

STATE OF TEXAS §
COUNTY OF HARRIS §

We, Katy Independent School District, acting by and through Victor Perez, President and Dawn Champagne, Secretary, being officers of Katy Independent School District, owner, hereinafter referred to as Owners of the 19.291 acre tract described in the above and foregoing map of Katy 50 Elementary No. 48, do hereby make and establish said subdivision and development plan of said property according to all laws, regulations, 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 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 the 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 the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners hereby certify that this report does not attempt to alter, amend, or remove any covenants or restrictions, we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

1. That drainage of septic tanks into roads, streets, alleys, or public ditches, streams, etc., either directly or indirectly is strictly prohibited.
2. All stock animals, horses, and foal shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and one quarters (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator, or County Engineer. Culverts and bridges must be used for all driveways and/or walks, although dip-style driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Floodplain Administrator for all development.
5. The property subdivided herein is further restricted in its use as referred in the subdivision restrictions as filed separately for record at Page _____ Volume _____ of the Deed Records of Waller County, Texas. A copy of said restrictions will be furnished by the undersigned (Corporation Name), to the purchaser of each and every lot in the subdivision prior to consummation of each sale.
6. There are no underground pipelines within the confines of this subdivision except as shown on the above plat.
7. There shall be no sanitary sewer system or any water well constructed within 50 feet of any lot line that does not adjoin a public road.

IN TESTIMONY WHEREOF, the Katy Independent School District has caused these presents to be signed by Victor Perez, its President, thereunto authorized, attested by its Secretary, Dawn Champagne, this ____ day of _____, 20____.

Katy Independent School District
By: _____ Victor Perez, President
By: _____ Dawn Champagne, Secretary

STATE OF TEXAS §
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BEFORE ME, the undersigned authority, on this day personally appeared Victor Perez, President and Dawn Champagne, Secretary 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 in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20____.

Notary Public in and for the State of Texas

(Print Name)

My Commission Expires:

This is to certify that I Joel D. Walker, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

A portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

No Portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on FEMA F.I.R.M. Map No. 48473C0350E Waller County Community Panel No. 4806400350E, dated 2/18/2009.

No Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on FEMA F.I.R.M. Map No. 48473C0350E Waller County Community Panel No. 4806400350E, dated 2/18/2009.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY PRODUCT"

Joel D. Walker Date
Texas Registration No. 5189

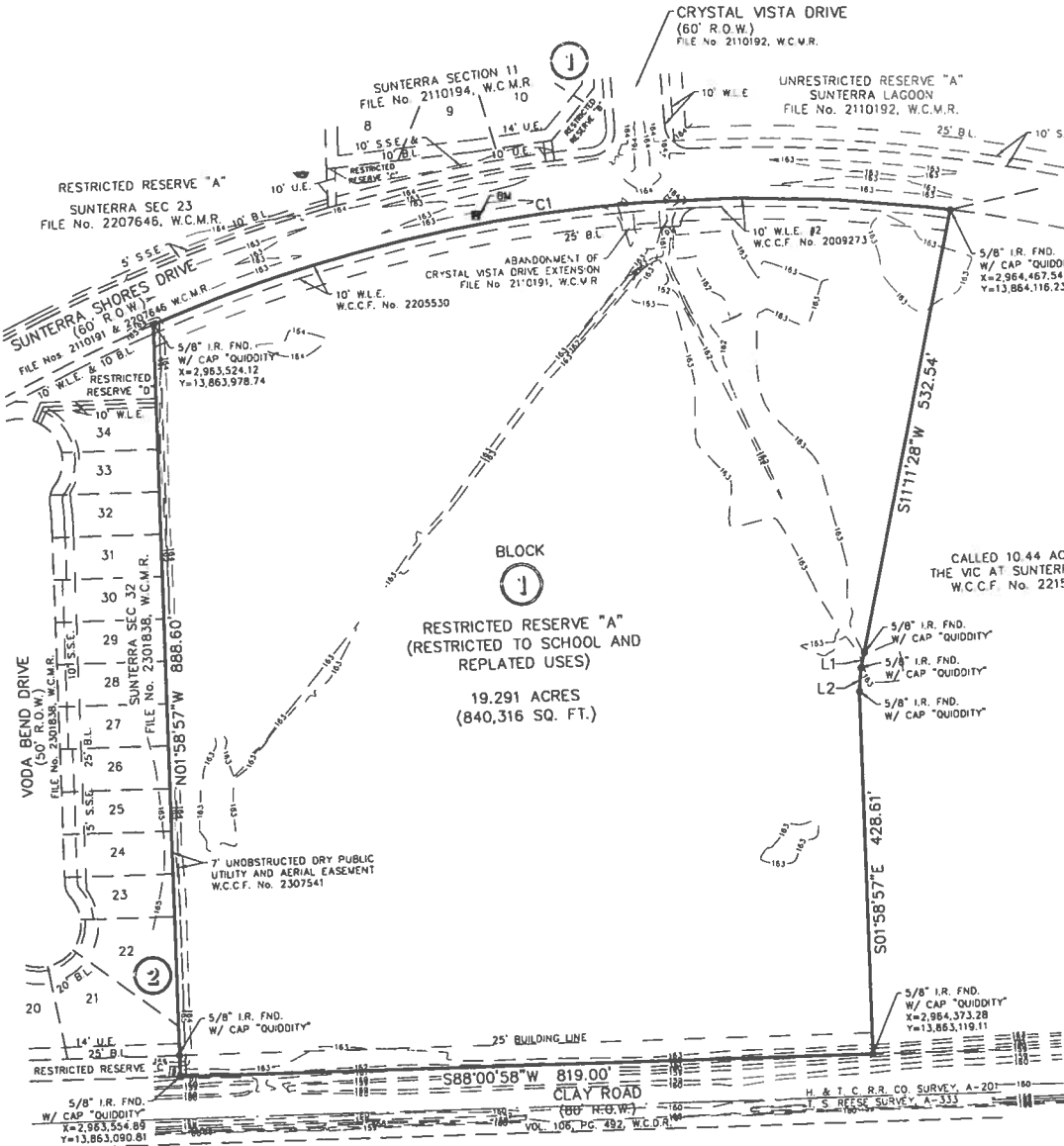
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Katy 50 Elementary No. 48 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this ____ day of _____, 20____.

Martha L. Stein, Chair or, M. Sonny Garza, Vice-Chair

Margaret Wallace Brown, AICP, CNU-A, Secretary

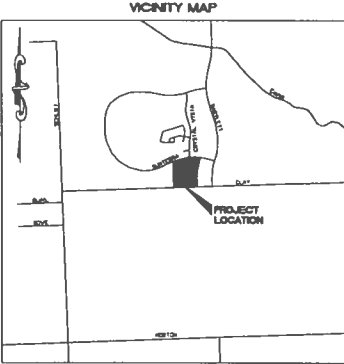
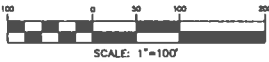
I, J. Ross McCall, P.E., County Engineer of Waller County, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County. No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date J. Ross McCall, P.E.
County Engineer



ABBREVIATIONS:

B.L.—BUILDING LINE
FND.—FOUND
I.R.—IRON ROD
R.O.W.—RIGHT-OF-WAY
S.S.E.—SANITARY SEWER EASEMENT
SAN.—SANITARY
STM.—STORM
SWR.—SEWER
U.E.—UTILITY EASEMENT
W.C.C.F.—WALLER COUNTY CLERK'S FILE
W.C.M.R.—WALLER COUNTY MAP RECORDS
W.L.E.—WATER LINE EASEMENT



KEY MAP 443H
SCALE 1" = 3000'

NOTES:

1. The coordinates shown hereon are Texas South Central Zone No. 4204, Coordinates (NAD83) and may be brought to surface (Local Coordinates) by dividing the depicted coordinate by the following combined scale factor of 0.99999756894 (X+Y=SURFACE VALUE).
2. Bearings depicted hereon are based on Texas Coordinate System, South Central Zone (NAD83).
3. Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with 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.
4. 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.
5. Structures built on lots in the designated floodplain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 500-year floodplain. Within the 500-year, these structures must be elevated to one (1) above the 500-year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.
6. No pipeline easements exist within the boundaries of this plat.
7. No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by Waller County Environmental Department.
8. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
9. According to F.I.R.M. Map No. 48473C0350E (Community-Panel No. 4806400350E), map revised date: February 18, 2009. Revised under LOUR 19-05-1115p dated April 27, 2020. The subject property lies within the area designated as Zone "X" Unshaded. Determined to be outside the 0.2% annual chance flood.
10. This project is within the City of Houston E.T.J.
11. The proposed use of the land is for a Katy Independent School District Elementary School.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S12°02'04"W	18.95'
L2	S03°29'44"W	28.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	964.92'	1800.00'	30°42'52"	N81°42'21"E	953.41'

REFERENCE BENCHMARK:

RU190100 - Harris County Floodplain Reference Mark Number 190100 is the top of an aluminum rod encased in a pipe set in the ground stamped "190100" located on the south side of Clay Road 21000 feet east of Pitts Road on the south side of gowdard and on the east side of Buffalo Bayou Stream 1100-00-00 in the Barker Reserve" and in Key Map 444E.
Elevation = 153.42' (NAVD 88, 2001 Adj.)

BENCHMARK:

BM - Box cut on top of "C" inlet located on the south side of Sunterra Shores Drive on the first "C" inlet west of Crystal Vista Drive.
Elevation = 163.24'

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. _____
APPROVED BY THE BOARD OF SUPERVISORS ON _____

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

19.291 ACRES
840,316 SQUARE FEET
H. & T.C. RAILROAD CO. SURVEY
ABSTRACT NO. 121
WALLER COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 19.291 acre (840,316 square foot) tract of land located in the H. & T.C. Railroad Company Survey, Abstract Number 121, Waller County, Texas and said 19.291 acre tract of land being all of the called 19.24 acre tract described in the deed to Katy Independent School District, recorded under Waller County Clerk's File Number (W.C.C.F. No.) 2216035, said 19.239 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING at a 5/8-inch iron rod with a cap stamped "Quidity" found in the southerly Right-of-Way (R.O.W.) line of said Sunterra Shores Drive (based on a width of 80 feet) recorded under File Numbers 210191 and 2207646 of the Waller County Map Records (W.C.M.R.) marking the being of a non-tangent curve to the right and the northeast corner of Sunterra Sec. 32, a subdivision recorded under File No. 2301638, W.C.M.R. and the northeast corner of said called 19.24 acre tract and the herein described tract;

THENCE, in a northeasterly direction, along the southerly R.O.W. line of said Sunterra Shores Drive and along said curve to the right, having a radius of 1,800.00 feet, a central angle of 30 degrees 44 minutes 30 seconds (cora bears, North 81 degrees 43 minutes 11 seconds East, 954.24 feet) and an arc distance of 965.78 feet, to a 5/8-inch iron rod with a cap stamped "Quidity" found in the southerly R.O.W. line of said Sunterra Shores Drive marking the northeast corner of the called 10.44 acre tract described in the deed to the Vic of Sunterra, LLC, recorded under W.C.C.F. No. 2215694 and the northeast corner of said called 19.24 acre tract and the herein described tract;

THENCE, South 11 degrees 11 minutes 28 seconds West, departing the southerly R.O.W. line of said Sunterra Shores Drive and along the westerly line of said called 10.44 acre tract common with the easterly line of said called 19.24 acre tract, a distance of 532.54 feet, to a 5/8-inch iron rod with a cap stamped "Quidity" found marking an angle in the easterly line of the herein described tract;

THENCE, South 12 degrees 02 minutes 04 seconds West, continuing along said common line, a distance of 18.95 feet, to a 5/8-inch iron rod with a cap stamped "Quidity" found marking an angle in the herein described tract;

THENCE, South 03 degrees 28 minutes 44 seconds West, continuing along said common line, a distance of 28.00 feet, to a 5/8-inch iron rod with a cap stamped "Quidity" found marking an angle in the herein described tract;

THENCE, South 01 degrees 58 minutes 57 seconds East, continuing along said common line, a distance of 428.61 feet, to a 5/8-inch iron rod with a cap stamped "Quidity" found in the north R.O.W. line of Clay Road (based on a variable width) marking the southwest corner of aforesaid called 10.44 acre tract and the southeast corner of aforesaid called 19.24 acre tract and the herein described tract;

THENCE, South 88 degrees 00 minutes 58 seconds West, along the north R.O.W. line of said Clay Road, a distance of 819.00 feet, to a 5/8-inch iron rod with a cap stamped "Quidity" found marking the southeast corner of aforesaid Sunterra Sec. 32 and the southeast corner of said called 19.24 acre tract and the herein described tract;

THENCE, North 01 degrees 58 minutes 57 seconds West, departing the north R.O.W. line of said Clay Road, and along the east line of said Sunterra Sec. 32 common with the west line of said called 19.24 acre tract, a distance of 888.60 feet, to the POINT OF BEGINNING and containing a computed area of 19.291 acres (840,316 square feet) of land.

PRELIMINARY REPLAT OF KATY ISD ELEMENTARY No 48

A SUBDIVISION OF
19.291 ACRES
OUT OF THE
H. & T.C.R.R. CO. SURVEY,
ABSTRACT NO. 201
WALLER COUNTY, TEXAS

1 BLOCK 1 RESERVE

REASON FOR REPLAT:
TO ABANDON CRYSTAL VISTA
DRIVE STUB STREET

DECEMBER 2023

WEST  **BELT**
SURVEYING, INC.

2820 PARK ROW
KATY, TEXAS 77449

PHONE: (281) 399-8248
FAX: (281) 492-0026

CERTIFIED FIRM NO. 10073900
EMAIL: MONTICAM@WESTBELTSURVEYING.COM

OWNERS:
KATY INDEPENDENT SCHOOL DISTRICT
6301 SOUTH NATHAN LANE
KATY, TEXAS 77449
281-399-8000
EMAIL: MKGAN@KATYISD.ORG