

STATE OF TEXAS
COUNTY OF HARRIS

BY A WYOMING LIMITED LIABILITY COMPANY,
Elrod Development LLC, acting by and through Scott Leichtenberg, President, being an officer of Elrod Development LLC, owner hereinafter referred to as Owners (whether one or more) of the 4.469 acre tract described in the above and foregoing map of Waterstone Heights, 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 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 foot (10' 0") perimeter ground easements, or seven feet (7' 0") for fourteen foot (14' 0") perimeter ground easements, or five feet, six inches (5' 6") for sixteen foot (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & 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' 0") for ten foot (10' 0") back-to-back ground easements or seven feet (7' 0") for sixteen foot (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & 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 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 surface water 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 ditches, creeks, gulches, 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 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 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 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 or 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 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.

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

IN TESTIMONY WHEREOF, Elrod Development LLC, has caused these presents to be signed by Scott Leichtenberg, President, hereunto authorized this 17th day of November, 2023.

By: *Scott Leichtenberg*
Scott Leichtenberg, President

STATE OF TEXAS
COUNTY OF HARRIS

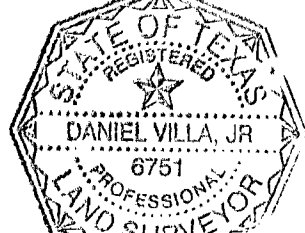
Before me, the undersigned authority, on this day personally appeared Scott Leichtenberg, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this 17th day of November, 2023.

Gabriela Hernandez
My Commission Expires 10/17/2026
Notary ID 129892222

By: *Gabriela Hernandez*
Gabriela Hernandez, Notary Public
Harris County, Texas
My commission expires: 10/17/2026

I, Daniel Villa, Jr., R.P.L.S., 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, single 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.



By: *Daniel Villa, Jr.*
Daniel Villa, Jr., R.P.L.S.
Texas Registration No. 6751

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of Waterstone Heights 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 (or instrument when appropriate) this 30th day of November, 2023.

By: *Martha L. Stein*
Martha L. Stein, Title Chair
or
M. Sorany Garza, Vice Chairman

By: *Margaret Wallace Brown*
Margaret Wallace Brown, AICP, CNUA
PLANNING COMMISSION
CITY OF HOUSTON
TEXAS

I, Milton Rahman, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with the existing rules and regulation of this office as adopted by the Harris County Commissioners' Court and that it complies with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage ordinances.

By: *Milton Rahman*
Milton Rahman, P.E.
County Engineer

I, Teneisha Hudspeth, 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 13, 2024 by an order entered into the minutes of the court.

By: *Teneisha Hudspeth*
Teneisha Hudspeth,
County Clerk
Of Harris County, Texas
Deputy
Jynda Mata



I, Teneisha Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with the signature of authentication was filed for registration in my office on June 14, 2024 at 11:15 o'clock A.M. and duly recorded on June 14, 2024 at 12:12 o'clock P.M. and at Film Code No. 708323 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.
Teneisha Hudspeth,
County Clerk
of Harris County, Texas
Deputy
Jynda Mata



We, Simmons Bank, owner and holder of a lien against the property described in the plat known as Waterstone Heights, said lien being evidenced by instrument of record in the Clerk's File No. RP-2022-263768, of the O.P.R.O.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 owner of said lien and have not assigned the same nor any part thereof.

By: *Ricky Feischer*
Ricky Feischer
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Ricky Feischer, 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 17th day of November, 2023.

Notary Public in and for
Harris County, Texas.
My commission expires: 10/17/2026

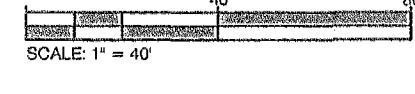
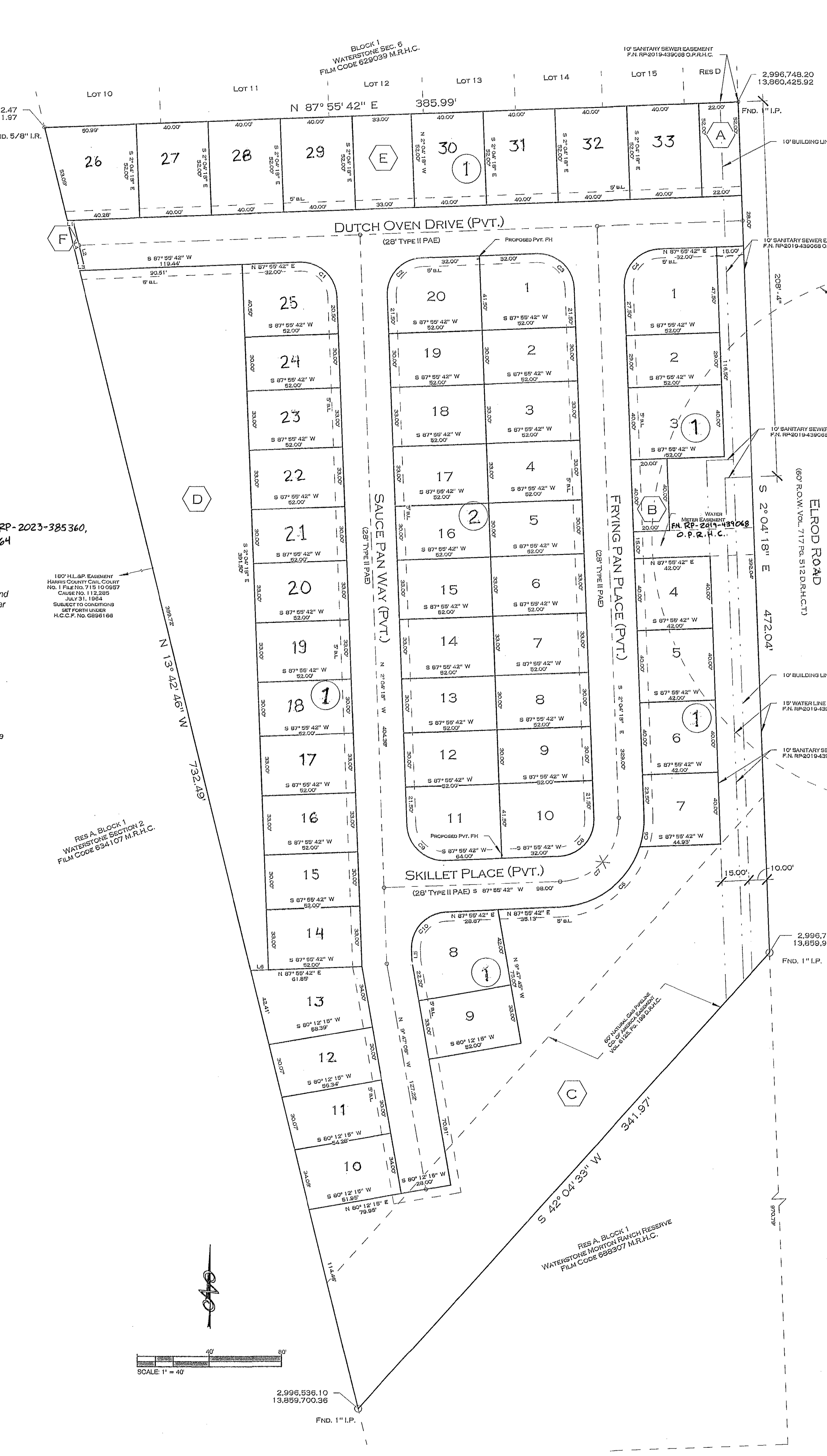
Gabriela Hernandez
My Commission Expires 10/17/2026
Notary ID 129892222

PLAT NOTES:

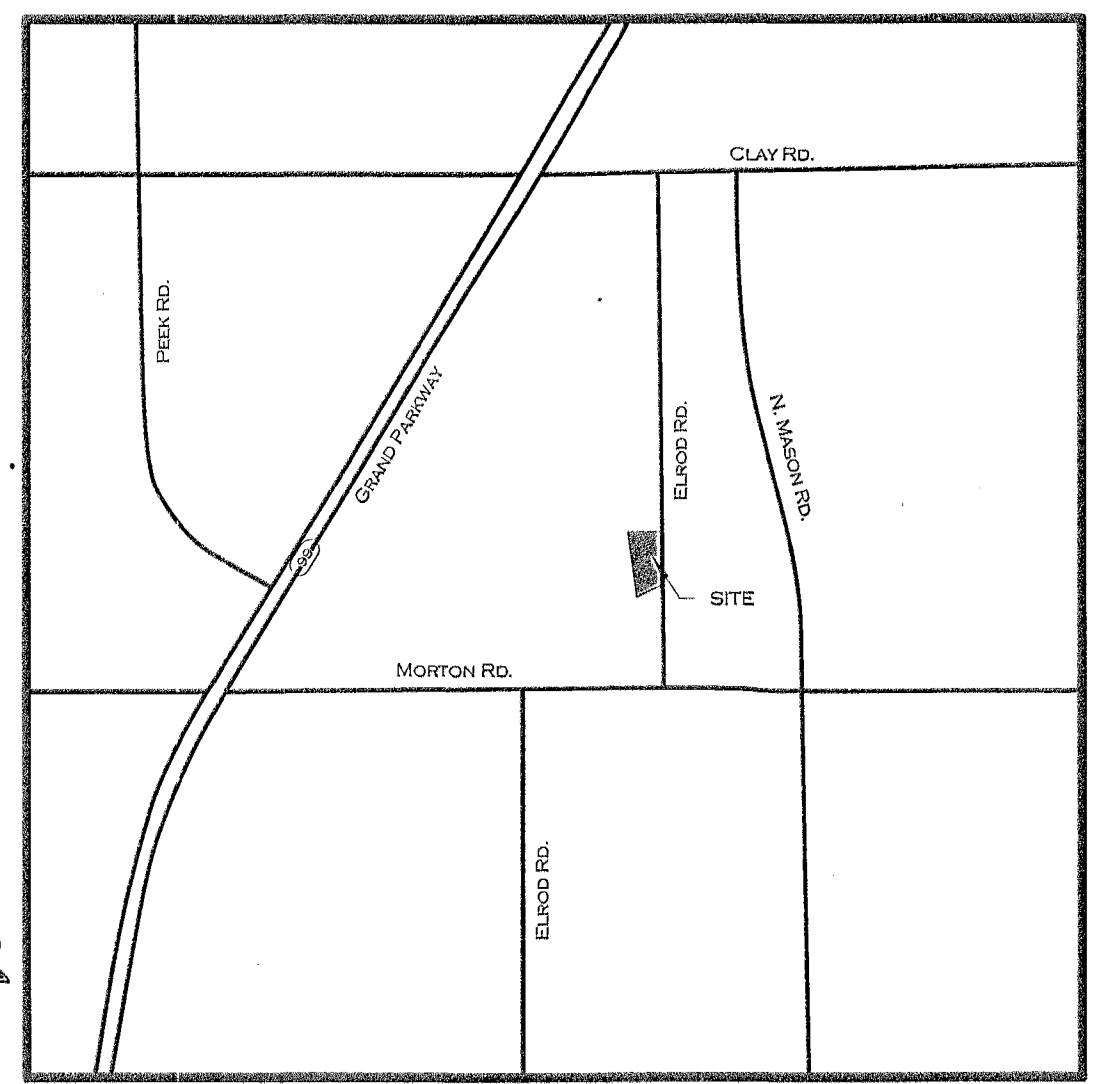
- 1. Bearing basis: bearings shown hereon are re based on the Texas State Plane Coordinate System of 1983, (NAD83) South Central Zone per GPS observations based on control monuments (CM) as depicted on this survey.
- 2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99990598.
- 3. Unless otherwise indicated, the building lines, 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.
- 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 lot 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.
- 5. 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 800 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.
- 6. 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.
- 7.
- 8. Storm sewer system within the private property or private easement is a private system and must be maintained by the property owners or the home owners association.
- 9. Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary dwelling unit is provided one additional off-street parking shall be provided.
- 10. Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision.
- 11. All lots shall have adequate wastewater collection service.
- 12. 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.

LEGEND:

- 1. "B.L." INDICATES BUILDING LINE
- 2. "U.E." INDICATES UTILITY EASEMENT
- 3. "M.R.H.C." INDICATES MAP RECORDS OF HARRIS COUNTY, TEXAS
- 4. "H.C.C.F." INDICATES HARRIS COUNTY CLERK'S FILE
- 5. "D.R.H.C." INDICATES DEED RECORD OF HARRIS COUNTY, TEXAS
- 6. "R.O.W." INDICATES RIGHT OF WAY
- 7. "ESMT." INDICATES EASEMENT
- 8. "FND." INDICATES FOUND
- 9. "RES." INDICATES RESERVE
- 10. "I.P." INDICATES FOUND IRON PIPE
- 11. "I.R." INDICATES IRON ROD
- 12. "E.A.E." INDICATES EGRESS ACCESS EASEMENT
- 13. "F.H." INDICATES FIRE HYDRANT
- 14. "PAE." INDICATES PERMANENT ACCESS EASEMENT
- 15. "PVT." INDICATES PRIVATE
- 16. "*" INDICATES STREET NAME CHANGE



RP-2024-216768
6/14/2024 hccpip1 60.00
FILED
6/14/2024 11:15 AM
Teneisha Hudspeth
COUNTY CLERK



VICINITY MAP (N.T.S.)
KEY MAP 445M

LOT AREA TABLE

BLOCK	LOT	AREA
1	1	2,080.00 SF
1	2	2,080.00 SF
1	3	2,080.00 SF
1	5	2,080.00 SF
1	6	2,080.00 SF
1	7	2,080.00 SF
1	8	2,372.94 SF
2	1	2,364.16 SF
2	2	1,560.00 SF
2	3	2,080.00 SF
2	4	1,650.00 SF
2	5	1,650.00 SF
2	6	1,650.00 SF
2	8	1,650.00 SF
3	1	2,072.16 SF
3	2	1,560.00 SF
3	3	1,716.00 SF
3	4	1,716.00 SF
3	5	1,560.00 SF
3	6	1,716.00 SF
3	7	1,716.00 SF
3	8	1,560.00 SF
3	9	1,560.00 SF
3	10	2,072.16 SF
3	11	2,072.16 SF
3	12	1,560.00 SF
3	13	1,560.00 SF
3	14	1,716.00 SF
3	15	1,716.00 SF
3	16	1,900.00 SF
3	17	1,716.00 SF
3	18	1,716.00 SF
3	19	1,560.00 SF
3	20	2,072.16 SF
4	1	2,080.16 SF
4	2	1,560.00 SF
4	3	1,716.00 SF
4	4	1,716.00 SF
4	5	1,560.00 SF
4	6	1,716.00 SF
4	7	1,716.00 SF
4	8	1,560.00 SF
4	9	1,716.00 SF
4	10	1,716.00 SF
4	11	1,560.00 SF
4	12	1,716.00 SF
4	13	1,560.00 SF
4	14	1,720.92 SF
4	15	1,650.28 SF
4	16	1,800.00 SF
GRAND TOTAL: 53		95,822.81 SF

RESERVE TABLE

RESERVE	AREA	USE	ACRES
A	1,144.00 SF	COB	0.026
B	800.00 SF	PARKING	0.018
C	97,447.94 SF	COB	2.240
D	19,843.83 SF	DETENTION	0.451
E	1,715.87 SF	COB	0.039
F	85.81 SF	LANDSCAPE	0.002

COMPENSATING OPEN SPACE TABLE

TOTAL NUMBER OF LOTS LESS THAN 5,000 SF:	53
TOTAL SQUARE FOOT OF LOTS:	95,770.61 SF
AVERAGE LOT SIZE:	1,805.59 SF
COMPENSATING OPEN SPACE REQ. PER LOT:	7.00 SF
TOTAL COMPENSATING OPEN SPACE REQUIRED:	381,600.00 SF
TOTAL COMPENSATING OPEN SPACE PROVIDED:	40,359.91 SF

Waterstone Heights

A SUBDIVISION OF 4.469 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE A, BLOCK 1 OF WATERSTONE MORTON RANCH RESERVE AS RECORDED IN FILM CODE NO. 888307 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE FIFTY THREE LOTS AND SIX RESERVES

LOTS: 53 RESERVES: 6 BLOCKS: 4
JUNE 2024

OWNER: Elrod Development LLC, 13411 Pabblebrook Drive Houston, Texas 77079 713.299.0722
SUBMITTED BY: Richard Grothues Designs, Inc. 9225 Katy Freeway, Suite 103 Houston, Texas 77024 713.449.9191
SURVEYOR: DVJ Civil Engineering & Land Surveying T.B.P.L.S. Firm #10194609 8118 Fry Road, suite 402 Cypress, Texas 77433 281.213.2517

RECORDER'S 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 handwritten, addition and changes were present at the time the instrument was filed and recorded.

*A WYOMING LIMITED LIABILITY COMPANY