STATE OF TEXAS
COUNTY OF HARRIS

WE, JEREMIAH SETH MORGAN, SHELBY MORGAN, ZACHARY LUKE MORGAN, DESIREE MORGAN, MONTANA LEVI MORGAN, AND MAESEN MORGAN, HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 29.4705 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HERITAGE ESTATES, 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, 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' 06") FOR TEN FEET (10' 00") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 06") FOR FOURTEEN (14' 00") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 06") FOR SIXTEEN FEET (16' 00") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 00") 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' 06") 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' 00") FOR TEN FEET (10' 00") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 00") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 00") FOR SIXTEEN FEET (16' 00") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 00") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 00") 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 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 PERMANENT ACCESS EASEMENT, 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' 00") 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 HARRIS, COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES 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 OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT 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.

WITNESS OUR HAND IN THE CITY OF CROSBY TEXAS, THIS 27 DAY OF AUGUST, 2019.

JEREMIAH SETH MORGAN, OWNER

SHELBY MORGAN, OWNER

ZACHARY LUKE MORGAN, OWNER

DESIREE MORGAN, OWNER

MONTANA LEVI MORGAN, OWNER

MAESEN MORGAN, OWNER

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEREMIAH SETH MORGAN AND SHELBY MORGAN 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 THIS 27th DAY OF August, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF Texas
MY COMMISSION EXPIRES 03-28-2023

DANA MICHELLE MORRIS
Notary Public, State of Texas
Comm. Expires 03-28-2023
Notary ID 131951128

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ZACHARY LUKE MORGAN AND DESIREE MORGAN 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 THIS 27th DAY OF August, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF Texas
MY COMMISSION EXPIRES 03-28-2023

DANA MICHELLE MORRIS
Notary Public, State of Texas
Comm. Expires 03-28-2023
Notary ID 131951128

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MONTANA LEVI MORGAN AND MAESEN MORGAN 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 THIS 27th DAY OF August, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF Texas
MY COMMISSION EXPIRES 03-28-2023

DANA MICHELLE MORRIS
Notary Public, State of Texas
Comm. Expires 03-28-2023
Notary ID 131951128

I, SUSAN J. ROEDER, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS HERITAGE ESTATES, AGAINST THE PROPERTY DESCRIBED INSTRUMENT OF RECORD IN FILE NO. RP-2018-458323, RP-2018-458324, RP-2018-459711, RP-2018-458712, RP-2018-458246, AND RP-2018-458247 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

SUSAN J. ROEDER
LIENHOLDER

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SUSAN J. ROEDER, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED THIS 27th DAY OF August, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF Texas
MY COMMISSION EXPIRES 03-28-2023

DANA MICHELLE MORRIS
Notary Public, State of Texas
Comm. Expires 03-28-2023
Notary ID 131951128

I, RICHARD FUSSELL, 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.

RICHARD FUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR #4148

STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
4148
PROFESSIONAL
LAND SURVEYOR

I, JOHN R. BLOUNT, COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISON 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, CHRIS HOLLINS, 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 June 09, 20 20, BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

CHRIS HOLLINS
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: Marion Matley
DEPUTY

COMMISSIONERS COURT
HARRIS COUNTY TEXAS

I, CHRIS HOLLINS, 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 June 10, 20 20, AT 2:41 O'CLOCK, P M., AND DULY RECORDED ON June 11, 20 20, AT 9:38 O'CLOCK A M., AND AT FILM CODE NO 691682 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.

CHRIS HOLLINS
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: CHRISTIAN ORONA
DEPUTY

ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording

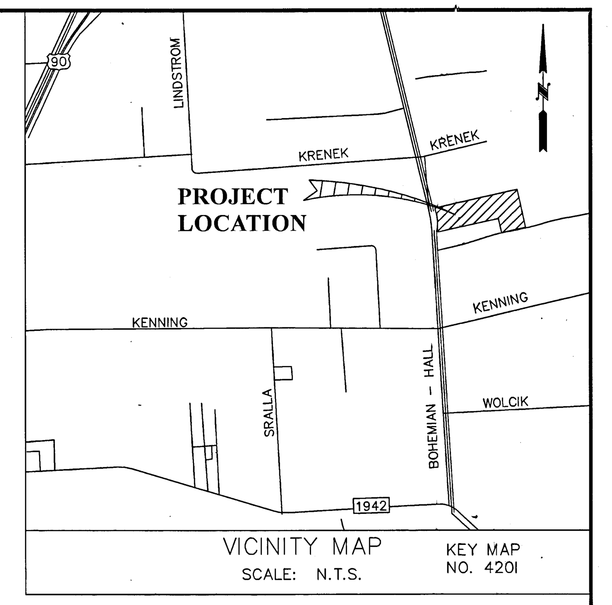
COUNTY CLERK'S COURT OF HARRIS COUNTY, TEXAS

RP-2020-248590

6/10/2020 HCCPIRP1 110.00

FILED
6/10/2020 2:41 PM

COUNTY CLERK



VICINITY MAP
SCALE: N.T.S.

KEY MAP NO. 4201

GENERAL NOTES:

1. 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 0.99991297700182.
2. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS SOUTH CENTRAL ZONE NO. 4204. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
3. FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
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. A PRIVATE PRESSURE CEMENTED WATER WELL CANNOT BE CONSTRUCTED WITHIN 50FT OF THE PROPERTY LINE.
6. A PRIVATE NON-PRESSURE CEMENTED WATER WELL CANNOT BE CONSTRUCTED WITHIN 100FT OF THE PROPERTY LINE.
7. ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY NEW DEVELOPMENT PERMITS.
8. 30' ACCESS EASEMENT AS RECORDED BY FILE NO. RP-2018-458246, O.P.R.H.C. LOCATED ALONG THE MIDDLE OF ROEDER LANE FOR THE ENTIRE LENGTH OF ROEDER LANE.
9. DETENTION IS NOT REQUIRED IF THE DEVELOPED AREA IS LIMITED TO THE FIRST 150 FEET OR THE TOTAL IMPERVIOUS DEVELOPED AREA DOES NOT EXCEED THE AREA CALCULATED BY MULTIPLYING THE 150-FOOT LOT DEPTH BY THE LOT WIDTH ADJACENT TO THE PUBLIC ROAD.

OFFICE OF
CHRIS HOLLINS
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 691682

HERITAGE ESTATES

THIS IS PAGE 1 OF 3 PAGES

SCANNER Context IQ4400
KEY MAP

HERITAGE ESTATES

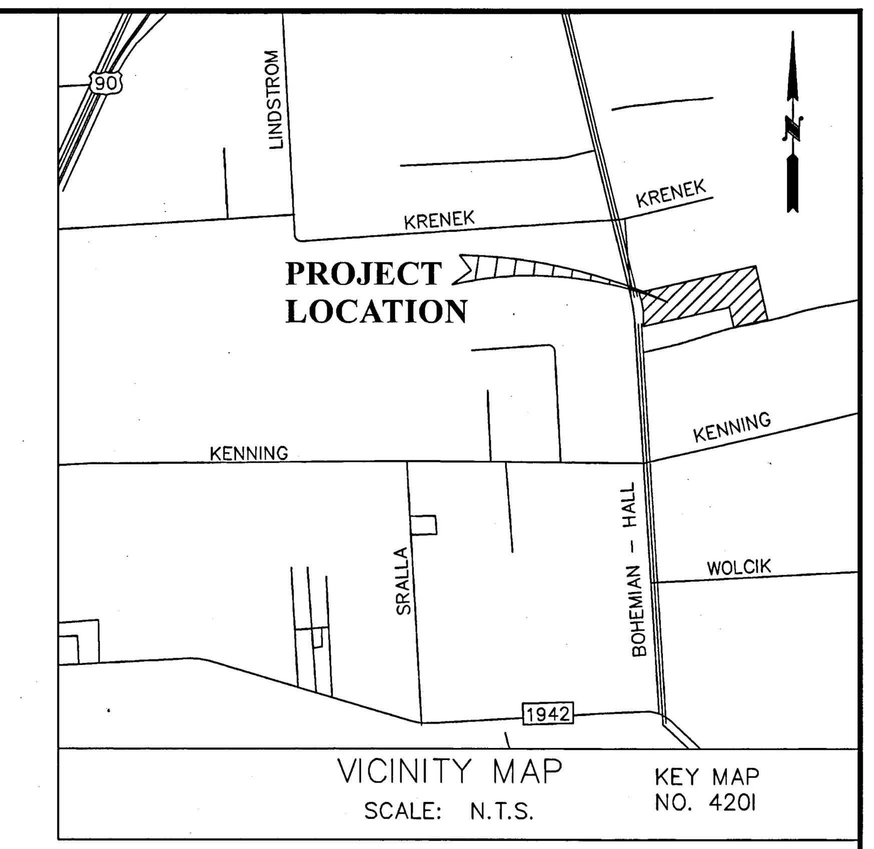
A SUBDIVISION OF 29.4705 ACRES (1,283,734 SQ FT)
IN THE W.C. R.R. CO. SURVEY, SECTION TWO,
A-1403, HARRIS COUNTY, TEXAS
NO ETJ

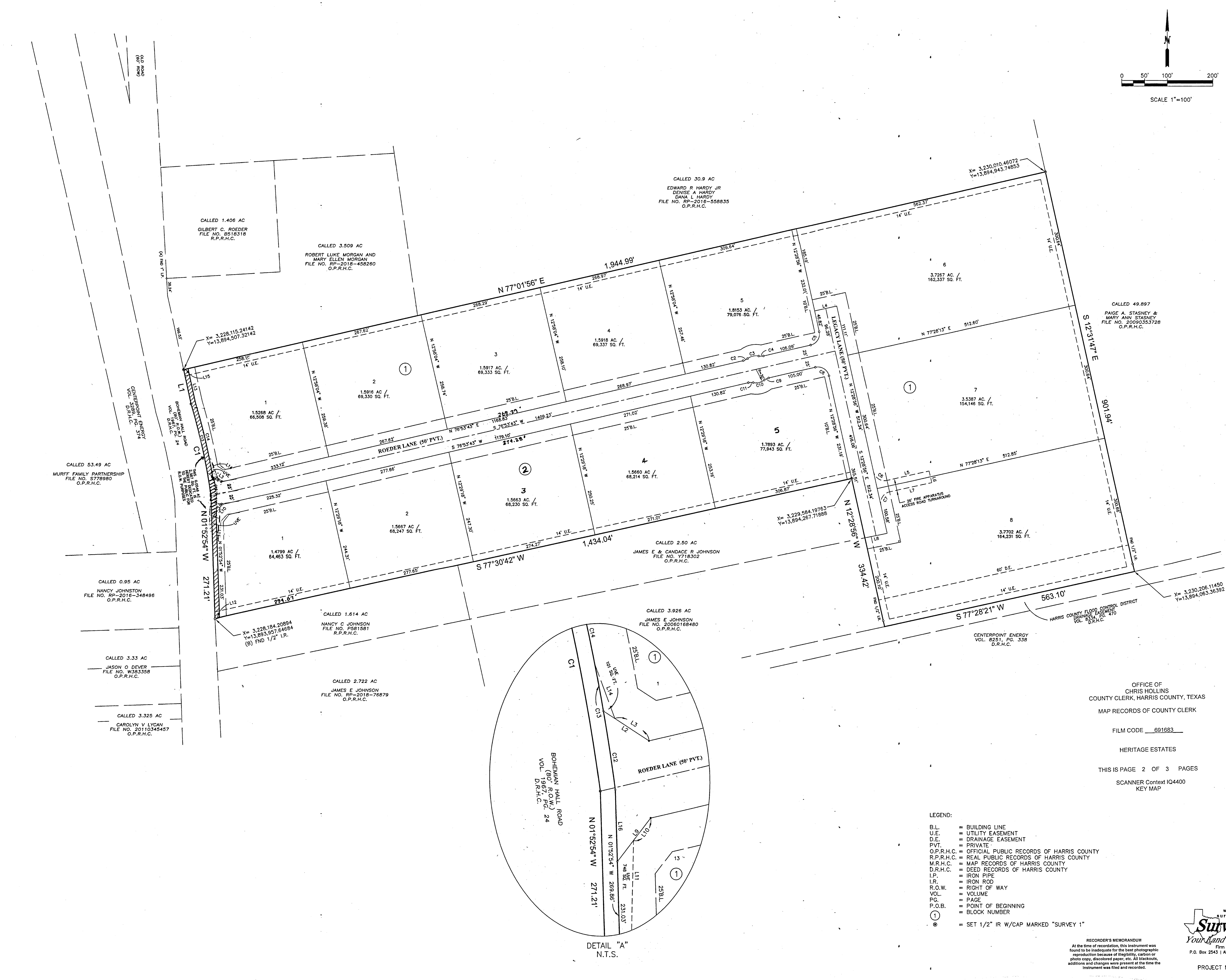
2 BLOCKS 13 LOTS
AUGUST 23, 2019

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

PROJECT NO. 12-69278-18

OWNERS:
JEREMIAH SETH MORGAN, SHELBY MORGAN,
ZACHARY LUKE MORGAN, DESIREE MORGAN,
MONTANA LEVI MORGAN, MAESEN MORGAN,
14520 BOHEMIAN HALL
CROSBY, TX 77532
832-597-4002





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 12°15'40" W	77.40'
L2	S 57°04'55" E	36.35'
L3	N 57°04'55" W	27.34'
L4	N 77°31'04" E	50.00'
L5	S 77°28'13" W	94.98'
L6	N 12°28'56" W	26.00'
L7	S 77°28'13" W	95.02'
L8	S 77°31'04" W	50.00'
L9	S 37°30'24" W	36.36'
L10	N 37°30'24" E	18.75'
L11	S 00°56'37" W	226.69'
L12	N 77°30'42" E	10.17'
L13	N 12°15'40" W	77.16'
L14	N 20°24'45" W	38.41'
L15	N 77°01'56" E	10.00'
L16	N 01°52'54" W	47.54'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1385.00'	207.85'	207.66'	N 12°07'43" W	8°35'55"
C2	25.00'	10.74'	10.66'	N 64°35'07" E	24°37'12"
C3	30.00'	25.78'	25.00'	S 76°53'43" W	49°14'24"
C4	25.00'	10.74'	10.66'	N 89°12'19" E	24°37'12"
C5	25.00'	39.00'	35.16'	N 32°12'23" E	89°22'40"
C6	25.00'	39.29'	35.37'	S 57°30'21" E	90°02'50"
C7	25.00'	39.25'	35.34'	S 32°29'39" W	89°57'10"
C8	25.00'	39.54'	35.55'	N 57°47'37" W	90°37'20"
C9	25.00'	10.74'	10.66'	S 64°35'07" W	24°37'12"
C10	30.00'	25.78'	25.00'	N 76°53'43" E	49°14'24"
C11	25.00'	10.74'	10.66'	S 89°12'19" W	24°37'12"
C12	1395.00'	52.74'	52.74'	N 08°53'27" W	2°09'58"
C13	1395.00'	209.51'	209.31'	N 12°06'28" W	8°36'18"
C14	1395.00'	156.77'	156.69'	N 13°11'37" W	6°26'20"

OFFICE OF
CHRIS HOLLINS
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 691683

HERITAGE ESTATES

THIS IS PAGE 2 OF 3 PAGES

SCANNER Context IQ4400
KEY MAP

LEGEND:

B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
PVT. = PRIVATE
O.P.R.H.C. = OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY
R.P.R.H.C. = REAL PUBLIC RECORDS OF HARRIS COUNTY
M.R.H.C. = MAP RECORDS OF HARRIS COUNTY
D.R.H.C. = DEED RECORDS OF HARRIS COUNTY
I.P. = IRON PIPE
I.R. = IRON ROD
R.O.W. = RIGHT OF WAY
VOL. = VOLUME
PG. = PAGE
P.O.B. = POINT OF BEGINNING
(1) = BLOCK NUMBER
◉ = SET 1/2" IR W/CAP MARKED "SURVEY 1"

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

www.survey1inc.com
survey1@survey1inc.com
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Your Land Survey Company
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SHEET 2 OF 2