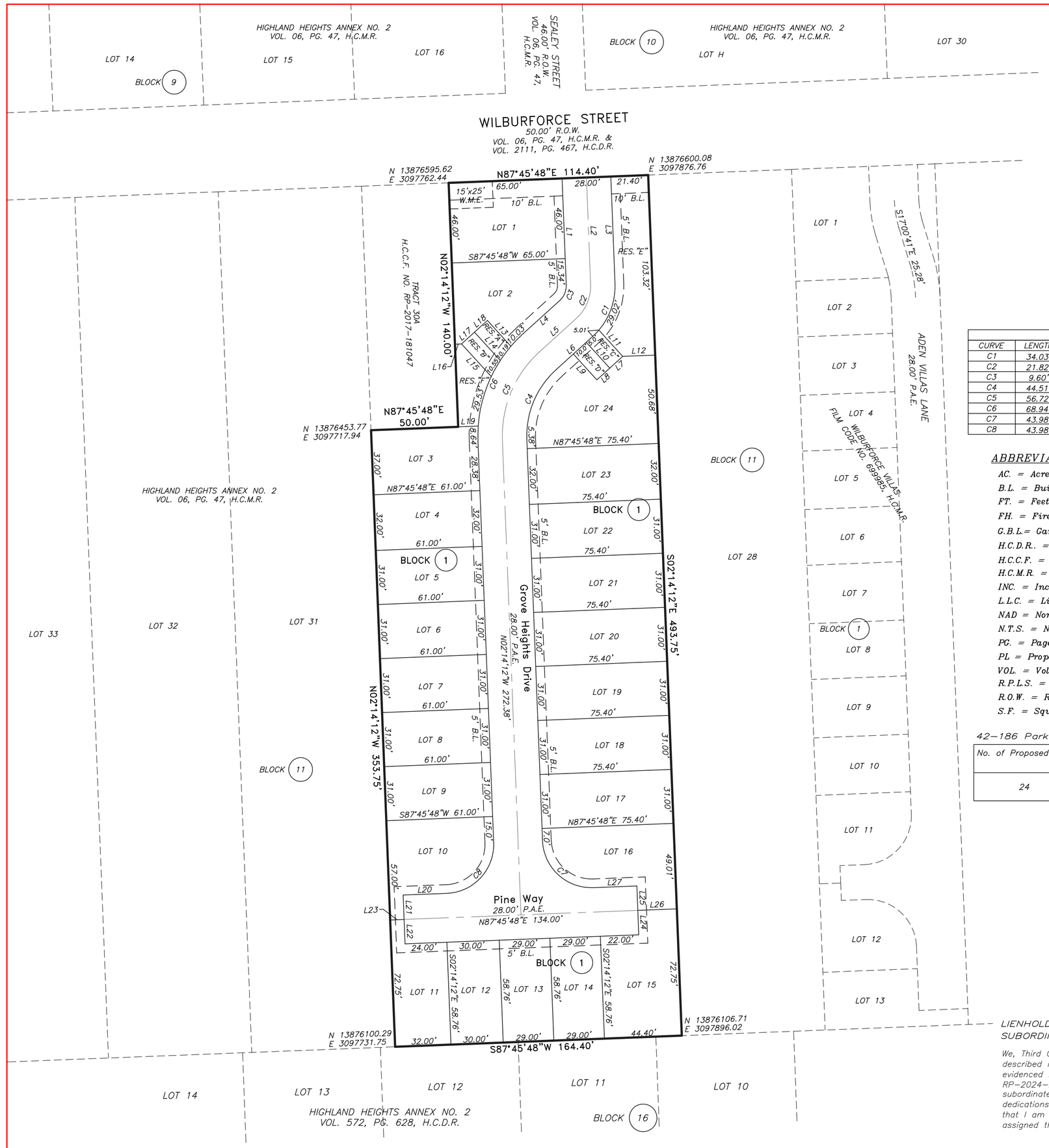


LINE TABLE		
LINE	LENGTH	BEARING
L1	61.34'	N02°14'12"W
L2	61.34'	S02°14'12"E
L3	61.34'	S02°14'12"E
L4	28.52'	S47°45'48"W
L5	28.52'	S47°45'48"W
L6	28.52'	S47°45'48"W
L7	10.00'	S47°45'48"W
L8	10.00'	S47°45'48"W
L9	20.00'	S42°14'12"E
L10	20.00'	S42°14'12"E
L11	20.32'	S42°14'12"E
L12	18.65'	N87°45'48"E
L13	20.00'	S42°14'12"E
L14	21.94'	S42°14'12"E
L15	25.28'	S42°14'12"E
L16	3.79'	S87°45'48"W
L17	10.00'	S47°45'48"W
L18	10.00'	S47°45'48"W
L19	11.47'	N87°45'48"E
L20	25.00'	N87°45'48"E
L21	14.00'	N02°14'12"W
L22	14.00'	N02°14'12"W
L23	8.00'	N87°45'48"E
L24	13.99'	S02°14'12"E
L25	14.01'	S02°14'12"E
L26	22.40'	N87°45'48"E
L27	25.00'	S87°45'48"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	Delta	CH. BEARING	CH. LENGTH
C1	34.03'	39.00	50°00'00"	N22°45'48"E	32.96'
C2	21.82'	25.00	50°00'00"	N22°45'48"E	21.13'
C3	9.60'	11.00	50°00'00"	N22°45'48"E	9.30'
C4	44.51'	51.00	50°00'00"	S22°45'48"W	43.11'
C5	56.72'	65.00	50°00'00"	S22°45'48"W	54.94'
C6	68.94'	79.00	50°00'00"	S22°45'48"W	66.77'
C7	43.98'	28.00	90°00'00"	S47°14'12"E	39.60'
C8	43.98'	28.00	90°00'00"	N42°45'48"E	39.60'

ABBREVIATIONS

AC. = Acre/Acres
B.L. = Building Line
FT. = Feet
FH. = Fire Hydrant
G.B.L.= Garage Building Line
H.C.D.R. = Harris County Deed Records
H.C.C.F. = Harris County Clerk's File
H.C.M.R. = Harris County Map Records
INC. = Incorporated
L.L.C. = Limited Liability Corporation
NAD = North American Datum
N.T.S. = Not To Scale
PG. = Page
PL = Property Line
VOL. = Volume
R.P.L.S. = Registered Professional Land Surveyor
R.O.W. = Right-of-Way
S.F. = Square Feet

42-186 Parking for SF Use

No. of Proposed Lots	No. of Additional Parking Required	No. of On-Street parking	No. of On-Site parking
24	4	0	4

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person (s) whose name (s) are subscribed to the forgoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

_____day of_____, 20__

_____

Notary Public in and for the State of Texas

My Commission Expires: _____

LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

We, Third Coast Bank SSB, owner and holder of a lien (or liens) against the property described in the plat known as Estates At Highland Heights, said lien (or liens) being evidenced by instrument of record in the Clerk's File No. (RP-2023-313203 & RP-2024-212720) 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 I (or we) hereby confirm that I am (or we are) the present owner (or owners of said lien (or liens) and have not assigned the same nor any part thereof.)

BY: _____

STATE OF TEXAS
COUNTY OF HARRIS

We, Pinnacle Property Development, LLC., acting by and through Manuel Enriquez, General Manager being officer of Pinnacle Property Development, LLC., owner (owners) hereinafter referred to as Owners (whether one or more) of the 1.7028 acre tract described in the above and forgoing map of Estates At Highland 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 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 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, 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 permanet 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 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 area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the Pinnacle Property Development, LLC, has caused these presents to be signed by Manuel Enriquez, its General Manager, thereunto authorized this_____ day of _____, 20__

Pinnacle Property Development, LLC

BY: _____
Manuel Enriquez, General Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, personally appeared Manuel Enriquez, 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.

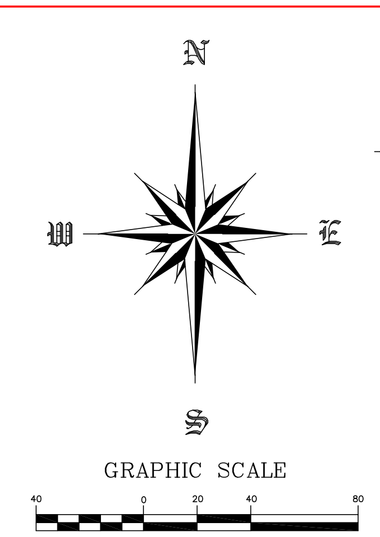
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

_____day of_____, 20__

_____

Notary Public in and for the State of Texas

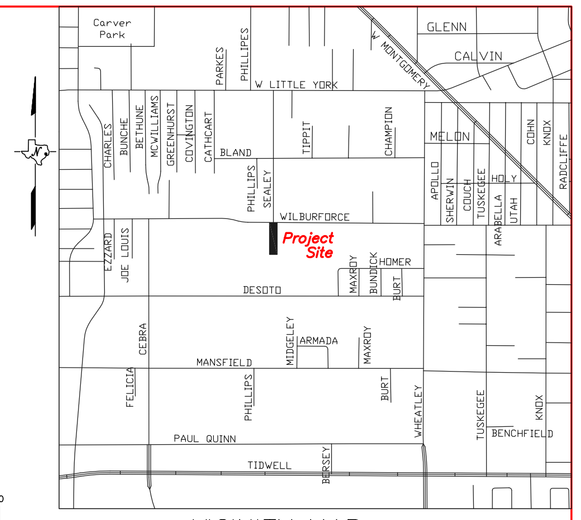
My Commission Expires:



GRAPHIC SCALE

40 0 20 40 80

(1"=40')



VICINITY MAP Key Map # 412X

(N.T.S.)

I, David L. Bowden, am authorized (or 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 that 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.

STATE OF TEXAS REGISTERED DAVID L. BOWDEN 4864 PROFESSIONAL LAND SURVEYOR

_____ Date
DAVID L. BOWDEN, R.P.L.S.
Texas Registration No. 4864

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 _____, 20__ at_____o'clock ___.M., and duly recorded at_____, 20__ at_____o'clock ___.M., and at Film Code Number_____ 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
County Clerk of
Harris County, Texas

By: _____
Deputy

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Estates At Highland 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 this _____, day of _____ , 20__

By: _____
Lisa M. Clark
Chair

Or: _____
M. Sonny Garza
Vice Chairman

By: _____
Vonn Tran
Secretary

GENERAL NOTES

1. All bearings are referenced to the Texas State Plane Coordinate System of 1983, South Central Zone.
2. All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may brought to surface by applying the following scale factor 0.9999046326.
3. All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.
4. Each lot shall provide a minimum of two off-street parking spaces per unit. In those instances where a secondary unit is provided only one additional space shall be provided.
5. 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.
6. This subdivision contains one or more permanent access easements that have not been dedicated to or accepted by the City of Houston or any other local government agency as Public Right-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. All lots shall have adequate wastewater collection service.
8. The residential units or lots encompassed by the 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.
9. At least 150 s.f. of permeable area is required for lot. 3,600 s.f. of permeable area shall be provided within the boundary of this subdivision
10. 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.' In addition, a note shall be added to the face of the plat indicating how the subdivision will be served with water and the gallons per minute provided to the subdivision.
11. 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.

Dwelling Unit Density Table

No. of dwellings	Gross area	Density
24 units	1.7028 AC	14.09

Lot size and Coverage Table

LOT No.	LOT AREA	MAX. FIRST FLOOR BUILDING FOOT PRINT	MAXIMUM COVERAGE
1	2,990.0 S.F.	1,794.0 S.F.	60%
2	2,455.0 S.F.	1,473.0 S.F.	60%
3	2,258.0 S.F.	1,354.8 S.F.	60%
4	1,952.0 S.F.	1,171.2 S.F.	60%
5	1,891.0 S.F.	1,134.6 S.F.	60%
6	1,891.0 S.F.	1,134.6 S.F.	60%
7	1,891.0 S.F.	1,134.6 S.F.	60%
8	1,891.0 S.F.	1,134.6 S.F.	60%
9	1,891.0 S.F.	1,134.6 S.F.	60%
10	2,567.0 S.F.	1,540.2 S.F.	60%
11	1,992.0 S.F.	1,195.2 S.F.	60%
12	1,763.0 S.F.	1,057.8 S.F.	60%
13	1,704.0 S.F.	1,022.4 S.F.	60%
14	1,704.0 S.F.	1,022.4 S.F.	60%
15	2,922.0 S.F.	1,753.2 S.F.	60%
16	2,784.0 S.F.	1,670.4 S.F.	60%
17	2,337.0 S.F.	1,402.2 S.F.	60%
18	2,337.0 S.F.	1,402.2 S.F.	60%
19	2,337.0 S.F.	1,402.2 S.F.	60%
20	2,337.0 S.F.	1,402.2 S.F.	60%
21	2,337.0 S.F.	1,402.2 S.F.	60%
22	2,337.0 S.F.	1,402.2 S.F.	60%
23	2,413.0 S.F.	1,447.8 S.F.	60%
24	3,305.0 S.F.	1,983.0 S.F.	60%

Reserve "A"	Restricted to parking only	(209 sq. ft.)
Reserve "B"	Restricted to parking only	(235 sq. ft.)
Reserve "C"	Restricted to parking only	(201 sq. ft.)
Reserve "D"	Restricted to parking only	(200 sq. ft.)
Reserve "E"	Restricted to Open Space	(2,355 sq. ft.)
Reserve "F"	Restricted to open space	(646 sq. ft.)

PARKS AND OPEN SPACE

1. No land is being established as private park or dedicated to the public for park purposes.
2. 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 ordinancees of the city of houston, texas, has been submitted and accepted by the city.
3. This property is located in park sector number 1.
4. This percentage (100%) shall be applied to the then-current fee in lieu of dedication
5. The then-current fee in lieu of dedication shall be applied to this number (24) of dwelling units.

a	Number of existing Dwelling Units (DU)	(0)
	☒I hereby certify that the information provided herein is true...	
b	Number of proposed (DU)	(24)
c	Net Number of DU	(24)

Estates At Highland Heights

A subdivision of 1.7028 acres of land

Being a replat of a 1.7028 acre tract of land being out of Lots 29 and 30, Block 11, of Highland Heights Annex No. 2, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 06, Page 47, of the Map Records of Harris County, Texas.

Reason for replat:
To Create 24 Residential Lots, 1 Block & 6 Reserves

LOTS: 24 BLOCKS: 1 RESERVES: 6

OWNER: Pinnacle Property Development, LLC
4326 Pompano Lake Lane
Sugar Land, Texas 77479

PREPARED BY :

PLS Construction Layout, Inc
2010 N Loop W Fwy Ste 280
Houston, Texas 77018

Surveyor:

Bowden Survey
PROFESSIONAL SURVEYING SERVICES
BOWDENSURVEY.COM
HOUSTON, TEXAS
PHONE: (281) 531-1900
TBPLS Registration No. 10127400

February 24, 2025 SCALE : 1" = 40'