

STATE OF TEXAS
COUNTY OF HARRIS

We, PATRIOT GROUP HOLDINGS, LLC, a Limited Liability Company, acting by and through JOHN VILLARREAL and WILLIAM HARVEY III, its Managers, being officers of PATRIOT GROUP HOLDINGS, LLC, a Limited Liability Company owner (or owners) hereinafter referred to as Owners (whether one or more) of the 5.9253 acre tract described in the above and foregoing map of WILSON ESTATES OF CROSBY, 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 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 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 the 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 bays, creeks, gulches, 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 adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be 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 except 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.

IN TESTIMONY WHEREOF, the PATRIOT GROUP HOLDINGS, LLC, a Limited Liability Company has caused these presents to be signed by JOHN VILLARREAL and WILLIAM HARVEY III, its Managers, thereunto authorized, this the 18 day of September, 2024.

PATRIOT GROUP HOLDINGS, LLC, a Limited Liability Company

BY: *John Villarreal*
JOHN VILLARREAL
MANAGER

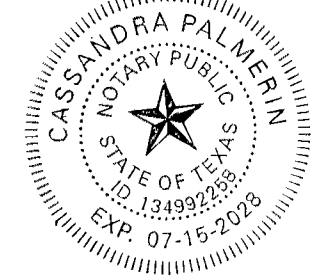
BY: *William Harvey III*
WILLIAM HARVEY III
MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared JOHN VILLARREAL, Manager, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18 day of September, 2024.

Cassandra Palmerin
Notary Public in and for the State of Texas
NAME Cassandra Palmerin
My Commission Expires: 7/15/28

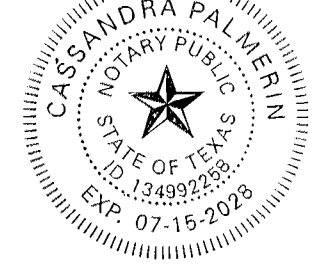


STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM HARVEY III, Manager, 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.

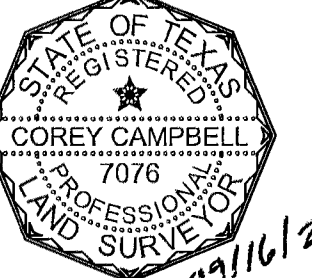
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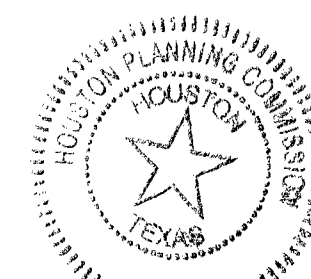
I, Corey Campbell, an authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary 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.

Corey Campbell
Corey Campbell
Registered Professional Land Surveyor
Texas Registration No. 7078



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of WILSON ESTATES OF CROSBY 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 the 15 day of September, 2024.

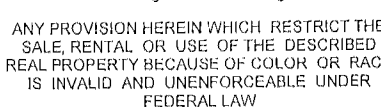
By: *Lisa M. Clark* Lisa M. Clark, Chair
By: *Sanny Garza* Sanny Garza, Vice Chairman
By: *H. Rodriguez* H. Rodriguez, Secretary



I, Teneshia 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 January 14, 2025, at 1:18 o'clock P.M., and duly recorded on January 14, 2025, at 3:11 o'clock P.M., and at Film Code Number 710249 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.

Teneshia Hudspeth
Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: *Jazlyn Corrova*
JAZLYN CORROVA
Deputy

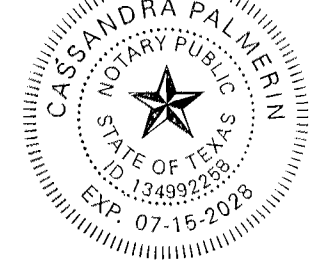


STATE OF TEXAS
COUNTY OF HARRIS

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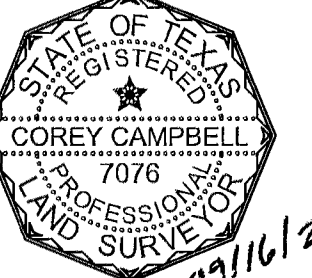
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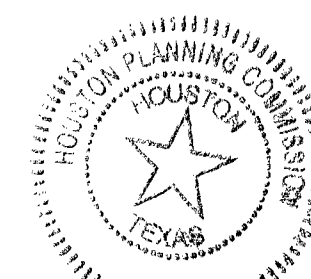
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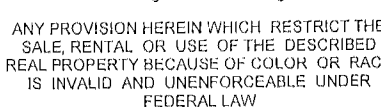
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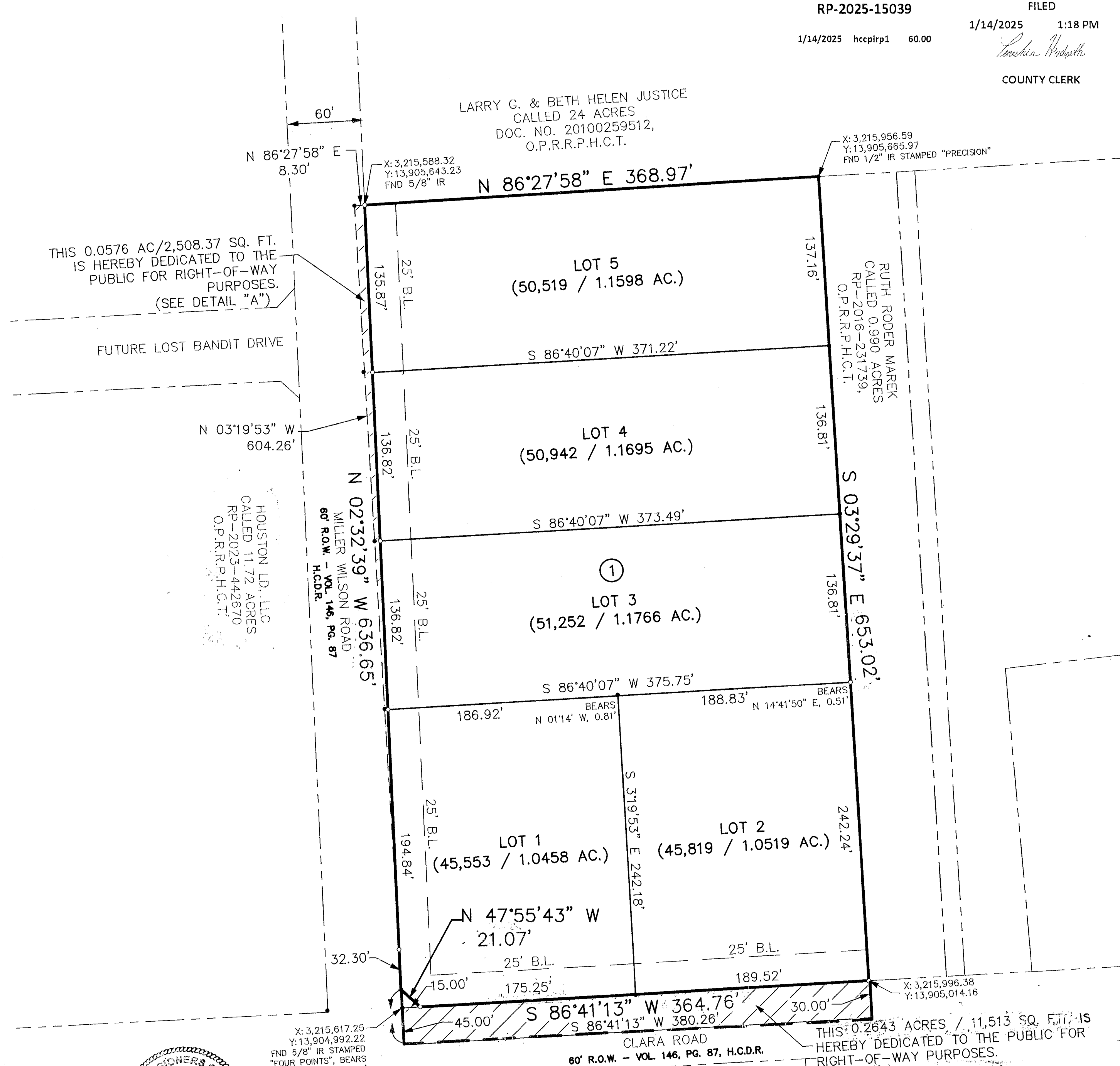
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JAZLYN CORROVA
Deputy



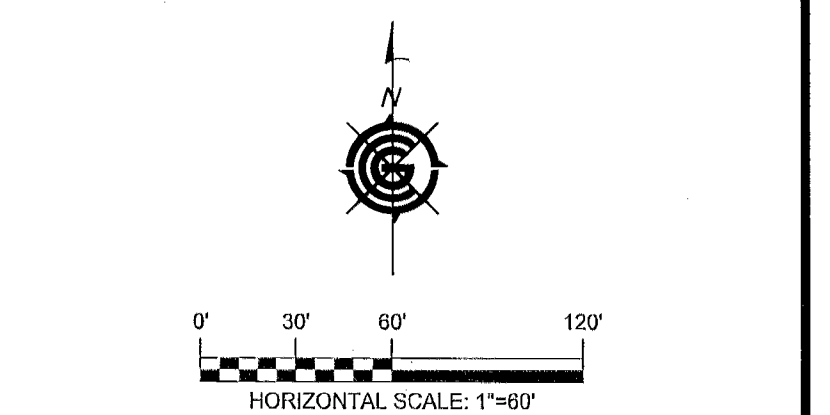
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1/14/2025 hccprp1 60.00
1/14/2025 1:18 PM
Teneshia Hudspeth
COUNTY CLERK



- ### GENERAL NOTES
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
 - ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 1.0000000000.
 - 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.
 - 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 POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
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 - 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.
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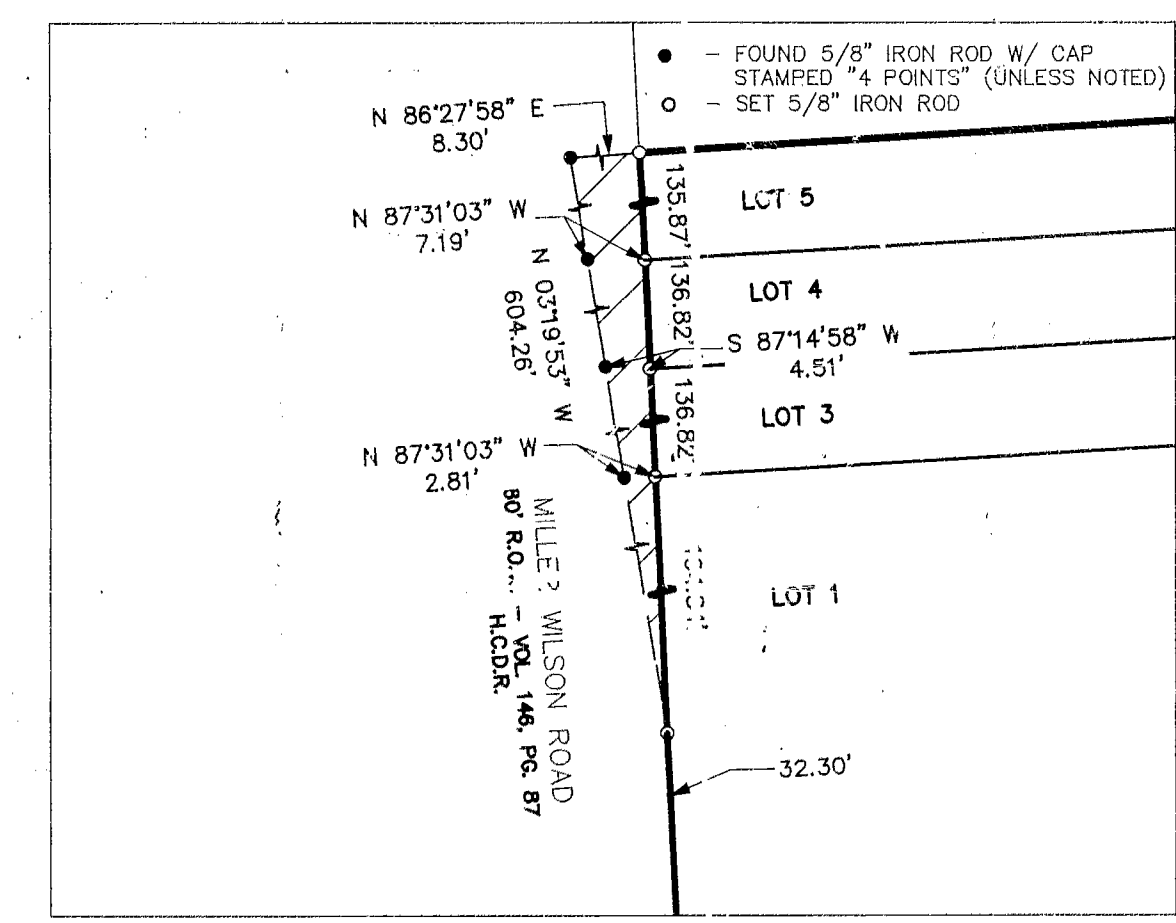


CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS
KEY MAP: 379Z
VICINITY MAP
SCALE: 1" = 2000'



ABBREVIATIONS

A.E.	- AERIAL EASEMENT
D.E.	- DRAINAGE EASEMENT
ESMT	- EASEMENT
FND	- FOUND
H.C.C.F.	- HARRIS COUNTY CLERK FILE
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NO.	- NUMBER
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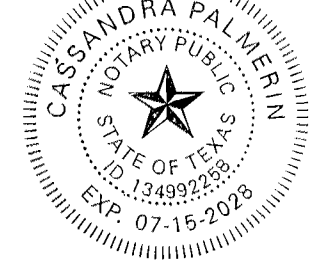
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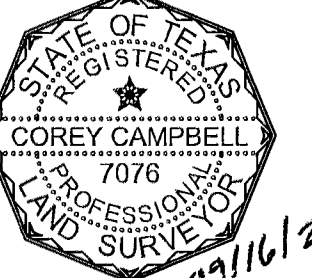
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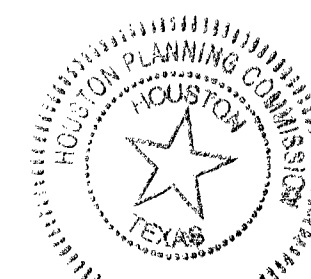
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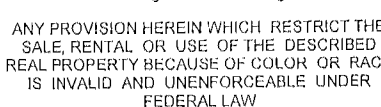
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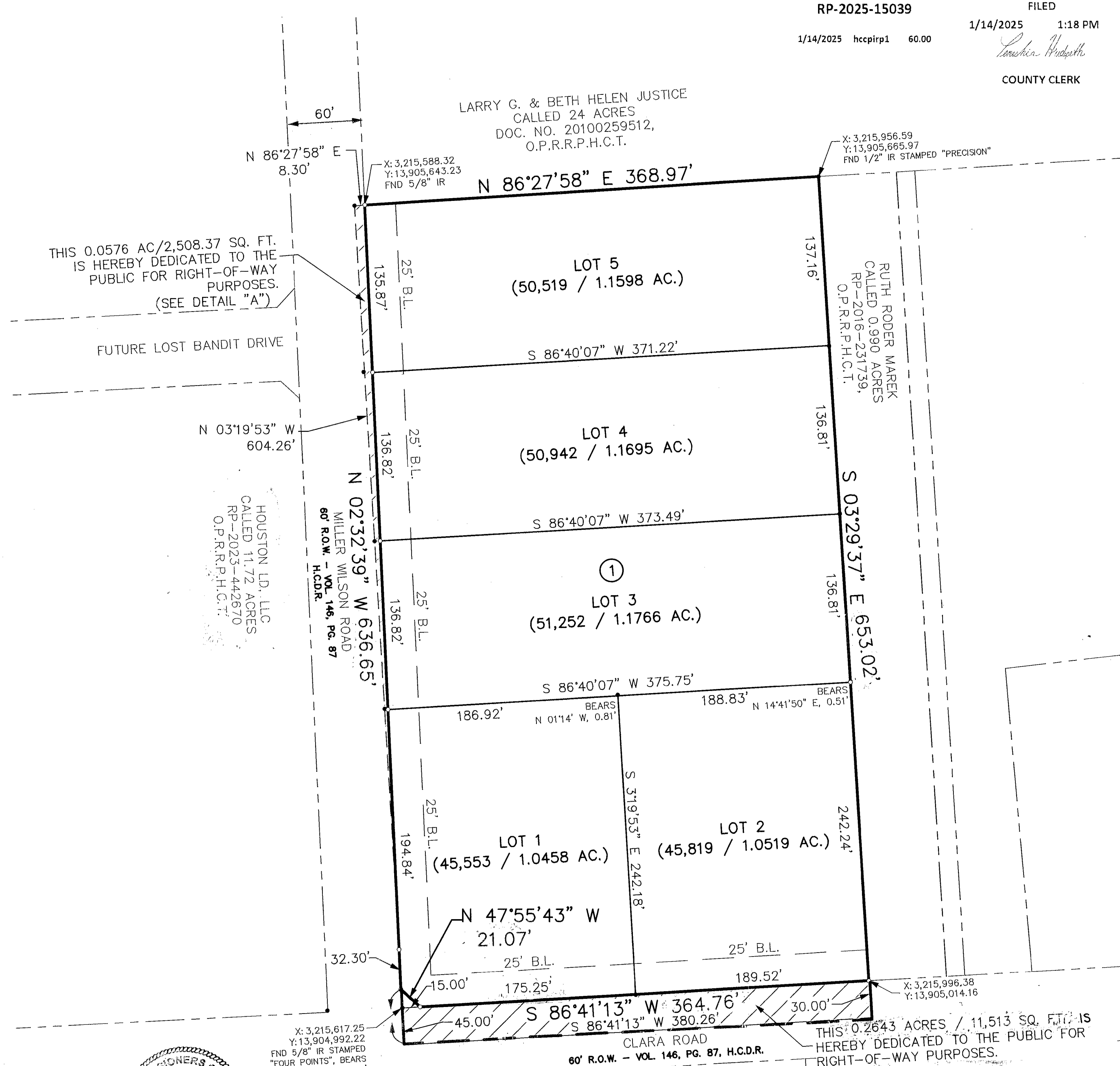
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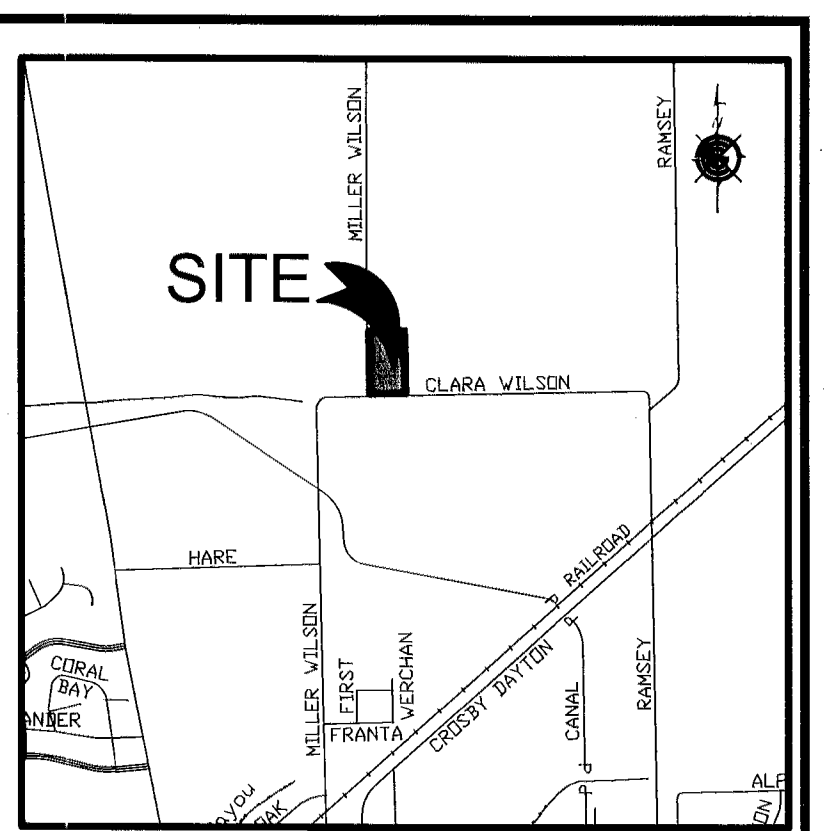
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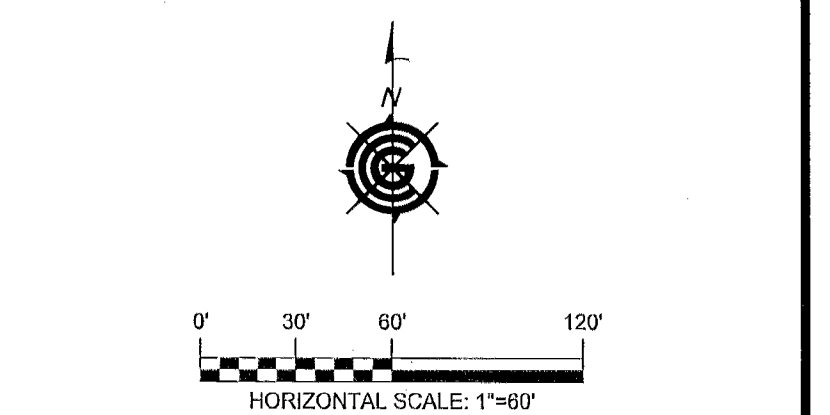
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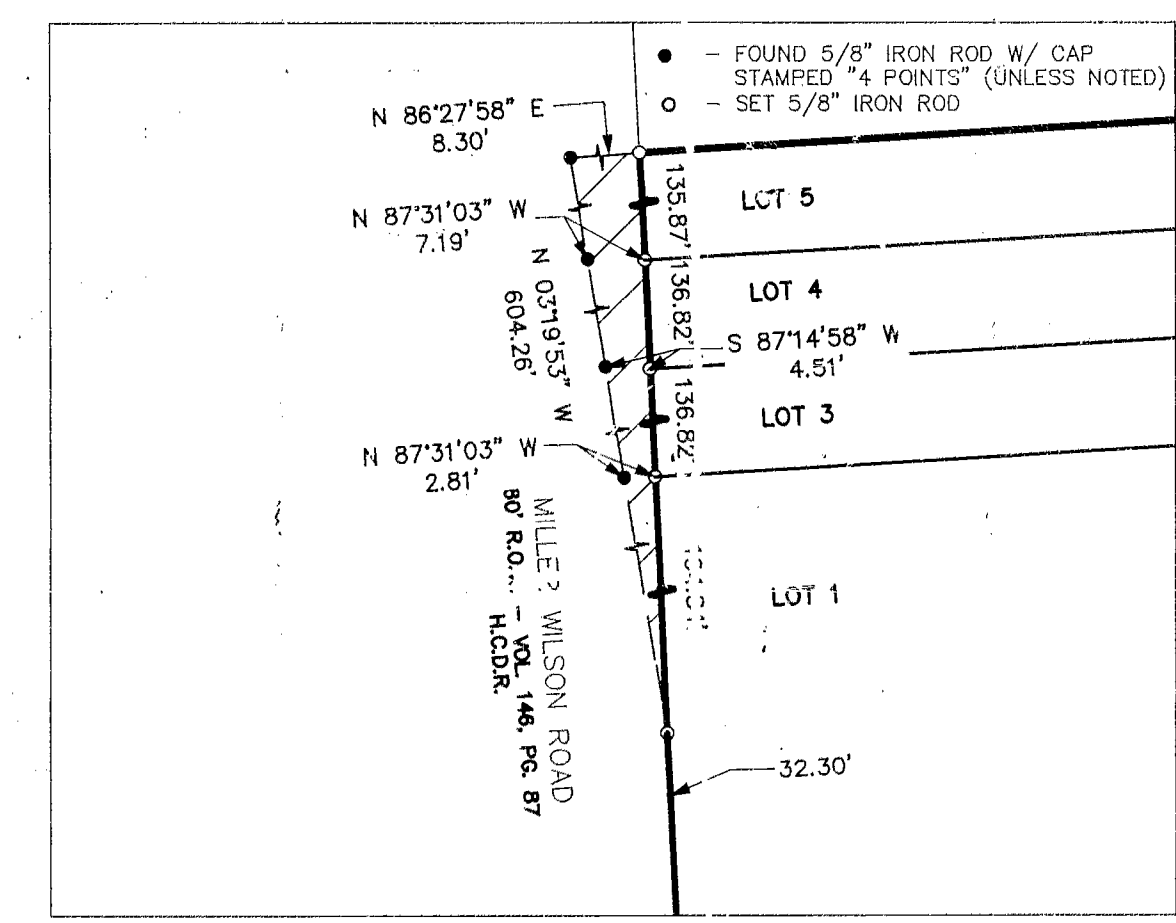


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○	- SET 5/8" IRON ROD



DETAIL "A" (NOT TO SCALE)

WILSON ESTATES OF CROSBY

A SUBDIVISION OF
5.9253 AC. / 258,106 SQ. FT. OF LAND,
SITUATED IN THE
JOSEPH CALAHAN SURVEY, ABSTRACT 199,
CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

1 BLOCK 0 RESERVE 5 LOTS
JULY 2024
Owner
PATRIOT GROUP HOLDINGS, LLC.

P.O. BOX 824
CROSBY, TEXAS 77532
(281) 914-7488

Engineer
DIAZ ENGINEERING
18503 Duke Lake Drive, Spring TX 77388
(281) 714-9475
T.B.P.E.L.S. Firm # 23756

Surveyor
CAMPBELL GEODETICS
102 Watson Way, Cibolo TX 78108
281.437.8195
T.B.P.L.S. Firm # 10194655

RECORDERS MEMORANDUM
At the time of recording, 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.