PLAT RECORDING SHEET

PLAT NAME: Trails of Katy, Sec. 3

PLAT NO:

ACREAGE: 35.354

LEAGUE: Robert Van Slyke Survey, Jesse Burditt Survey

ABSTRACT NUMBER: 395, 383

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 85

NUMBER OF RESERVES: 11

OWNERS: Ventana Development Katy, Ltd.

(DEPUTY CLERK)

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, Ventana Development, a Texas Corporation acting by and through Jim Grover, President, being an officer of Ventana Development hereinafter referred to as Owners of the 35.354 acre tract described in the above and foregoing map of TRAILS OF KATY SEC 3, do hereby make and establish said subdivision and development plat 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), 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owner does 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, We do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision 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, excessive vegetation 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 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, 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. and A.E.) as indicated and depicted, hereon, whereby each 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 purposes 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 each aerial easement totals thirty feet (30' 0") in width.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, Ventana Development, a Texas Corporation, has caused these presents to be signed by Jim Grover, President of Ventana Development, in the capacity above stated, thereunto authorized this day of _____, 2015.

Ventana Development, a Texas Corporation

By: _____
Jim Grover, President

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Jim Grover, President of Ventana Development a Texas Corporation, 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 consideration therein expressed, on behalf of each said entity.

GIVEN UNDER MY HAND and seal of this office, this _____ day of _____, 2015.

_____
Notary Public in and for the State of Texas

I, Chris D. Kalkomey, 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.

_____
Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

I, Terry R. Reeves, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

_____
Terry R. Reeves, P.E.
Professional Engineer
No. 105131

I, Richard W. Stolleis, P.E., Fort Bend County Engineer, 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 Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision intercepting drainage artery or parent stream of any other area or subdivision within the watershed.

_____ Date
Richard W. Stolleis, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2015.

_____
Richard Morrison
Commissioner, Precinct 1

_____
Grady Prestage
Commissioner, Precinct 2

_____
Robert E. Hebert
County Judge

_____
Andy Meyers
Commissioner, Precinct 3

_____
James Patterson
Commissioner, Precinct 4

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2015, at _____ o'clock _____ in Plat No. _____ of the Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

_____
Laura Richard, County Clerk
Fort Bend County, Texas

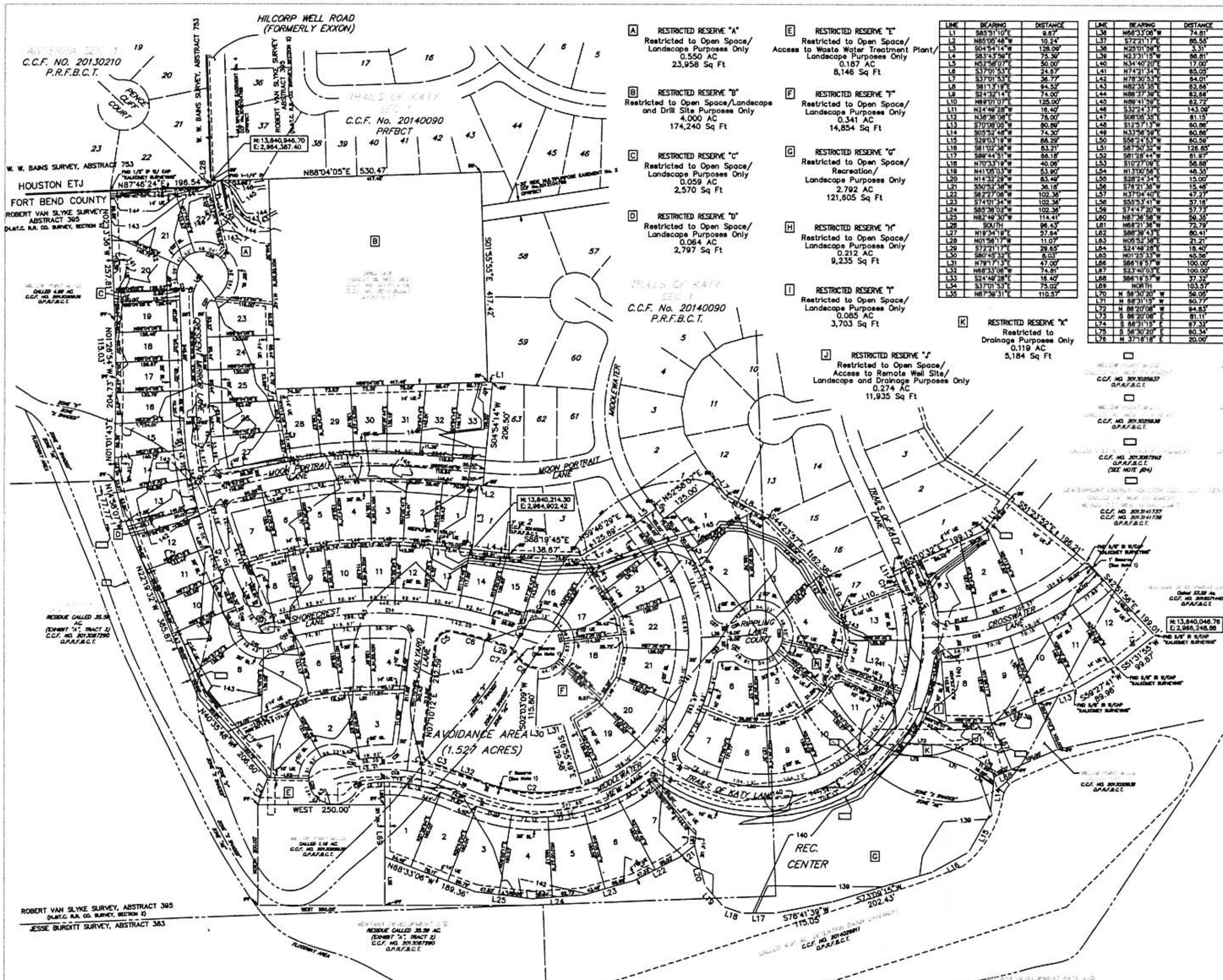
By: _____
Deputy

TRAILS OF KATY SEC 3

A SUBDIVISION OF 35.354 ACRES OF LAND
OUT OF THE
ROBERT VAN SLYKE SURVEY, A-395
JESSE BURDITT SURVEY, A-383
FORT BEND COUNTY, TEXAS
85 LOTS 11 RESERVES 5 BLOCKS
SEPTEMBER 2015

DEVELOPER/OWNER:
Ventana Development Katy, Ltd.
2450 Fondren Road #210
Houston, Texas 77063
(713) 781-5553

ENGINEER/SURVEYOR:
JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveyors No. 10064104
6335 Gulfton, Suite 100 • Houston, Texas 77081 • 713.777.5337

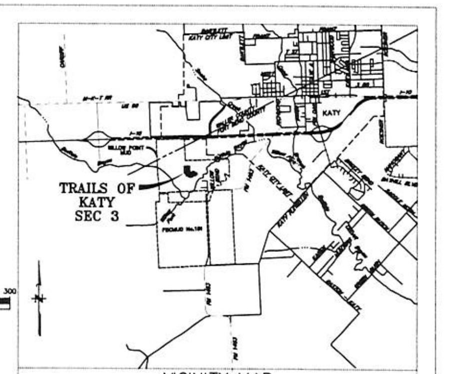


A	**RESTRICTED RESERVE "A"** Restricted to Open Space/ Landscape Purposes Only 0.550 AC 23,958 Sq Ft
B	**RESTRICTED RESERVE "B"** Restricted to Open Space/Landscape and Drill Site Purposes Only 4.000 AC 174,240 Sq Ft
C	**RESTRICTED RESERVE "C"** Restricted to Open Space/ Landscape Purposes Only 0.059 AC 2,570 Sq Ft
D	**RESTRICTED RESERVE "D"** Restricted to Open Space/ Landscape Purposes Only 0.064 AC 2,797 Sq Ft
E	**RESTRICTED RESERVE "E"** Restricted to Open Space/ Access to Waste Water Treatment Plant/ Landscape Purposes Only 0.187 AC 8,146 Sq Ft
F	**RESTRICTED RESERVE "F"** Restricted to Open Space/ Landscape Purposes Only 0.341 AC 14,854 Sq Ft
G	**RESTRICTED RESERVE "G"** Restricted to Open Space/ Recreation/ Landscape Purposes Only 2.792 AC 121,605 Sq Ft
H	**RESTRICTED RESERVE "H"** Restricted to Open Space/ Landscape Purposes Only 0.212 AC 9,235 Sq Ft
I	**RESTRICTED RESERVE "I"** Restricted to Open Space/ Landscape Purposes Only 0.085 AC 3,703 Sq Ft
J	**RESTRICTED RESERVE "J"** Restricted to Open Space/ Access to Remote Well Site/ Landscape and Drainage Purposes Only 0.274 AC 11,935 Sq Ft
K	**RESTRICTED RESERVE "K"** Restricted to Drainage Purposes Only 0.119 AC 5,184 Sq Ft

LINE	BEARING	DISTANCE
L1	S85°51'10"E	9.87'
L2	N85°05'48"W	10.24'
L3	S04°54'14"W	128.09'
L4	S83°43'59"E	75.39'
L5	N52°58'07"E	50.00'
L6	S37°01'53"E	24.87'
L7	S37°01'53"E	38.77'
L8	S81°13'19"E	94.52'
L9	S24°32'14"E	74.00'
L10	N89°01'07"E	125.00'
L11	N24°49'28"W	16.40'
L12	N38°38'08"E	78.00'
L13	S70°08'05"W	80.89'
L14	S05°52'48"W	74.30'
L15	S29°03'19"W	88.29'
L16	S81°02'38"W	83.21'
L17	S89°44'51"W	88.18'
L18	N70°33'19"W	40.06'
L19	N41°05'03"W	53.90'
L20	N14°32'29"W	83.49'
L21	S50°52'38"W	36.18'
L22	S82°27'08"W	102.38'
L23	S74°01'34"W	102.38'
L24	S85°38'02"W	102.38'
L25	N82°49'30"W	114.41'
L26	SOUTH	96.43'
L27	N19°34'19"E	57.64'
L28	N01°58'17"W	11.07'
L29	S72°21'17"E	29.65'
L30	S80°45'32"E	8.03'
L31	N79°17'13"E	47.00'
L32	N68°33'08"W	74.81'
L33	S24°49'28"E	18.40'
L34	S37°01'53"E	75.02'
L35	N87°39'31"E	110.57'

LINE	BEARING	DISTANCE
L36	N68°33'08"W	74.81'
L37	S72°21'17"E	85.55'
L38	N25°01'59"E	3.31'
L39	N23°31'15"W	86.81'
L40	N34°40'20"E	17.00'
L41	N74°21'34"E	65.05'
L42	N78°30'53"E	64.01'
L43	N82°35'35"E	62.68'
L44	N86°37'39"E	62.68'
L45	N89°41'59"E	62.72'
L46	S32°24'37"E	143.09'
L47	S08°05'35"E	61.15'
L48	S12°57'13"W	60.86'
L49	N33°58'59"E	60.86'
L50	S56°24'53"W	60.59'
L51	S87°50'32"W	128.85'
L52	S81°28'44"W	61.97'
L53	S10°27'09"E	58.88'
L54	N13°00'58"E	48.35'
L55	S28°24'34"E	15.00'
L56	S78°21'36"W	15.48'
L57	N37°04'40"E	47.27'
L58	S55°53'41"W	57.16'
L59	S74°47'20"W	57.73'
L60	N87°36'58"W	59.35'
L61	N68°21'36"W	72.79'
L62	S88°39'43"E	80.41'
L63	N05°52'38"E	21.21'
L64	S24°49'28"E	18.40'
L65	N01°25'33"W	45.56'
L66	S86°19'57"W	100.00'
L67	S23°40'03"E	100.00'
L68	S86°19'57"W	37.32'
L69	NORTH	103.57'
L70	N 56°30'20" W	59.05'
L71	N 88°31'15" W	60.77'
L72	N 86°20'08" W	94.83'
L73	S 86°20'08" E	81.11'
L74	S 88°31'15" E	67.32'
L75	S 56°30'20" E	60.34'
L76	N 37°18'18" E	20.00'

0 50 100 200 300
SCALE: 1" = 100'



VICINITY MAP

FORT BEND COUNTY KEY MAP: 483-H

General Notes

1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
3) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
4) AE .... "Aerial Easement"
BL .... "Building Line"
C.C.F. .... "County Clerk's File"
DE .... "Drainage Easement"
D.R.F.B.C.T. .... "Deed Records, Fort Bend County, Texas"
Esm. .... "Easement"
"FP" .... "Found 1/2" Iron Pipe w/Cap Stamped "Kalkomey Surveying"
"FR" .... "Found 3/4" Iron Rod w/Cap Stamped "Cotton Surveying"
No .... "Number"
OPRFBCT .... "Official Public Records of Fort Bend County Texas"
PRFBCT. ..... "Plat Records Fort Bend County Texas"
ROW .... "Right-of-Way"
SSE .... "Sanitary Sewer Easement"
Sq Ft .... "Square Feet"
Stm SE ...... "Storm Sewer Easement"
Temp .... "Temporary"
UE .... "Utility Easement"
Vol _ Pg _ .... "Volume and Page"
WLE .... "Waterline Easement"
WWTP .... "Wastewater Treatment Plant"
① .... "Block Number"
.... Set 3/4-Inch Iron Rod With Cap Stamped "Cotton Surveying" as Per Certification
5) All easements are centered on lot lines unless shown otherwise.
6) All building lines along street rights-of-way are as shown on the plat.
7) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
8) This tract is located within the extraterritorial jurisdiction of Fort Bend County, Texas, and within Willow Point Municipal Utility District.
9) Per the Flood Insurance Rate Map (FIRM) No. 48157C0040L for Fort Bend County, Texas as revised April 2, 2014, the approximate 100-year Base Flood Elevation is 142.80'.
10) The minimum slab elevation for Block 1 Lots 1-33, Block 2 Lots 1-24, Block 3 Lots 1-7, and Block 4 Lots 1-9 shall be 144.80'. The minimum slab elevation for Block 3 Lots 8-12, Block 4 Lots 10-13, and Block 5 Lots 1-3 shall be 144.30'. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
11) All bearings are based on the Texas Coordinate System, South Central Zone, NAD 83, based upon GPS observations of NGS triangulation station "Brookshire".
12) All sidelot building lines to be 5' unless otherwise noted.
13) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
14) This plat is located in lighting zone LZ3.
15) Texas Coordinate System NAD 83, South Central Zone (grid) coordinates shown hereon were obtained with Real Time Kinetic Global Positioning Satellite Equipment. To convert these coordinates to surface coordinates apply a scale factor of 0.99988896.
16) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
17) All pipeline easements within the platted area are shown hereon.
18) Pipeline crossing note to be added.
19) This property lies in Zone AE, Zone X, and X Shaded as per the Flood Insurance Rate Maps, Community Panel No. 48157C0040 L, effective date April 2, 2014.
20) The Willow Point Municipal Utility District will have ownership and maintenance responsibility for the denoted drainage reserves.
21) Contours shown hereon are based upon NAVD88 datum.
22) Elevations shown hereon on are based on NGS monument M 1506, being 3.8 miles West of Katy from junction of U.S. Highway 90 & Pin Oak Road, monument being 36 foot West of centerline of Pederson Road, also being 28 foot South-Southwest of end of a 32 inch pipe culvert, also being 13 foot South of a fence corner and power pole, also being 2 foot north-northeast of a fence. Access to datum point is through a 5 inch logo cap, with a published elevation of 155.85' (NAVD 88).
23) This plat was prepared from information furnished by StarTex Title Company, certificate no. 4672CPL, effective date September 7, 2015. The surveyor has not abstracted the above property.
24) The called 1.03 acre drainage easement recorded under County Clerk's File Number 2013087292, Official Public Records, Fort Bend County, Texas is to be abandoned with the recording of this plat, and is shown hereon for reference only.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	290.00'	03°50'35"	19.45'	N22°54'10"W	19.45'	9.73'
C2	295.00'	38°22'42"	197.60'	N67°44'27"W	193.93'	102.67'
C3	325.00'	06°03'54"	34.40'	S71°35'03"E	34.39'	17.22'
C4	25.00'	81°47'12"	35.69'	S33°43'24"E	32.73'	21.65'
C5	25.00'	93°41'30"	40.88'	N54°00'57"E	36.48'	26.67'
C6	725.00'	06°47'01"	85.84'	N75°44'47"W	85.79'	42.97'
C7	25.00'	48°11'23"	21.03'	S48°15'35"E	20.41'	11.18'
C8	50.00'	63°46'57"	55.66'	N56°03'23"W	52.83'	31.11'
C9	50.00'	36°36'15"	31.94'	N16°22'12"E	31.40'	16.54'
C10	800.00'	18°18'07"	255.54'	S11°04'59"E	254.46'	128.87'
C11	1000.00'	18°00'22"	314.27'	N85°54'03"E	312.97'	158.44'
C12	1500.00'	03°17'13"	86.05'	S21°52'39"E	86.04'	43.04'
C13	50.00'	81°46'22"	71.36'	N64°24'28"W	65.46'	43.29'
C14	750.00'	32°56'21"	431.17'	N68°49'27"W	425.26'	221.73'
C15	300.00'	42°08'44"	220.67'	S89°37'28"E	215.73'	115.60'
C16	320.00'	148°28'47"	829.27'	S37°12'30"W	815.94'	1133.67'
C17	315.00'	157°27'38"	865.66'	N53°54'21"E	617.85'	1580.77'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C18	500.00'	42°58'44"	375.06'	N68°37'26"E	366.33'	196.85'
C19	25.00'	86°19'30"	37.67'	S52°28'59"E	34.20'	23.45'
C20	25.00'	78°39'36"	34.32'	S45°47'31"W	31.69'	20.46'
C21	25.00'	73°34'46"	32.11'	N88°42'01"E	29.94'	18.70'
C22	25.00'	93°54'16"	40.97'	S10°49'02"E	36.54'	26.76'
C23	25.00'	82°14'01"	35.88'	N46°32'30"E	32.88'	21.82'
C24	25.00'	48°11'23"	21.03'	N68°14'48"W	20.41'	11.18'
C25	50.00'	276°22'46"	241.19'	S02°20'29"E	66.67'	44.72'
C26	25.00'	48°11'23"	21.03'	S63°33'49"W	20.41'	11.18'
C27	25.00'	82°14'01"	35.88'	S51°13'29"E	32.88'	21.82'
C28	25.00'	54°18'53"	23.70'	N53°51'40"E	22.82'	12.82'
C29	50.00'	275°55'39"	240.79'	S15°19'56"E	66.96'	45.06'
C30	25.00'	43°25'55"	18.95'	N79°05'04"W	18.50'	9.96'
C31	25.00'	81°47'12"	35.69'	S48°03'48"W	32.73'	21.65'
C32	25.00'	94°30'02"	41.23'	S40°04'49"E	36.72'	27.05'
C33	50.00'	276°22'46"	241.19'	S17°38'43"W	66.67'	44.72'
C34	25.00'	48°11'23"	21.03'	S83°33'02"W	20.41'	11.18'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C35	25.00'	93°49'21"	40.94'	S29°59'11"W	36.51'	26.73'
C36	25.00'	93°49'21"	40.94'	S56°11'28"E	36.51'	26.73'
C37	25.00'	66°25'19"	28.98'	S31°16'44"W	27.39'	16.37'
C38	50.00'	267°37'41"	233.40'	S69°14'27"E	72.26'	52.27'
C39	25.00'	21°02'22"	9.18'	N12°27'08"W	9.13'	4.64'
C40	25.00'	29°50'35"	13.06'	S08°33'27"E	12.91'	6.66'
C41	50.00'	142°27'25"	124.32'	N84°49'23"W	94.68'	147.11'
C42	25.00'	31°25'26"	13.71'	N59°39'36"E	13.54'	7.03'

TRAILS OF KATY SEC 3

A SUBDIVISION OF 35.354 ACRES OF LAND OUT OF THE ROBERT VAN SLYKE SURVEY, A-395 JESSE BURDITT SURVEY, A-383 FORT BEND COUNTY, TEXAS

85 LOTS 11 RESERVES 5 BLOCKS

SEPTEMBER 2015

DEVELOPER/OWNER:
Ventana Development Katy, Ltd.
2450 Fondren Road #210
Houston, Texas 77063
(713) 781-5553

ENGINEER/SURVEYOR:
JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveyors No. 10046104
6335 Gulfton, Suite 100 • Houston, Texas 77081 • 713.777.5337