

KATY LAKE ESTATES, SECTION ONE
CR CHANGED AFTER RECORDING

BEING A SUBDIVISION OF 20.11 ACRES OF LAND
OUT OF N.W. 1/4 H.&T.C. RR. COMPANY SURVEY SECTION 79, ABSTRACT NUMBER 464
AND THE NORTH 1/2 OF S.W. 1/4 SECTION 79, ABSTRACT NUMBER 464
HARRIS COUNTY, TEXAS

2 BLOCK 8 LOTS

DEVELOPERS:
PIZZITOLA ENTERPRISES
5142 FRENCH CR
HOUSTON, TEXAS 7
(713) 944-136

SURVEYORS:
TERRA SURVEYING, CO.
4900 WOODWAY, SUITE 1000
HOUSTON, TEXAS 77056
(713) 993-0327

DATE: JANUARY, 2000 SCALE: 1" = 60' PROJECT NO.: 2311-9905

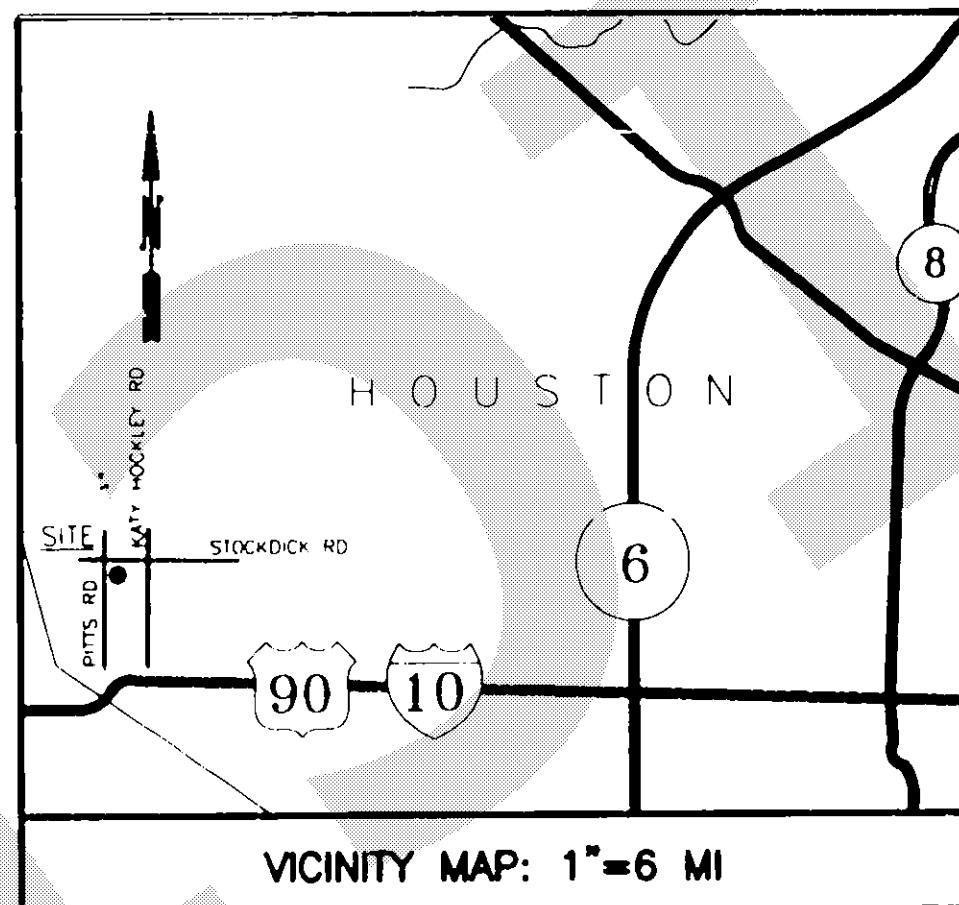
U473323

06/28/00 10449287 047323 166.00

STOCKDICK SCHOOL ROAD (60' WIDE)

60 0 60 120 180

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 some under the terms and conditions of such restrictions filed separately.



OFFICE OF
BEVERLY R. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 448045

KATY LAKE ESTATES
SECTION 1

THIS IS PAGE 2 OF 4 PAGES
REDUCTION 24X CAMERA DESIGNATION MGR

GENERAL NOTES

- 1) All lots in this SECTION ONE are required to have a driveway on the lot that prohibits vehicles from backing onto a major thoroughfare.
- 2) These 83,657 square feet are hereby dedicated for right-of-way purposes.

I, Lee Murphy, Vice President of First Bank, owner and holder of a lien against the property described in the plat shown as Katy Lake Estates, said lien being evidenced by instrument of record in the Clerk's File No. 121850 of the H & P O B & M 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 thereon herein in said subdivision plat and we hereby confirm that we are the present owner of said lien but have not assigned the same and any part thereof.

State of Texas
County of Harris

BEFORE ME, the undersigned authority, on this day personally appeared Lee Murphy, Vice President of First Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6th day of March, 2000.

Notary Public in and for the State of Texas
My Commission Expires May 27, 2003

STATE OF TEXAS
COUNTY OF HARRIS

We, Pizitola Enterprises LLC, a Limited Liability Company, acting by and through Joseph George Pizitola, hereafter referred to as Owners of the 20.11 acre tract described in the above and foregoing map of KATY LAKE ESTATES, SECTION ONE, do hereby make and establish said subdivision and development plan of said property according to all property lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets, alleys, paths, water courses, drains, easements and public places shown thereon for the purposes and considerations herein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these 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 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, eight feet (8' 0") for sixteen feet (16' 0") perimeter ground easements, from a plane for sixteen feet (16' 0") above ground level/upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easements total 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 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 designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easements total thirty feet (30' 0") in width.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all boulevards, avenues, streets, roads, alleys 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 of any time 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 is hereby 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 obstructions 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 the 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 do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

IN TESTIMONY WHEREOF, Pizitola Enterprises LLC, a Limited Liability Company has caused these presents to be signed by its duly authorized officer, this 6th day of March, 2000.

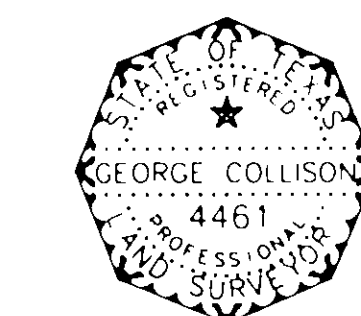
Joseph George Pizitola
Name: Joseph George Pizitola
Title: PRESIDENT
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Joseph G. Pizitola, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6th day of March, 1999-2000



I, George Collison, an authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is a true and correct, was prepared from an actual survey of the property made under my supervision on the ground, that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes or rods having an outside diameter of not less than three-fourths (3/4) inch and a length of not less than three (3) feet and that the plat boundary corners have been tied to the nearest survey corners.



This is to certify that the Houston Planning Commission of the City of Houston, Texas has approved this plat and subdivision of KATY LAKE ESTATES, SECTION ONE, 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 12th day of May, 2000.

By: M. Marvin Katz
Chairman
By: Robert M. Little
Secretary

RECORDER'S MEMORANDUM
At the time of recording, this instrument was found to be adequate for the best photographic reproduction because of illegibility, carbon or poor copy, recycled paper, etc. All because, additions and changes were present at the time the instrument was filed and recorded.

I, Arthur L. Storey, Jr., County Engineer of Harris County, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court, and further, that it complies or will comply with all of the laws included in the Harris County Road Law, also including Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature.

TAX CERTIFICATE

Certificate # 11973

This certificate is for the property of
for the taxing entities: HARRIS COUNTY, TEXAS
Through 1999 Tax Year

Property ID: R136961
Account Num: 046400-001-000-100
A046400 A-464 H & T C R R CO, TRACT 1,
ACRES 166.312

Owner ID: 195418
PIZZITOLA ENTERPRISES LLC
5142 FRENCH CREEK
HOUSTON, TX 77017

This document is to certify that after a careful check of the tax records
of this office, the following current or delinquent taxes, penalties, and
interest are due on the property for the taxing entity described above:

Entity	Year	Statement	Tax Due	Disc./P&I	Att. Fee	Total Due
Total Due on All Bills:						\$0.00
SKT Taxes Paid for 1999:						\$594.27

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 448047

KATY LAKE ESTATES
SECTION 1

THIS IS PAGE 4 OF 4 PAGES

REDUCTION 12x CAMERA DESIGNATION MRG1

*** End of Tax Certificate ***

If applicable, the above described property is receiving special valuation
based on its use. Additional rollback taxes which may become due based on
the provisions of the special valuation are not indicated in this document.

This certificate does not clear abuse of granted exemptions as defined in
Section 11.43, Paragraph (i) of the Texas Property Tax Code.

Rene Bunch
Signature of Authorized Officer of
Tax Office

Date of Issuance: 03/06/00

Requested by PIZZITOLA ENTERPRISES LLC
Fee of \$10.00 Paid on 03/06/00 by PIZZITOLA ENTERPRISES LLC
Page 1

TAX CERTIFICATE --- HARRIS COUNTY, TEXAS

NUMBER-

PIZZITOLA ENTERPRISES LLC ACCOUNT 043-130-000-0001

TRS 1 & 1A

ABST 464 H&TCRR SEC 79 BLK 2

200613
ROBERTA GRAY

MAR 06 2000

00192.0660

I HEREBY CERTIFY THE TAX RECORDS OF HARRIS COUNTY SHOW TAXES PAID
THROUGH 1999 ON ACCOUNT 043-130-000-0001. EXCEPTION TO THIS WOULD
BE WHEN THERE IS A CHANGE IN LAND USE OR A CHANGE IN EXEMPTION STATUS
DURING THE YEAR. THIS CERTIFICATE DOES NOT COVER EXCEPTIONS.

03/06/00 FEE \$10.00

PAUL BETTENCOURT, TAX ASSESSOR/COLLECTOR

VALID ONLY IF STAMPED & SIGNED-->!

Paul Bettencourt