104382.82253
4	1392025.54246	3104374.25961
5	13919374.76627	3104626.55046
6	1391929.47919	3103711.48304
7	13919354.55693	3103737.52937
8	13919269.68434	3103741.24228
9	13919364.66742	3103740.35611
10	13919355.38671	3103528.75653
11	13919343.77439	3103368.71483
12	13919357.91410	3103374.74437
13	13919356.86491	3103366.37103
14	13919349.86431	3103354.24261
15	1392031.91303	3104311.83630
16	1392034.12964	3104442.77586
17	13920513.96409	3104440.75886
18	13920514.98018	3104246.57435

CURVE CHART

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00	90°00'00"	39.27	S 47°30'13" E	35.36
C2	25.00	11°32'13"	5.03	S 03°15'53" W	5.03
C3	1800.00	04°28'28"	140.57	S 85°15'33" W	140.53
C4	1915.00	00°15'14"	8.48	S 82°53'42" W	8.48
C5	1915.00	04°43'42"	158.03	N 85°07'56" E	157.99
C6	1940.00	04°43'42"	160.10	N 85°07'56" E	160.05
C7	1940.00	03°46'51"	128.02	N 84°39'30" E	127.99
C8	1940.00	00°56'51"	32.08	N 87°01'21" E	32.08
C9	1965.00	02°21'52"	81.09	N 83°57'01" E	81.08
C10	25.00	87°38'10"	38.24	N 41°18'52" E	34.62
C11	25.00	90°00'00"	39.27	N 47°30'13" E	35.36
C12	25.00	90°00'00"	39.27	N 42°29'47" E	35.36
C13	25.00	90°00'00"	39.27	N 47°30'13" E	35.36
C14	25.00	90°00'00"	39.27	N 47°30'13" E	35.36
C15	25.00	90°00'00"	39.27	N 42°29'47" E	35.36

I, Arthur L. Storey, Jr., County Engineer of Harris County, hereby certify that the plot of this subdivision complies with all of 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.

APPROVED by the Commissioners' Court of Harris County, Texas this ____ day of _____, 2004.

El Franco Lee, Commissioner, Precinct 1
Sylvia R. Garcia, Commissioner, Precinct 2
Robert Eckels, County Judge
Steve Rodack, Commissioner, Precinct 3
Jerry Eversole, Commissioner, Precinct 4

I, Beverly B. Kaufman, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2004, at _____ o'clock _____ M. and duly recorded on _____ of _____, 2004, 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, this day and date last above written.

Beverly B. Kaufman, Clerk of the County Court
Harris County, Texas

By: _____
Deputy

STATE OF TEXAS
COUNTY OF HARRIS

We, KB Home Lone Star LP, acting by and through Michael L. Rafferty, Executive Vice President and Brett Dietz, Senior Vice President, owner (hereinafter referred to as Owners) of the 14,450-acre tract described in the above foregoing map of REMINGTON RANCH, SEC. 11, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), 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 this 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') perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14') perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16') perimeter ground easements, from a plane sixteen feet (16') above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. and 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 this 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') for ten feet (10') back-to-back ground easements, or eight feet (8') for fourteen feet (14') back-to-back ground easements or seven feet (7') for sixteen feet (16') back-to-back ground easements, from a plane sixteen feet (16') above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30') 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, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening less than one and three quarters (1-3/4) square feet (38 diameter) with culverts or bridges to be provided for all private driveways and walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of center line of any and all bays, 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 time 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 is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation 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 the 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, KB Home Lone Star LP, A Texas Limited Partnership, has caused these presents to be signed by Michael L. Rafferty, Executive Vice President and Brett Dietz, Senior Vice President, thereto authorized, this ____ day of _____, 2004.

OWNER
KB HOME LONESTAR LP
A Texas Limited Partnership
By: KB SA, Inc.
A Texas Corporation
Its General Partner

ATTEST: _____ By: Michael L. Rafferty, Executive Vice President
Brett Dietz, Senior Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Michael L. Rafferty, Executive Vice President and Brett Dietz, Senior Vice President, respectively, of KB SA, Inc., A Texas Corporation, General Partner of KB Home Lone Star LP, A Texas Limited Partnership, 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 as the act and deed of said Corporation.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2004.

Notary Public in and for the State of T E X A S
My Notary Commission Expires _____

I, James Michael Denney, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner and street intersection.

This is to certify that the Houston Planning Commission of the City of Houston, Texas has approved this plat and subdivision of REMINGTON RANCH, SEC. 11 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 _____, 2004.

By: M. Marvin Katz, Chairman
By: Robert M. Litke, Secretary

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