

### DETENTION SUMMARY

Project Name: 9116 West Montgomery Road  
 Project Number: 21026  
 Date: 9/13/2022

DETENTION SUMMARY		
Total Service Area	=	2,1777 ac
Proposed Impervious Area	=	1,2857 ac
Increase Impervious Cover	=	1,2857 ac
Detention Rate Required	=	0.5 ac-ft/ac
Detention Rate Provided	=	0.5 ac-ft/ac
Detention Volume Required	=	28,003.44 cf
Detention Volume Provided	=	29,600.29 cf
Detention Depth	=	5.12 ft
100% Capacity W.S.E.	=	86.67 ft
75% Capacity W.S.E.	=	85.39 ft
25% Capacity W.S.E.	=	82.83 ft
Outflow Rate Allowed for Low Level (0.5 CFS/AC)	=	1.09 cfs
Outflow Rate Allowed for High Level (2.0 CFS/AC)	=	4.36 cfs
Outflow Rate Provided for Low Level	=	0.96 cfs
Outflow Rate Provided for High Level	=	3.72 cfs
Primary Restrictor Size	=	6.00 in
Secondary Restrictor Size	=	8.00 in

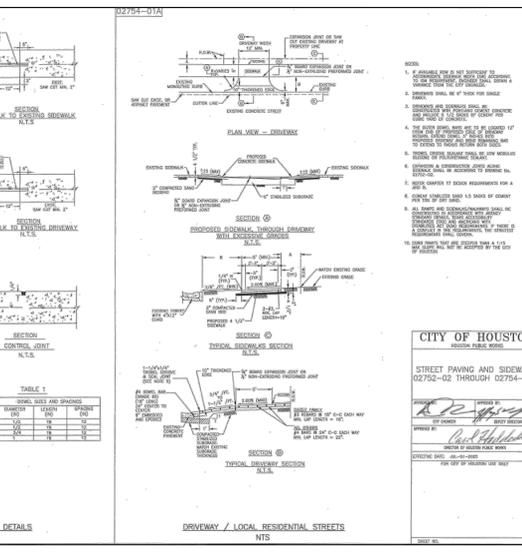
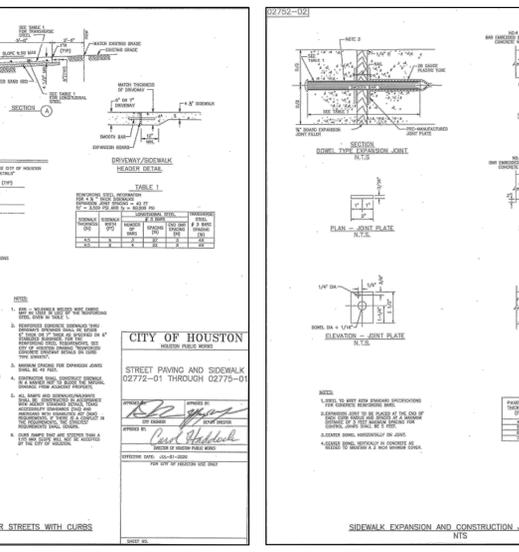
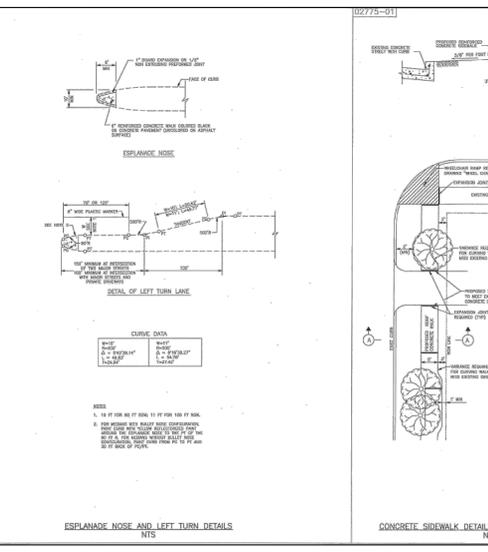
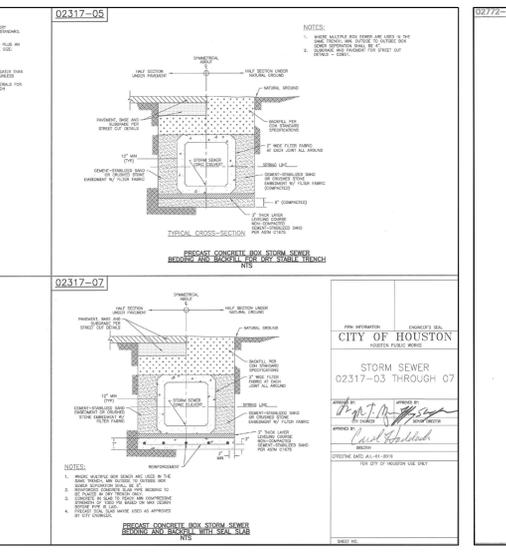
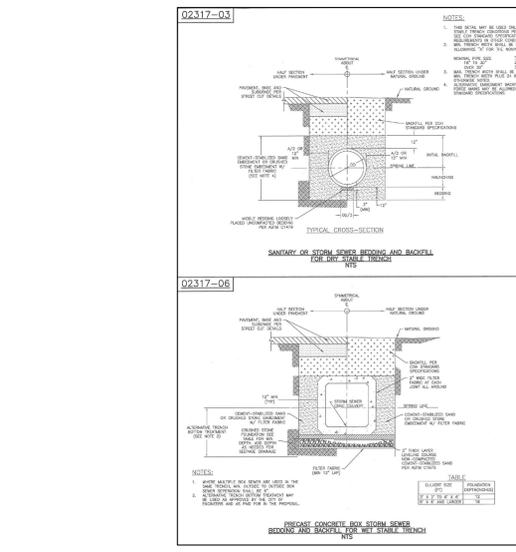
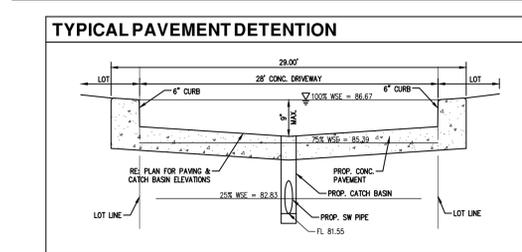
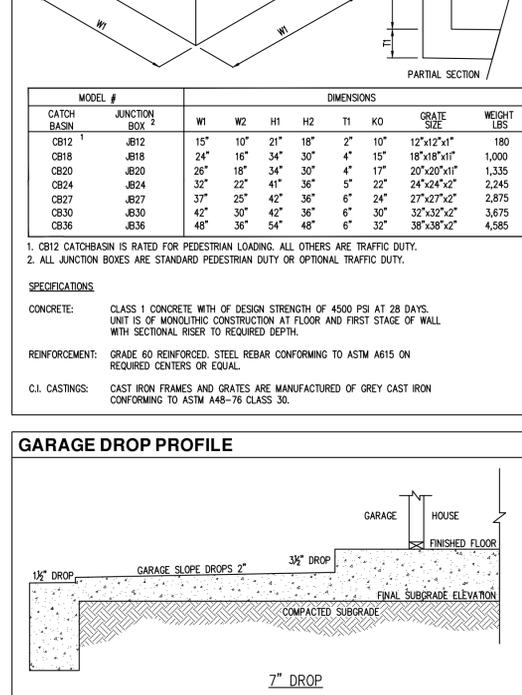
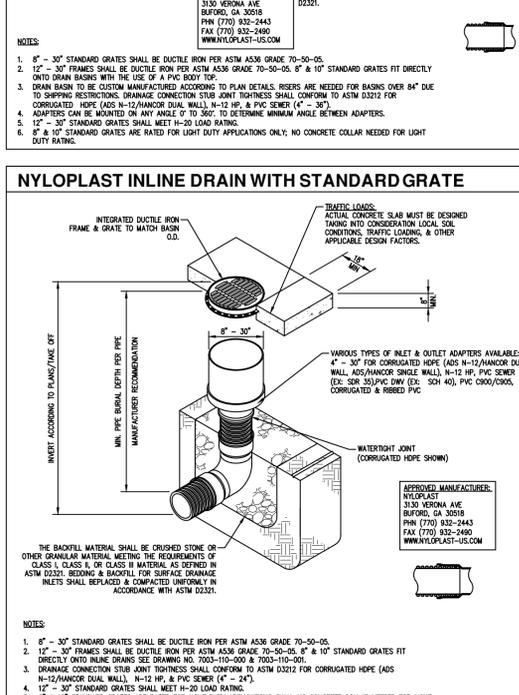
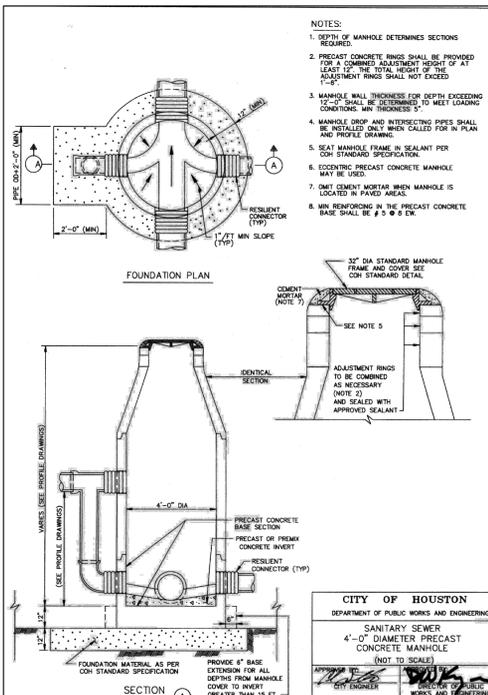
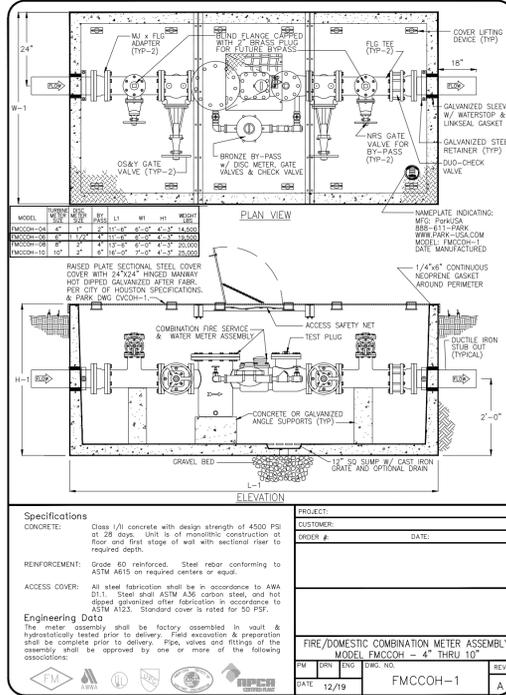
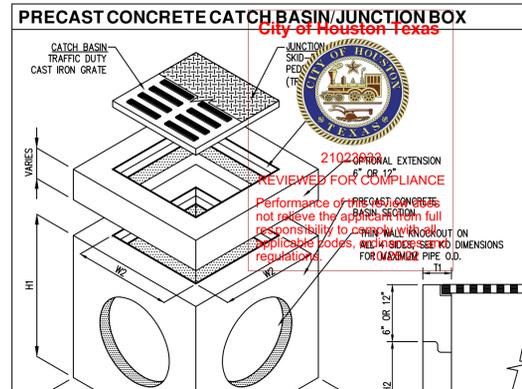
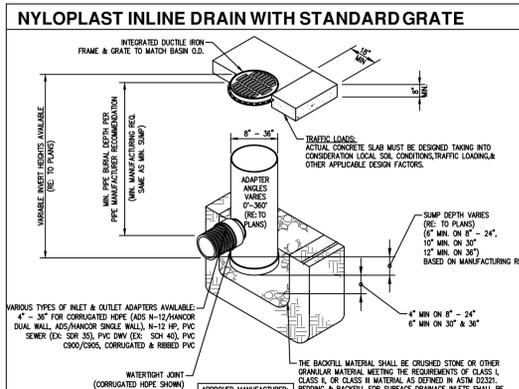
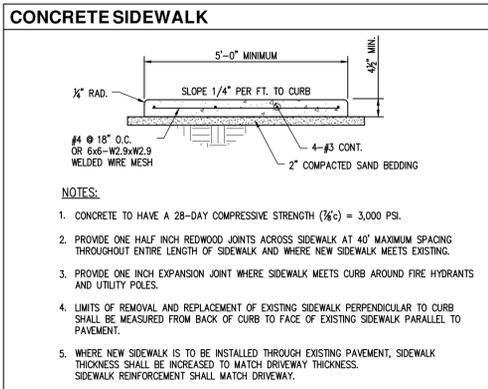
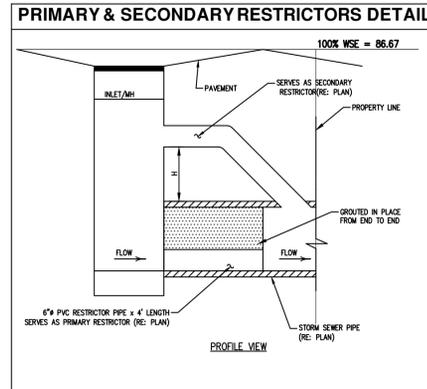
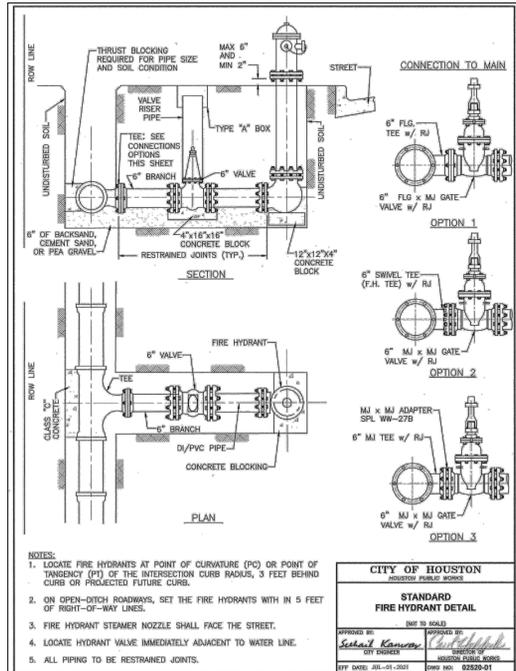
### RESTRICTOR CALCULATIONS

Project Name: 9116 West Montgomery Road  
 Project Number: 21026  
 Date: 9/13/2022

RESTRICTOR CALCULATIONS		
Property Area	=	2,177.77 ac
100% W.S.E.	=	86.67 ft
75% W.S.E.	=	85.39 ft
25% W.S.E.	=	82.83 ft
100% W.S.E.	=	86.67 ft
75% W.S.E.	=	85.39 ft
25% W.S.E.	=	82.83 ft

LOW LEVEL RESTRICTOR CALCULATIONS			HIGH LEVEL RESTRICTOR CALCULATIONS		
Primary Outlet at 25% of Detention Depth	=	1.09 cfs	Secondary Outlet at 25% of Detention Depth	=	4.36 cfs
Assumed Restrictor Size	=	6.00 in	Assumed Restrictor Size	=	8.00 in
Depth of 25% W.S.E. - Center of Restrictor at Outlet	=	1.03 ft	Depth of 100% W.S.E. - Center of Restrictor at Outlet	=	0.95 ft
Short segment of pipe	=	0.17 ft	Short segment of pipe	=	0.36 ft
Use	=	0.96 cfs	Use	=	3.72 cfs
Actual Office Area	=	0.20 ac	Actual Office Area	=	0.39 ac
Actual Discharge	=	0.96 cfs	Actual Discharge	=	1.64 cfs
Primary Outlet at 100% of Detention Depth	=	4.37 cfs	Secondary Outlet at 100% of Detention Depth	=	0.96 cfs
Actual Discharge	=	2.09 cfs	Actual Discharge	=	1.64 cfs
Total Combined Discharge	=	3.72 cfs	Total Combined Discharge	=	3.72 cfs



**PIONEER ENGINEERING**  
 7060 EAST FREEWAY, SUITE 1A, HOUSTON, TEXAS 77020  
 (832) 307-0010  
 FIRM NO. 18084

**COMMUNITY DEVELOPMENT GROUP**  
 FUTURE TOWNHOMES  
 9116 W. MONTGOMERY ROAD  
 HOUSTON, TEXAS 77088

**DETAILS**

9/21/22

ISSUE HISTORY	
DATE	ISSUED FOR
09/19/22	CLIENT REVIEW
03/23/21	PERMIT

REVISIONS	
DATE	DESCRIPTION
08/08/21	COH COMMENTS DATED 04/21/21
02/14/22	COH COMMENTS DATED 10/19/21
03/31/22	COH COMMENTS DATED 03/23/22

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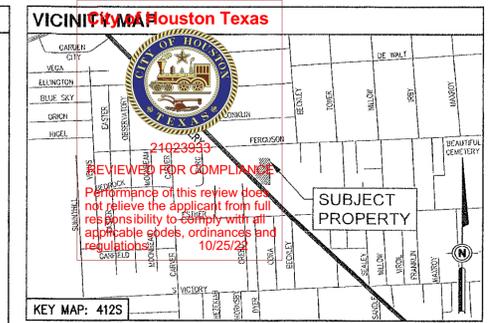
DATE: 03/09/21  
 DRAWN BY: MP  
 CHECKED BY: AT  
 PEPN: 21026 COH: 21023933

**SHEET C8**

FERGUSON WAY  
(60' R.O.W.)  
(VOL. 3, PG. 45, H.C.M.R.)  
(VOL. 9, PG. 43, H.C.M.R.)

**LEGEND**

1. B.L.	BUILDING LINE
2. H.C.C.F.	HARRIS COUNTY CLERK'S FILE
3. H.C.M.R.	HARRIS COUNTY MAP RECORDS
4. H.C.D.R.	HARRIS COUNTY DEED RECORDS
5. R.O.W.	RIGHT-OF-WAY
6. RES	RESERVE
7. VOL., PG.	VOLUME, PAGE
8. COH	CITY OF HOUSTON
9. (Symbol)	FOUND/SET, IRON ROD/PIPE
10. W.M.E.	WATER METER EASEMENT
11. P.V.T.	PRIVATE
12. P.A.E.	PERMANENT ACCESS EASEMENT
13. (Symbol)	EXISTING FIRE HYDRANT
14. (Symbol)	PROPOSED FIRE HYDRANT
15. SF	SQUARE FEET
16. AC	ACRES



RP-2022-446093  
9/1/2022 HCCPIRP1 110.00  
FILED 9/1/2022 2:45 PM  
*Lucia M. Adolph*  
COUNTY CLERK

OFFICE OF  
TENESHA HUDSPETH  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
FILM CODE 708839  
HIGHLAND ENCLAVE  
THIS IS PAGE 1 OF 3 PAGES  
SCANNER CODE: HD4400  
KEY MAP

UNRESTRICTED RESERVE "A"

BLOCK 1  
OVERCOMERS COMMUNITY CHURCH  
(FILM CODE NO. 675256, H.C.M.R.)

REMAINDER OF LOT 22

BLOCK 1  
HIGHLAND ACRE HOMES  
(VOL. 3, PG. 45, H.C.M.R.)

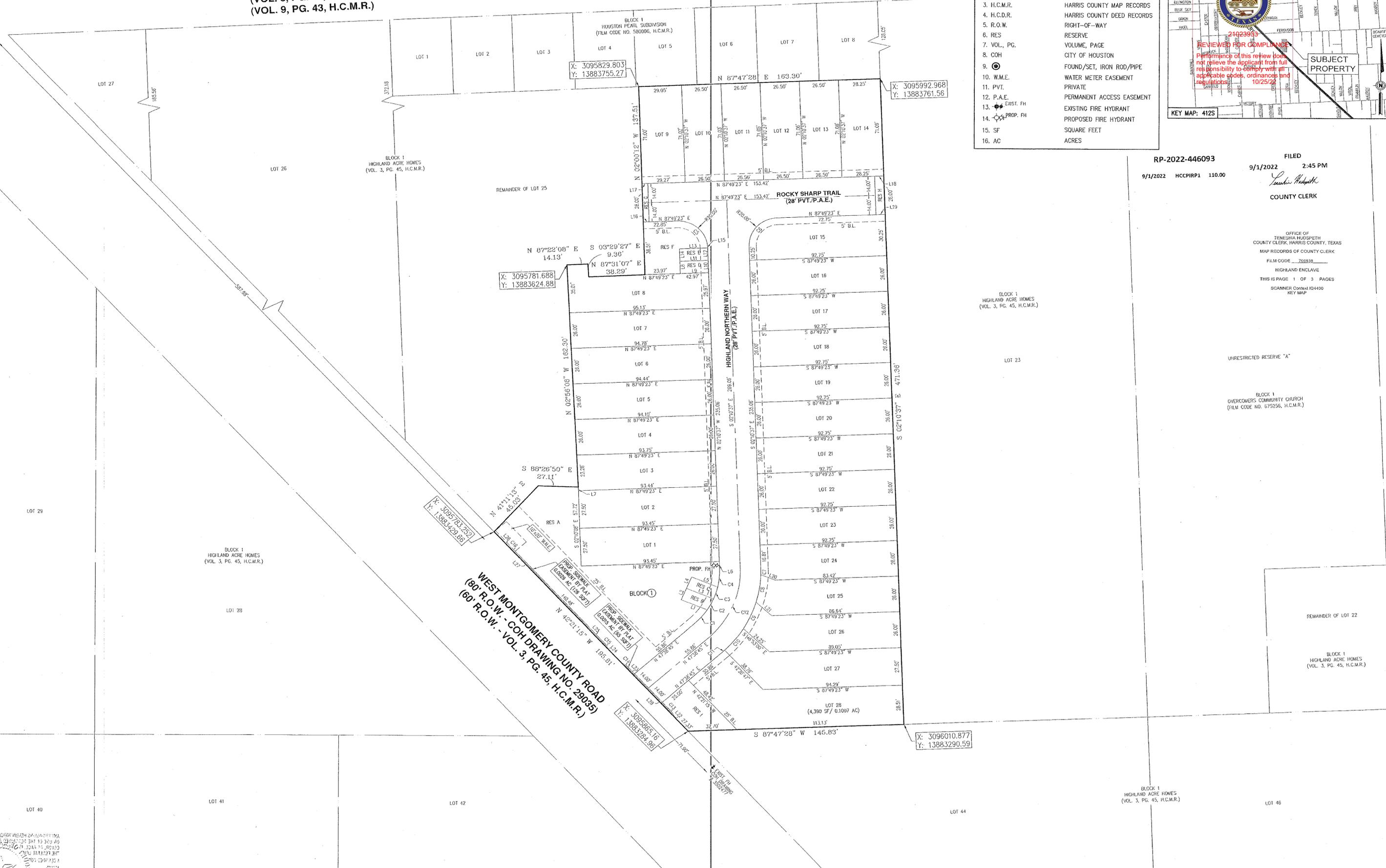
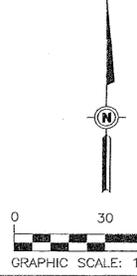
BLOCK 1  
HIGHLAND ACRE HOMES  
(VOL. 3, PG. 45, H.C.M.R.)

**PIONEER ENGINEERING**  
7050 EAST FREEWAY, SUITE 1A, HOUSTON, TEXAS 77020  
(832) 307-0010

**HIGHLAND ENCLAVE**  
A SUBDIVISION OF A 2.1777-ACRE TRACT OF LAND, BEING A REPLAT OF A PART OF LOTS TWENTY-FOUR (24) AND TWENTY-FIVE (25), IN BLOCK ONE (1) OF HIGHLAND ACRE HOMES, AS RECORDED IN VOLUME 3, PAGE 45-A OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

OWNER/DEVELOPER:  
COMMUNITY DEVELOPMENT  
GROUP, LLC  
4919 LOCHMAN LANE  
PEARLAND, TEXAS 7758  
PHONE: 713-828-7057

SURVEYOR:  
MOMENTUM ENGINEERING  
SURVEYING  
12651 BRIAR FOREST  
SUITE 350  
HOUSTON, TEXAS 77077  
PHONE: 281-741-1998  
FIRM NO. 10109600



X: 3095829.803  
Y: 13883755.27

X: 3095992.968  
Y: 13883761.56

X: 3095781.688  
Y: 13883624.88

X: 3095763.292  
Y: 13883429.88

X: 3095965.16  
Y: 13882261.96

X: 3096010.877  
Y: 13883290.59

STATE OF TEXAS  
COUNTY OF HARRIS

WE, COMMUNITY DEVELOPMENT GROUP, LLC, ACTING BY AND THROUGH LAURA ELENA CHESARA, ITS CO-DIRECTOR, BEING OFFICERS OF COMMUNITY DEVELOPMENT GROUP, LLC, OWNERS HERINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 2.1777-ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HIGHLAND ENCLAVE, 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 UNRESTRICTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER 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 UNRESTRICTED 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 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' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, 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 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 SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT 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.

IN TESTIMONY WHEREOF, THE COMMUNITY DEVELOPMENT GROUP, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY LAURA ELENA CHESARA, ITS CO-DIRECTOR, THEREUNTO AUTHORIZED, THIS 14th DAY OF June, 2022.

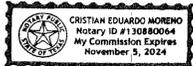
COMMUNITY DEVELOPMENT GROUP, LLC

LAURA ELENA CHESARA, CO-DIRECTOR

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAURA ELENA CHESARA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14th DAY OF June, 2022.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: Cristian Moreno  
MY COMMISSION EXPIRES: 11/05/24

I, GILBERT PRIDA, 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.



GILBERT PRIDA  
PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5662

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF HIGHLAND ENCLAVE 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 30th DAY OF August, 2022.

BY: MATHIA L. STEIN, CHAIR OR MONY GARZA, VICE CHAIRMAN  
BY: MARGARET WALLACE BROWN, AICP, CNU-A, SECRETARY



I, TENESHA HUDSPETH, 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 Sept 2, 2022 at 2:45 O'CLOCK PM, AND DULY RECORDED ON Sept 2, 2022 AT 3:11 O'CLOCK PM, AND AT FILM CODE NUMBER 200838 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.

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

TENESHA HUDSPETH  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

DEPUTY  
Teresa Herrera

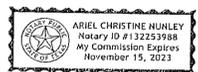
WE, PRIVATE LENDER NETWORK, LLC, OWNER AND HOLDER OF LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS HIGHLAND ENCLAVE, SAID LIENS BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. RP-2021-58035, AND RP-2021-58036 OF THE O.P.R.O.R.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS 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 OWNERS OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: Alana Lober  
PRINT NAME: Alana Lober  
TITLE: Vice President

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alana Lober, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14 DAY OF June, 2022.



ARIEL CHRISTINE NUNLEY  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: Ariel Christine Nunley  
MY COMMISSION EXPIRES: November 15, 2023

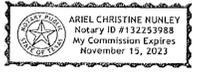
WE, NOBLE CAPITAL FUNDING LINE, LLC, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS HIGHLAND ENCLAVE, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. RP-2021-24856 OF THE O.P.R.O.R.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE 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 OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: Alana Lober  
PRINT NAME: Alana Lober  
TITLE: Servicing Agent

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alana Lober, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14 DAY OF June, 2022.



ARIEL CHRISTINE NUNLEY  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: Ariel Christine Nunley  
MY COMMISSION EXPIRES: November 15, 2023

DWELLING UNIT DENSITY TABLE

TOTAL NO. OF DWELLING UNITS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
28	2.1777	12.85

PARKING FOR SINGLE-FAMILY USE

NO. OF PROPOSED LOTS ALONG P.A.E.	NO. OF ADDITIONAL PARKING REQUIRED	NO. OF ON-STREET PARKING	NO. OF ON-SITE PARKING
28	4	0	4

PRIVATE WATER SYSTEM NOTES

- THE SUBDIVISION HAS A PRIVATE WATER SYSTEM. IT IS NOT A PUBLIC WATER SYSTEM, NOR HAS IT BEEN CONSTRUCTED WITH ANY PUBLIC FUNDS. THE WATER LINE AND FIRE HYDRANTS TO SERVE THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER AND/OR OWNERS MANAGEMENT ASSOCIATION.
- 4.86 GALLONS PER MINUTE WILL BE PROVIDED BY CONNECTING TO THE EXISTING 20-INCH WATER MAIN IN WEST MONTGOMERY COUNTY ROAD.

LINE TABLE

LINE	BEARINGS	DISTANCE
L1	N 67°15'56" W	19.00
L2	S 22°44'04" W	9.00
L3	N 67°15'56" W	19.80
L4	S 22°44'04" W	9.00
L5	N 67°15'56" W	19.00
L6	N 02°10'37" W	5.58
L7	S 02°10'08" E	2.72
L8	N 02°10'37" W	9.00
L9	N 87°49'23" E	19.00
L10	N 02°10'37" W	9.00
L11	S 87°49'23" W	19.00
L12	N 02°10'37" W	9.00
L13	S 87°49'23" W	19.00
L14	N 02°10'37" W	9.00
L15	N 02°10'37" W	0.51
L16	S 87°49'23" W	3.93
L17	S 87°49'23" W	3.85
L18	N 87°49'23" E	6.25
L19	N 87°49'23" E	6.25
L20	N 68°40'23" W	10.35
L21	S 46°53'00" E	14.43
L22	N 33°57'23" W	8.39
L23	N 42°21'25" W	43.37
L24	N 13°32'19" W	0.08
L25	N 42°21'25" W	91.37
L26	N 50°45'27" W	8.33
L27	S 42°21'15" E	105.23
L28	S 42°21'15" E	57.29

RESERVE CHART

RESERVE	DESCRIPTION	SQUARE FEET	ACRES
A	DETENTION	8,267	0.1898
B	PARKING	175	0.0040
C	PARKING	175	0.0040
D	PARKING	171	0.0039
E	PARKING	171	0.0039
F	OPEN SPACE/LANDSCAPE	1,224	0.0281
G	OPEN SPACE/LANDSCAPE	108	0.0025
H	OPEN SPACE/LANDSCAPE	175	0.0040
I	OPEN SPACE/LANDSCAPE	946	0.0217
	TOTAL	11,412	0.2619

CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	13.13	51.00	14°44'50"	N 40°16'21" E	13.09
C2	9.05	51.00	10°09'51"	N 27°49'00" E	9.04
C3	9.05	51.00	10°09'51"	N 17°39'09" E	9.04
C4	13.13	51.00	14°44'50"	N 05°11'48" E	13.09
C5	31.42	20.00	90°00'00"	N 47°10'37" W	28.28
C6	31.42	20.00	90°00'00"	S 42°49'23" W	28.28
C7	5.07	79.00	03°40'25"	S 00°20'24" E	5.06
C8	20.31	79.00	14°43'35"	S 08°51'36" W	20.25
C9	21.24	79.00	15°24'18"	S 23°55'33" W	21.18
C10	20.12	79.00	14°35'29"	S 38°55'27" W	20.06
C11	1.97	79.00	01°25'34"	S 46°55'58" W	1.97
C12	56.52	65.00	49°49'22"	N 22°44'04" E	54.76
C13	0.73	5.00	08°24'02"	S 38°09'24" E	0.73
C14	5.11	10.01	29°15'24"	S 56°59'22" E	5.05
C15	5.03	10.00	28°49'06"	S 27°56'52" E	4.98
C16	0.73	5.00	08°24'02"	S 46°33'26" E	0.73

RECORDER'S MEMORANDUM:  
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of blankness, additions and changes were present at the time the instrument was filed and recorded.

PLAT NOTES  
City of Houston Texas

- LOTS 1-28, BLOCKS 1, ARE FAMILY RESIDENTIAL USE.
- ABSENT WRITTEN AUTHORIZATION, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNRESTRICTED. ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE CITY OF HOUSTON AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND UNPAINTED WOODEN FENCES ALONG THE PERMETER AND BACK TO BACK EASEMENTS AND ACROSS REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION TO THE CITY'S PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. PERFORMANCE OF THIS REVIEW DOES NOT CONSTITUTE A GUARANTEE OF COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, TITLE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- UNLESS OTHERWISE NOTICED, THE BUILDING LINES SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, TITLE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- THE RESIDENTIAL UNITS OR LOTS ENCOMPASSED BY THIS PLAT ARE INELIGIBLE FOR SOLID WASTE COLLECTION SERVICES PROVIDED BY THE CITY AT THE TIME OF THE FILING OF THE PLAT. THE OBLIGATION TO PROVIDE SOLID WASTE COLLECTION SERVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THE SUBDIVISION. NOTWITHSTANDING THE FOREGOING, THE CITY RESERVES THE RIGHT TO AMEND THE LEVEL OF SOLID WASTE COLLECTION SERVICES IT PROVIDES.
- NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
- NO BUILDING PERMIT OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF HOUSTON, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS THE FUNDS REQUIRED UNDER PROVISIONS OF SECTION 42-253 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS, HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
- THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 1.
- THIS PERCENTAGE IS (100%) SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATION.
- THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER (28 UNITS) OF DWELLING UNITS.
- 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 FACTOR: 0.9999802448.
- 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 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.
- THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
- AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT, 4,050 S.F. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION. REFERENCE 42-1 PERMEABLE AREA DEFINITION.
- THE NUMBER OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THAT CAN BE CONSTRUCTED SHALL NOT EXCEED AN EQUIVALENT DENSITY OF 27 UNITS TO THE GROSS ACRE OF ALL LAND WITHIN THE BOUNDARIES OF THIS SUBDIVISION PLAT.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.

PARKS AND OPEN SPACE TABLE

NUMBER OF EXISTING DWELLING UNITS	0
NUMBER OF PROPOSED DWELLING UNITS	28
NUMBER OF INCREMENTAL DWELLING UNITS	28

LOT SIZE AND COVERAGE TABLE

LOT NO.	LOT SIZE (SQUARE FEET)	% COVERAGE NOT TO EXCEED	BUILDING COVERAGE NOT TO EXCEED
1	2,569	60%	1,541
2	2,569	60%	1,541
3	2,433	60%	1,459
4	2,442	60%	1,465
5	2,450	60%	1,470
6	2,459	60%	1,475
7	2,468	60%	1,481
8	2,600	60%	1,560
9	2,070	60%	1,242
10	1,882	60%	1,129
11	1,882	60%	1,129
12	1,882	60%	1,129
13	1,883	60%	1,129
14	2,008	60%	1,204
15	2,720	60%	1,632
16	2,411	60%	1,446
17	2,411	60%	1,446
18	2,411	60%	1,446
19	2,411	60%	1,446
20	2,411	60%	1,446
21	2,411	60%	1,446
22	2,411	60%	1,446
23	2,411	60%	1,446
24	2,392	60%	1,435
25	2,452	60%	1,471
26	2,660	60%	1,596
27	3,176	60%	1,905

PIONEER ENGINEERING  
7050 EAST FREEWAY, SUITE 1A, HOUSTON, TEXAS 77020  
A SUBDIVISION OF A 2.1777-ACRE TRACT OF LAND, BEING A REPLAT OF A PART OF LOTS TWENTY-FOUR (24) AND TWENTY-FIVE (25) IN BLOCK ONE (1) OF HIGHLAND ACRE HOMES, AS RECORDED IN VOLUME 3, PAGE 45-A OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.  
OWNER/DEVELOPER: COMMUNITY DEVELOPMENT GROUP, LLC  
4919 LOCHMAN LANE PEARLAND, TEXAS 77581  
PHONE: 713-826-7055  
SURVEYOR: MOMENTUM ENGINEERING SURVEYING  
12651 BRIAR FOREST SUITE 350 HOUSTON, TEXAS 77060  
PHONE: 281-741-1998  
FIRM NO. 10109600  
GRAPHIC SCALE: 1" = 40'