

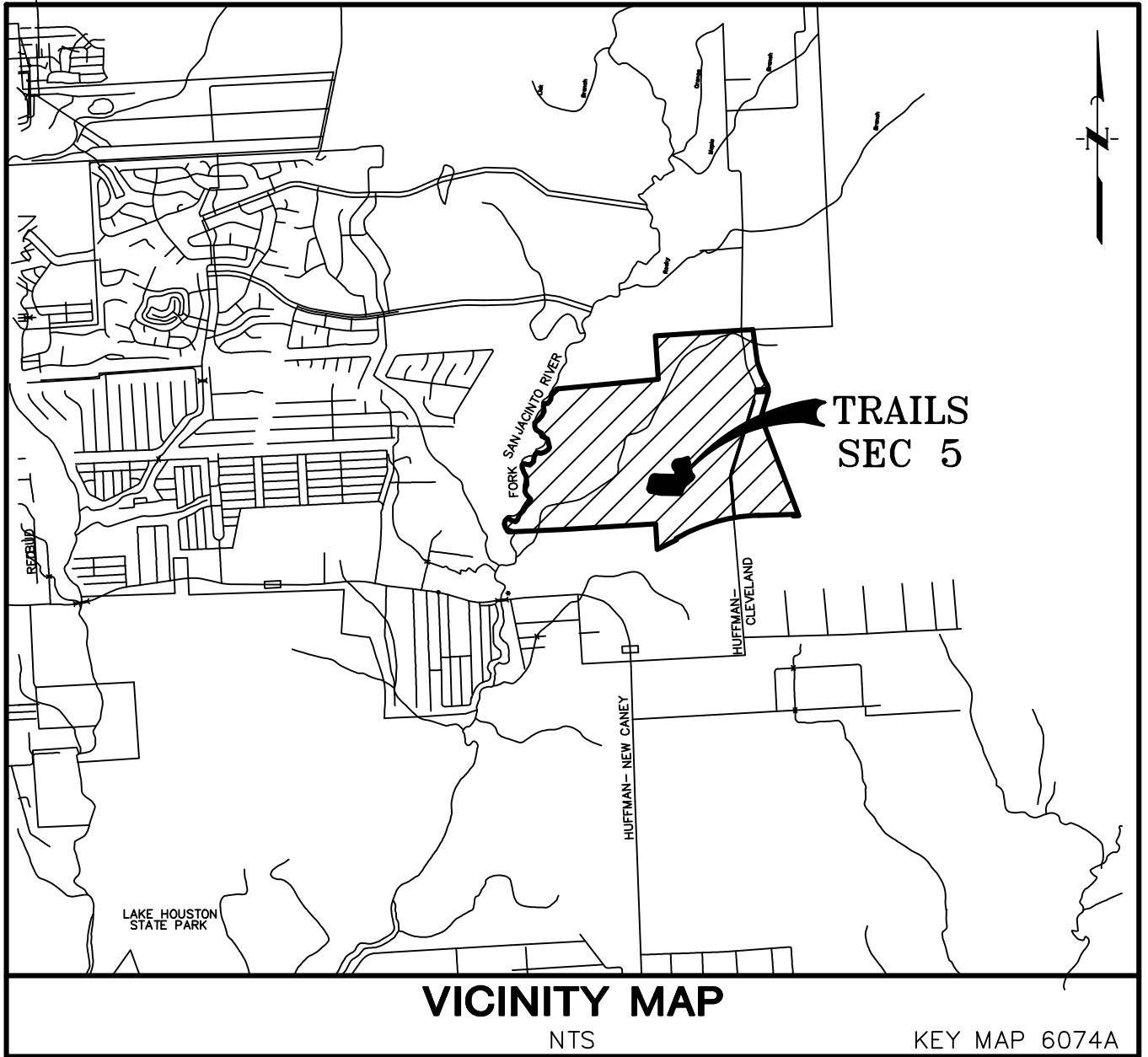
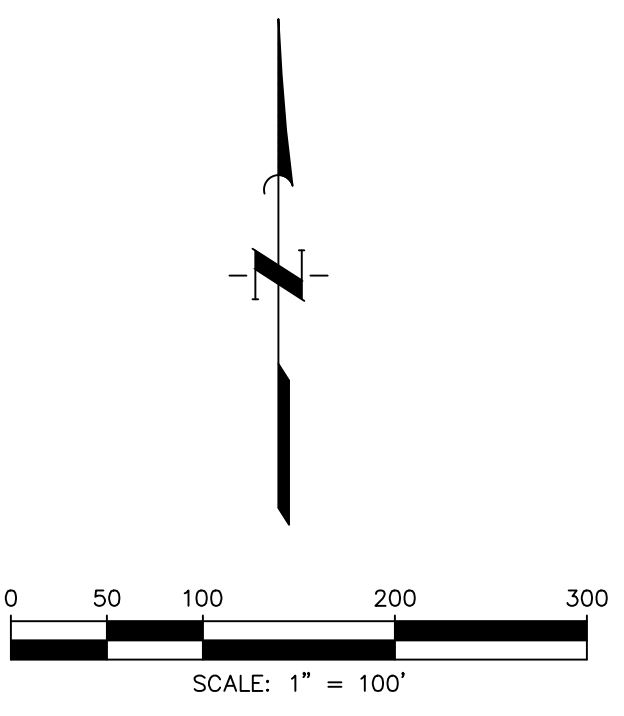
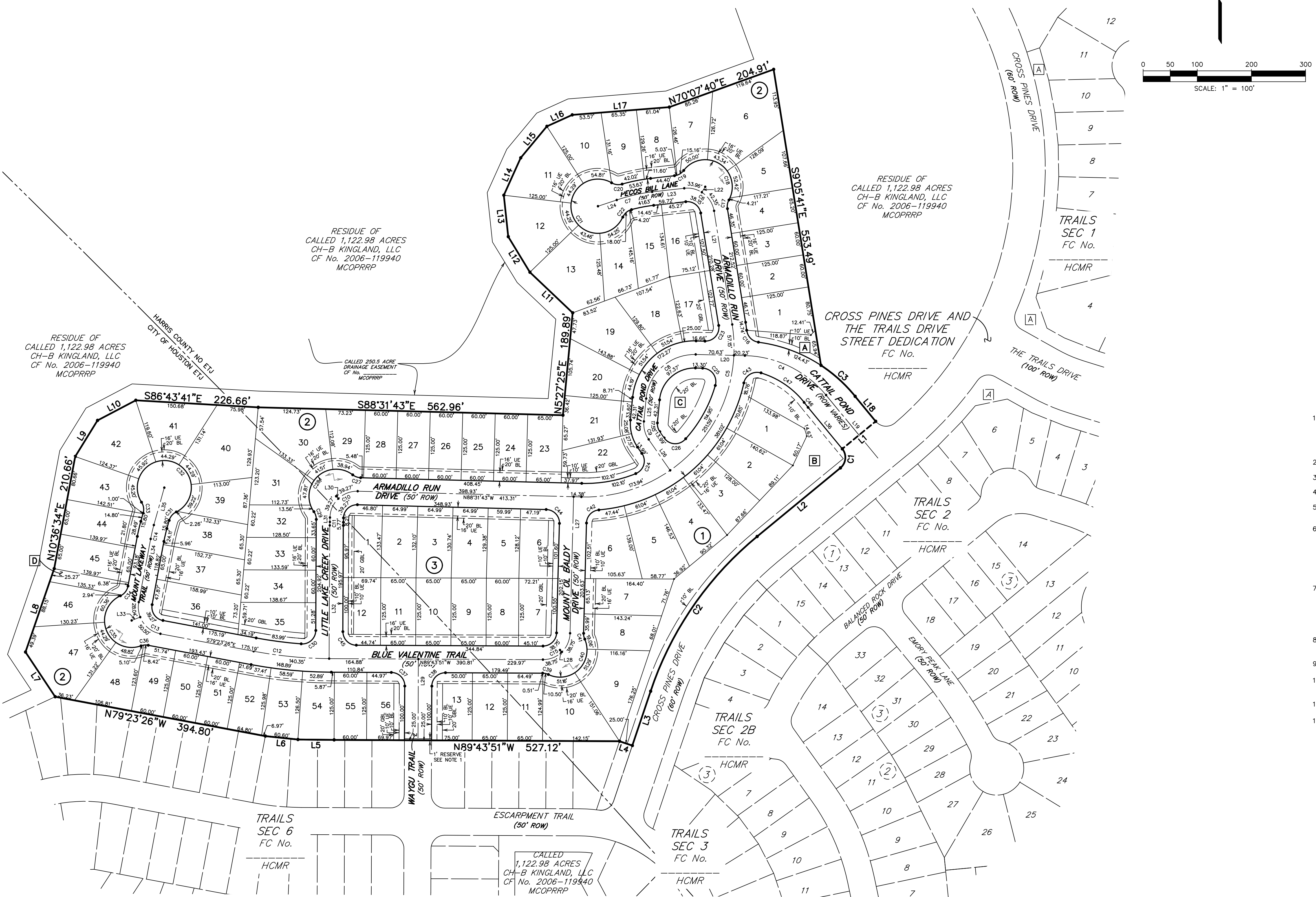
- A RESTRICTED RESERVE "A"**
Restricted to
Landscape, Open Space &
Incidental Utility Purposes
Only
0.09 AC
3,880 SQ FT

B RESTRICTED RESERVE "B"
Restricted to
Landscape, Open Space &
Incidental Utility Purposes
Only
0.87 AC
37,900 SQ FT

C RESTRICTED RESERVE "C"
Restricted to
Landscape, Open Space &
Incidental Utility Purposes
Only
0.24 AC
10,513 SQ FT

D RESTRICTED RESERVE "D"
Restricted to
Landscape, Open Space &
Incidental Utility Purposes
Only
0.08 AC
3,497 SQ FT

Line Table		
Line	Bearing	Distance
L1	S50°28'56"W	80.00'
L2	S50°32'46"W	199.22'
L3	S18°35'23"W	105.88'
L4	N71°24'37"W	25.00'
L5	N89°20'15"W	66.82'
L6	N84°03'59"W	60.60'
L7	N33°39'49"W	99.09'
L8	N18°59'34"E	162.81'
L9	N31°45'00"E	78.35'
L10	N62°17'06"E	79.75'
L11	N46°29'51"W	108.85'
L12	N31°25'36"W	76.88'
L13	N06°02'59"W	76.87'
L14	N24°15'43"E	75.69'
L15	N39°46'06"E	75.69'
L16	N65°32'05"E	51.31'
L17	N85°25'40"E	179.95'
L18	S39°27'14"E	59.76'
L19	S39°27'14"E	95.76'
L20	S88°42'50"E	90.86'
L21	N09°05'41"W	212.44'
L22	S32°22'47"W	11.91'
L23	N83°27'49"E	59.72'
L24	N71°43'57"E	42.24'
L25	S05°27'25"W	42.31'
L26	S34°46'05"E	69.62'
L27	N01°28'17"E	252.15'
L28	N44°07'47"W	5.00'
L29	N00°16'09"E	150.00'
L30	S43°31'43"E	6.00'
L31	N01°28'17"E	8.21'
L32	S00°16'09"W	245.96'
L33	N68°28'45"E	17.13'
L34	S10°36'34"W	118.82'
L35	S15°37'57"W	71.70'
L36	S39°27'14"E	99.22'



- General Notes:
- AC "Acres"
 - BL "Building Line"
 - Easmt "Easement"
 - OF "Owner's File"
 - FC "Film Code"
 - GBL "Garage Building Line"
 - HCDR "Harris County Deed Records"
 - MCOPRRP "Montgomery County Official Public Records Real Property"
 - No "Number"
 - OPRRPHC "Official Public Records Real Property, Harris County"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - UE "Unobstructed Visibility Easement"
 - WLE "Waterline Easement"
 - ① "Block Number"
 - "Street Name Break"
 - Set 3/4-inch iron rod (with Cap Stamped "Jones/Carter" Property Corner) as Per Certification
- One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plot, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and rest in the dedicator, his heirs, assigns or successors.
 - All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - All building lines along street right-of-ways as shown on the plot.
 - The Coordinates shown hereon are Texas Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.9999563.
 - 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - 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 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.
 - 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.
 - Each lot shall be restricted to single-family residential uses so defined by Chapter 42.
 - Any new development within the subdivision plot shall obtain a Storm Water Quality Permit before the issuance of any development permits.
 - All lots shall have adequate wastewater service.
 - 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.

TRAILS SEC 5

A SUBDIVISION OF 23.64 ACRES OUT OF THE JAMES T. DUNMAN SURVEY, A-1441 HARRIS COUNTY, TEXAS

81 LOTS 4 RESERVES 3 BLOCKS

JULY 2022

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90°00'00"	39.27'	N05°32'46"E	35.36'
C2	630.00'	31°57'23"	351.38'	S34°34'04"W	346.84'
C3	275.00'	174°71'16"	85.37'	N47°49'46"W	85.03'
C4	200.00'	49°15'36"	171.95'	N64°05'02"W	166.70'
C5	275.00'	100°33'58"	482.68'	N41°11'18"E	423.07'
C6	50.00'	87°26'30"	76.31'	N52°48'56"W	69.11'
C7	300.00'	11°43'52"	61.42'	S77°35'53"W	61.32'
C8	90.00'	85°49'45"	134.82'	S48°22'17"W	122.56'
C9	50.00'	40°13'30"	35.10'	S14°39'20"E	34.39'
C10	50.00'	90°00'00"	78.54'	S46°28'17"W	70.71'

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	300.00'	11°12'08"	6.30'	S00°52'13"W	6.30'
C12	800.00'	10°20'25"	144.38'	S84°33'39"E	144.18'
C13	50.00'	90°00'00"	78.54'	S34°23'26"E	70.71'
C14	300.00'	5°01'23"	26.30'	S13°07'15"W	26.29'
C15	50.00'	88°47'52"	77.49'	N45°52'13"E	69.96'
C16	25.00'	76°22'02"	33.32'	S44°27'50"E	30.91'
C17	25.00'	38°07'30"	16.64'	S09°58'04"W	16.33'
C18	50.00'	171°50'59"	149.97'	N56°53'40"W	99.75'
C19	25.00'	46°16'59"	20.19'	N60°19'20"E	19.65'
C20	25.00'	46°11'43"	20.16'	S82°53'34"E	19.61'

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C21	50.00'	276°17'45"	241.11'	S17°56'36"E	66.72'
C22	25.00'	50°52'56"	22.20'	S49°21'00"W	21.48'
C23	25.00'	100°22'51"	43.80'	N41°05'45"E	38.41'
C24	25.00'	102°50'23"	44.87'	N16°39'06"E	39.09'
C25	25.00'	104°45'42"	45.71'	N36°19'59"W	39.60'
C26	25.00'	102°50'23"	44.87'	S86°11'17"E	39.09'
C27	25.00'	36°21'18"	15.86'	N70°21'04"W	15.60'
C28	50.00'	162°30'50"	141.82'	S46°34'10"W	98.84'
C29	25.00'	34°57'24"	15.25'	S17°12'33"E	15.02'
C30	25.00'	94°07'52"	41.07'	N47°20'05"E	36.61'

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C31	25.00'	48°11'23"	21.03'	S39°43'38"W	20.41'
C32	50.00'	276°22'46"	241.19'	N74°22'03"W	66.67'
C33	25.00'	48°11'23"	21.03'	N08°27'44"W	20.41'
C34	25.00'	54°52'31"	23.94'	N38°02'49"E	23.04'
C35	50.00'	175°51'38"	153.47'	S22°26'44"E	99.93'
C36	25.00'	30°59'07"	13.52'	S85°07'00"W	13.36'
C37	25.00'	90°00'00"	39.27'	N44°43'51"W	35.36'
C38	25.00'	90°00'00"	39.27'	S45°16'09"W	35.36'
C39	25.00'	25°13'30"	11.01'	N77°07'06"W	10.92'
C40	50.00'	139°14'52"	121.52'	S45°52'13"W	93.74'

OWNER:
CH-B Kingland, L.L.C.,
a Delaware limited liability company

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration No. 1-32290 & 10046100
1575 Seawall Road, Suite 400 • The Woodlands, Texas 77380-6313