

**STATE OF TEXAS
COUNTY OF HARRIS**

We, 77 Heron Lakes LTD., a Texas limited partnership, acting by and through _____, being officer of 77 Heron Lakes, LTD., a Texas limited partnership, owners hereinafter referred to as Owners (whether one or more) of the 3.5499 acre tract described in the above and foregoing map of HERON LAKES ESTATES PARTIAL REPLAT NO 2, 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 obutting 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 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 replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, the 77 Heron Lakes, LTD., a Texas limited partnership has caused these presents to be signed by _____, hereunto authorized, attested by its Secretary, _____ this _____ day of _____, 20____.

77 Heron Lakes, LTD., a Texas limited partnership

By: _____
Print name:
Print title:

Attest: _____
Print name:
Print title:

**STATE OF TEXAS
COUNTY OF HARRIS**

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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
Print Name

My Commission expires: _____

**STATE OF TEXAS
COUNTY OF HARRIS**

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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
Print Name

My Commission expires: _____

We, Lexington 26, LP., owner and holder of a lien against the property described in the plat known as HERON LAKES ESTATES PARTIAL REPLAT NO 2, said lien being evidenced by instrument of record in the Clerk's File No. RP-2021-3108 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: _____
Print name:
Title:

CURVE TABLE				
CH	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	530.00'	6°45'28"	62.20'	N. 77°56'59" E.
C2	470.00'	10°50'14"	136.48'	N. 82°54'22" E.
C3	270.00'	30°04'03"	184.10'	S. 69°14'59" E.
C4	550.00'	4°37'40"	44.42'	S. 88°30'59" W.
C5	254.81'	8°28'11"	37.82'	S. 87°06'01" W.
C6	1200.00'	2°31'12"	487.01'	N. 36°05'57" W.

LINE TABLE		
LV	BEARING	DISTANCE
L1	S. 88°46'51" E.	16.26'
L2	S. 40°17'32" W.	110.00'
L3	S. 48°01'37" W.	7.44'
L4	S. 73°14'50" W.	51.10'
L5	S. 10°47'40" E.	111.04'
L6	S. 72°49'49" W.	59.97'
L7	S. 78°12'43" W.	20.84'
L8	N. 12°47'57" W.	92.77'

**STATE OF TEXAS
COUNTY OF HARRIS**

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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
Print Name

My Commission expires: _____

We, CR Capital Management, LLC, owner and holder of a lien against the property described in the plat known as HERON LAKES ESTATES PARTIAL REPLAT NO 2, said lien being evidenced by instrument of record in the Clerk's File No. RP-2022-15563 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: _____
Print name:
Title:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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
Print Name

My Commission expires: _____

We, Legalist Dip Fund II, LP, owner and holder of a lien against the property described in the plat known as HERON LAKES ESTATES PARTIAL REPLAT NO 2, said lien being evidenced by instrument of record in the Clerk's File No. RP-2023-335583 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: _____
Print name:
Title:

**STATE OF TEXAS
COUNTY OF HARRIS**

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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
Print Name

My Commission expires: _____

I, Fred W Lawton, 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.

Fred W Lawton
Texas Registration No. 2321

I, Milton Rahman, County Engineer of Harris County, hereby certify that the plat of this subdivision 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.

Milton Rahman, P.E.
County Engineer

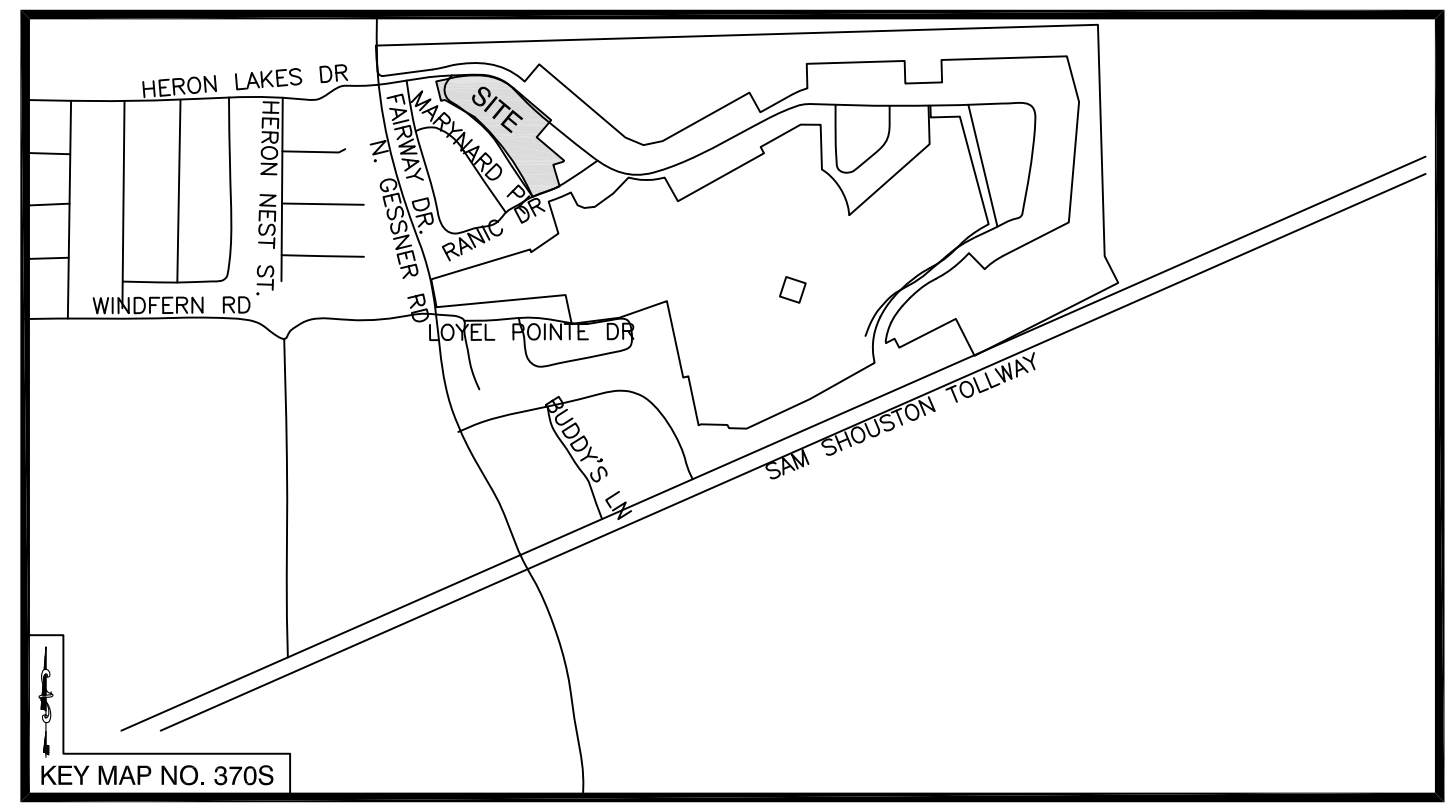
I, Tenneshia Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____, 20____ by an order entered into the minutes of the court.

Tenneshia Hudspeth
County Clerk
Of Harris County, Texas

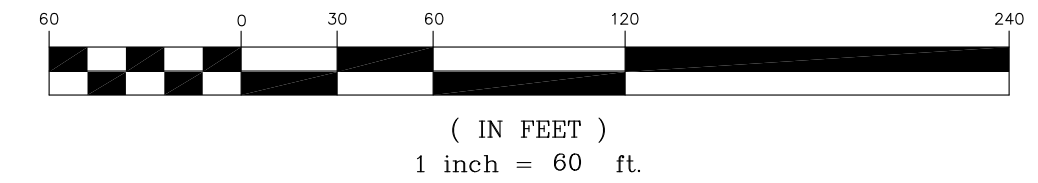
By: _____
Deputy



- LEGEND:**
 SQ. FT. — SQUARE FEET
 B.L. — BUILDING LINE
 U.E. — UTILITY EASEMENT
 R.O.W. — RIGHT OF WAY
 H.C.C.F. — HARRIS COUNTY CLERK'S FILE
 H.C.M.R. — HARRIS COUNTY MAP RECORDS
 VOL. — VOLUME
 PG. — PAGE
 FND — FOUND
 IP — IRON PIPE
 IR — IRON ROD
 CIR — CAPPED IRON ROD
 STS — STAMPED SOUTH TEXAS SURVEYING
 PVT — PRIVATE
 PAE/PUE — PRIVATE ACCESS EASEMENT/
 PRIVATE UTILITY EASEMENT



**VICINITY MAP
NOT TO SCALE
GRAPHIC SCALE**



- NOTES:**
1. 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.
 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 0.99991671330118.
 3. 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. White 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.

**HERON LAKES ESTATES
PARTIAL REPLAT NO 2**

1 BLOCK, 7 LOTS AND 1 RESTRICTED RESERVE

A SUBDIVISION OF 3.5499 ACRES (154,635 SQ.FT.) OF LAND BEING ALL OF RESTRICTED RESERVE H, BLOCK 4 OF HERON LAKES ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 438002 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR PLAT:
 TO CREATE 7 SINGLE FAMILY LOTS
 AND 1 RESTRICTED RESERVE
 SCALE: 1"= 60' DATE: 4/2024
 SHEET 1 OF 2

OWNER: 77 HERON LAKES, LTD
 ADDRESS: 340 N. SAM HOUSTON PKWAY #130
 HOUSTON, TEXAS 77060

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
 11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
 281-556-6918 FAX 281-556-9331
 Firm Number: 10045400



OFFICE OF THE COUNTY ENGINEER
DR. MILTON RAHMAN, P.E., PMP, CFM, ENV SP

NOTICE

Date: July 24, 2024

Subject: HERON LAKES ESTATES PARTIAL REPLAT NO 2

All,

Harris County has received the plat application to Approve the Revision of a Plat to be called "HERON LAKES ESTATES PARTIAL REPLAT NO 2": Being a subdivision of a 3.5499 Acre tract of land, and also being a Replat of Restricted Reserve H, Block 4 of HERON LAKES ESTATES as recorded in Film Code NO. 438002 of the Map Records of Harris County, Texas.

Notice is hereby given that a public meeting of the Commissioners Court of Harris County, Texas, will be held on **September 19th, 2024, at 10:00 a.m.** in the Courtroom of the Commissioners Court of Harris County, Texas, on the first floor of the Harris County Administration Building, 1001 Preston Avenue, Houston, Texas 77002, for the purpose of considering and taking action on this matter brought before the Court.

The public meeting may be held online so visit www.harriscountytexas.gov or www.harriscountytexas.gov/Government/Court-Agenda/Court-Videos. If you wish to speak at the meeting please call 713-274-1111 or sign up at appearancerequest.harriscountytexas.gov.

If any other further assistance is needed, please contact me directly.

Sincerely,

Milton Rahman, PhD, P.E., PMP, CFM, ENV SP
Executive Director | County Engineer

MR/jb
attachments



[HCED Home](#)

City of ...

[Baytown](#)

[Deer Park](#)

[Houston](#)

[Jersey Village](#)

[Katy](#)

[La Porte](#)

[Pasadena](#)

[Pearland](#)

[Stafford](#)

[Tomball](#)

[Waller](#)

Welcome to Platting

Harris County is the 3rd most populous county in the United States; it is paramount to remain strategically organized and equipped to offer the very best service possible to our constituents, the development community and municipal partners. As a regulatory agency, it is our goal to assist the development community in envisioning, creating and building vibrant and sustainable developments for all residents of Harris County. We trust that this online tool will be of assistance to anyone looking to develop within Harris County.

The Platting Staff is charged with enforcing the Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure as amended from time to time by the Harris County Commissioners' Court. Our knowledgeable and professional staff is dedicated to doing everything possible to ensure that all subdivision related projects are handled in a professional, courteous and timely manner.

Extraterritorial Jurisdiction

Several municipalities have extended their development ordinances to require municipal review and approval of subdivision of land within their extraterritorial jurisdictions in unincorporated Harris County. Below are links that will take you to each of their planning home pages for further development guidelines:

Subdivision of land in certain areas (No ETJ) is solely reviewed and approved by Harris County Platting Group. [Area Map](#)

Contact Information

Platting Manager:
Julian Boxill
julian.boxill@harriscountytexas.gov

1111 Fannin St., 8th Floor

Houston, TX 77002

Phone: 713-274-3932
Email: platting@harriscountytexas.gov

[Harris County Permits Directory](#)

Traffic Design and Operations Support
Fred Mathis, Jr. P.E.
713-274-3770
fred.mathis@harriscountytexas.gov

trafficpermits@harriscountytexas.gov

[Planner of the Day](#)

[Platting Exception Request](#)

[All Regulations, Documents & Forms](#)

Policy Affecting CPC-101 Expirations

If an applicant has a plat mylar in our possession and there is a risk that it will not be promoted to Commissioners' Court prior to the expiration of the CPC-101, an Extension of Approval (EOA) must be filed in a timely manner with the City of Houston.

Chapter 42 allows for a single one year extension. Accordingly, if your final plat has not been promoted to Commissioners' Court for approval prior to the expiration of your EOA, you will be notified in writing and your plat will be returned to the City of Houston for further disposition. Should this happen, you will be required to submit a new plat application with the City of Houston.

Requirements of 30§TAC 285

In accordance with the requirements of [30§TAC 285](#) and the [Rules of Harris County, Texas for On-Site Sewage Facilities](#), an On-Site Sewage Facility (OSSF) Subdivision Planning Report is required prior to approval of plats not located within a known service area for public sewer services.

Please refer to [OSSF Subdivision Planning Report](#) for more information.

[Plat Search](#)

[Plat Requirements](#)

[Platting Notes](#)

[Frequently Asked Questions](#)

[New Digital Plat Requirements](#)

Commissioners' Court & Platting Deadlines

Click on the colored tab for more information regarding an event.

If this calendar is blank, please use **Chrome** to view

properly.

Today

September 2024 Print Week Month

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Sep 1 Tax Cer	2 Labor D	3	4	5 COH PC Rec Dea	6	7
8	9	10	11	12	13	14
15	16	17	18	19 COH PC Comm.	20	21
22	23	24	25	26 Rec Dea	27	28
29	30	Oct 1	2	3 COH PC	4	5

Events shown in time zone: Central Time -

Calendar

Common Documents

Files and Links

Public Notices

HERON LAKES ESTATES PARTIAL REPLAT NO 1

HERON LAKES ESTATES PARTIAL REPLAT NO 2

HERON LAKES ESTATES PARTIAL REPLAT NO 3

ST CHARLES PLACE SECTION 2 PARTIAL REPLAT NO 8

ST CHARLES PLACE SECTION 2 PARTIAL REPLAT NO 10

ST CHARLES PLACE PARTIAL REPLAT NO 17

Latest News

NEW- Revised Regulations

- Construction in Harris County or Harris County Flood Control ROW Regulations
- Stormwater Quality Regulations
- Infrastructure Regulations, October 10, 2023 (Updated for use with 2023 Standards & Specifications)

Links & Tools

New - Amended Salvage Yard Regulations-

Amended Salvage Yard Regulations

e-Permits Overview

Look what's new in **PLATTING**

Property Search and Address Map

FEMA

Quick Docs

All Documents and Forms

Certificate of Compliance Request

NEW- Revising Approved Plans

NEW - Civil Review Sheet (PDF/DWG)

NEW - Change of Address

NEW - General Information Request

Contacts

General Inquiries

HCPermitsTech@harriscountytx

ePermits Support

ePermits Support

Records Request/FOIA Requests

Report Unpermitted Development or

Compliance Issues:
Report a Complaint

- Infrastructure Regulations, September 1, 2023 (Use with 2017 Standards & Specifications)
- Floodplain Management

NEW- Harris County Fire Code Standard

NEW- Checklist for Triage Review of Administratively Complete Application

NEW- Inspection Request

NEW- Fee Schedule

NEW- Storm Event Repair Permit

Minimum Standards for Communities Draining to Harris County

CODEWORD – Downstream Easements Fire Lane Checklist

Request for Abandonment of Flood Plain Easement

CODEWORD - Floodplain Easement Clarification

Harris County Fire Code Regulations (Amended 12/14/2021, Effective 03/01/2022)

LOMR for West Little York Bridge over Bear Creek

Petition Vested Rights Determination

Harris County Small Watershed Restrictor Calculator User Instructions

Harris County Small Watershed Restrictor Calculator

Harris County, TX Small Watershed Restrictor Study Phase 3

Harris County Health Department

Development Inspections

Final Fire Inspection Request

Fireworks Stands

Geographic Information Systems

Harris County, Texas

Harris County Regulations (12/5/2017)

Floodplain Regulations Cheat Sheet

Foundation Certificate

Harris County Appraisal District

Harris County Flood Control

Harris County Fire Marshal Office

HHW - Household Hazardous Waste

Job Start Notification

Legacy Permits Log In (CHROME)

Residential Alarm Permit

E-File Affidavit

Emergency ROW Work

Floodplain Elevation Certificate

HC Culvert Pipe Procedure

Incorporated Municipalities

No ETJ Zone MTFP

Steps To Compliance June 2024

48 Hour Pre-Construction Notice

2017 COH Major Thoroughfare Plan

No Zoning Letter-2024

NEW Power Release Status

Power Release

Project Review Routing Form

Signs Flyer and Checklist

Permits Directory

Harris County Floodplain Administrator

Darrell Hahn, P.E.
darrell.hahn@harriscountytexas.gov

Manager - Harris County Watershed Protection

Danielle Cioce, MS, PMP
danielle.cioce@harriscountytexas.gov

10555 Northwest Freeway
Office Suite 120
Houston, Texas 77092

Permits Office Main Phone:

713-274-3900

Days: Monday - Friday
(Except Holidays)

Hours: 7:30 am to 4:30 pm

Holiday Office Closures

