PLAT RECORDING SHEET

PLAT NAME: Briscoe Falls, Sec. 4

PLAT NO:

ACREAGE: 24.421

LEAGUE: William Andrews League, John Foster 2-1/2 League Grant

ABSTRACT NUMBER: 3, 26

NUMBER OF BLOCKS: 61

NUMBER OF LOTS: 3

NUMBER OF RESERVES: 3

OWNERS: KB Home Lone Star, Inc., a Texas Corporation

(DEPUTY CLERK)

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, KB Home Lone Star, Inc., a Texas Corporation acting by and through Becky Ullman, Director of Land Development, and Lara Monson, Land Development Manager, being officers of KB Home Lone Star, Inc., A Texas Corporation, hereinafter referred to as Owners of the 24.421 acre tract described in the above and foregoing map of Briscoe Falls Sec 4, 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, KB Home Lone Star, Inc., a Texas Corporation, has caused these presents to be signed by Becky Ullman, Director of Land Development, and attested by Lara Monson, Land Development Manager, in the capacity above stated,

hereunto authorized this _____ day of _____, 2015.

KB Home Lone Star, Inc., a Texas Corporation

By: _____
Becky Ullman, Director of Land Development

Attest: _____
Lara Monson, Land Development Manager

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Becky Ullman, Director of Land Development for KB Home Lone Star, Inc., 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

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Lara Monson, Land Development Manager for KB Home Lone Star, Inc., 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, Martin C. Murdock, 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.

STATE OF TEXAS
MARTIN C. MURDOCK
91919
LICENSED
PROFESSIONAL ENGINEER

_____
Martin C. Murdock
Professional Engineer No. 91919

This is to certify that the Planning Commission for the City of Houston, Texas has approved this plat and subdivision of Briscoe Falls Sec 4 in conformance with laws of the State of Texas and the ordinances of the City of Houston as shown hereon

_____ day of _____, 2015.

and authorize the recording of this plat this

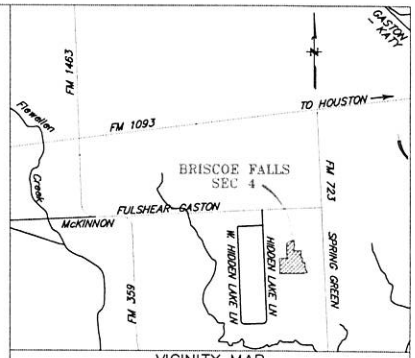
By: _____
Mark A. Kilkenny, Vice Chairman

By: _____
M. Sonny Garza, Vice Chairman

By: _____
Patrick Walsh, P.E.
Secretary

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
Texas Registration No. 5869



VICINITY MAP

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 on the intercepting drainage artery or parent stream or any other area or subdivision within the watershed.

_____
Richard W. Stolleis, P.E. Date
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

BRISCOE FALLS SEC 4

A SUBDIVISION OF 24.421 ACRES OF LAND
OUT OF THE
WILLIAM ANDREWS LEAGUE, ABSTRACT 3
AND THE JOHN FOSTER 2-1/2 LEAGUE GRANT, ABSTRACT 26
FORT BEND COUNTY, TEXAS

61 LOTS 3 RESERVES 3 BLOCKS

OCTOBER 2015

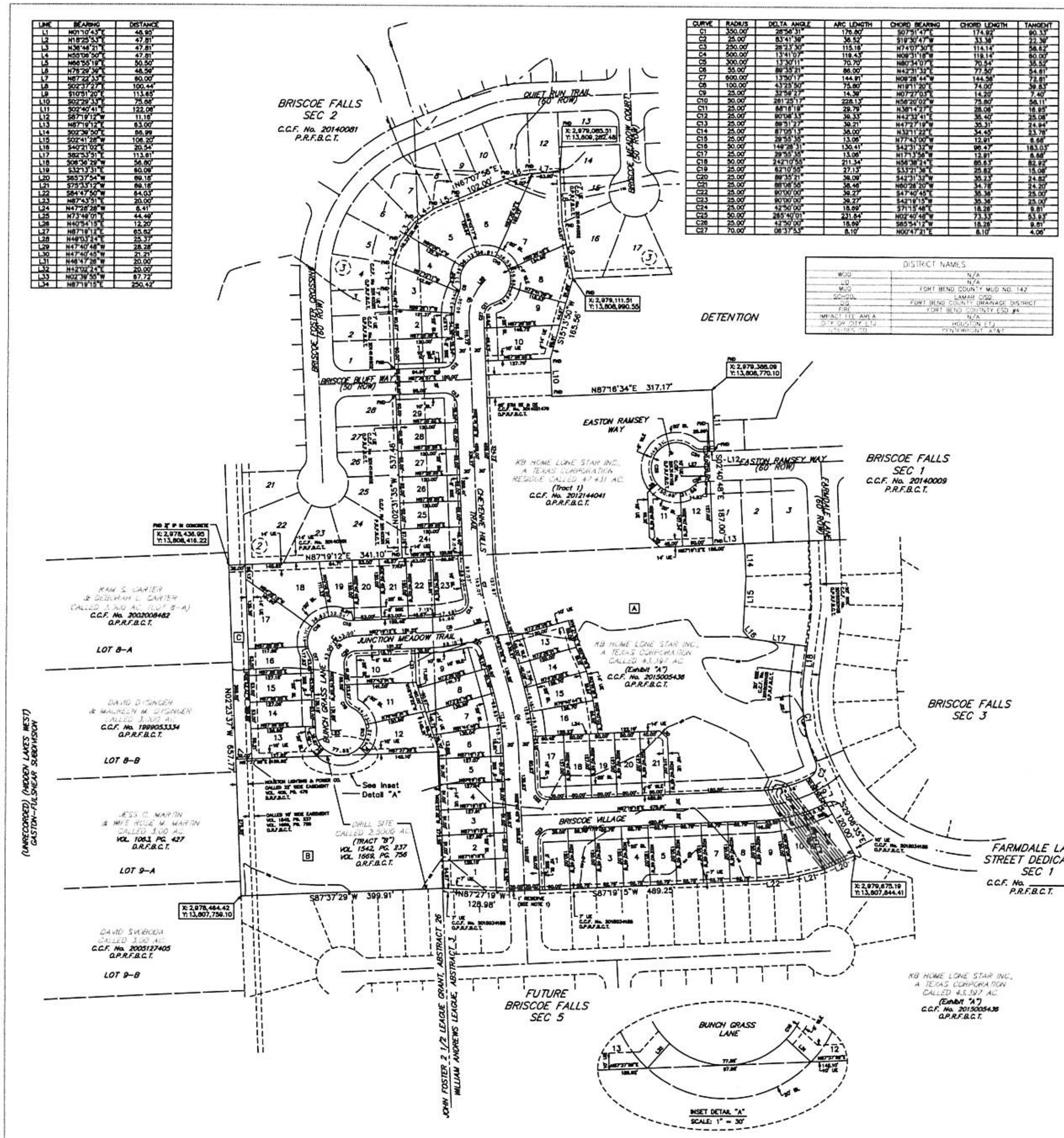
DEVELOPER/OWNER:
KB HOME LONE STAR, INC.
A TEXAS CORPORATION
11314 RICHMOND AVE.
HOUSTON, TEXAS 77082
(281) 868-3800

ENGINEER/SURVEYOR:
JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
8535 Gulfton, Suite 320 - Houston, Texas 77081 - 713.777.5337
TBPLS No 10046104

LINE	BEARING	DISTANCE
L1	N01°10'43"E	48.95'
L2	N18°25'53"E	47.81'
L3	N36°48'21"E	47.81'
L4	N55°09'50"E	47.81'
L5	N66°55'19"E	50.50'
L6	N78°29'39"E	48.59'
L7	N87°22'33"E	80.00'
L8	S02°37'27"E	100.44'
L9	S10°51'20"E	113.65'
L10	S02°29'33"E	75.66'
L11	S02°40'41"E	122.06'
L12	S87°19'12"W	11.16'
L13	N87°19'12"E	63.00'
L14	S02°39'50"E	66.99
L15	S02°41'28"W	106.20'
L16	S40°21'02"E	20.54'
L17	S82°53'51"E	113.61'
L18	S08°36'29"W	56.80'
L19	S32°13'31"E	60.09'
L20	S85°37'54"W	69.16'
L21	S75°33'12"W	69.16'
L22	S84°47'50"W	64.03'
L23	N87°43'51"E	20.00'
L24	N47°28'28"W	6.41'
L25	N73°49'01"E	44.49'
L26	N40°54'15"E	12.20'
L27	N87°19'12"E	65.62'
L28	N48°03'24"E	25.37'
L29	N47°40'48"W	28.28'
L30	N47°40'45"W	21.21'
L31	N46°47'28"W	20.00'
L32	N42°02'24"E	20.00'
L33	N02°39'55"W	67.72'
L34	N87°19'15"E	250.42'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	350.00'	28°56'31"	176.80'	S07°51'47"E	174.92'	90.33'
C2	25.00'	83°41'39"	36.52'	S19°30'47"W	33.36'	22.39'
C3	250.00'	26°23'30"	115.16'	N74°07'30"E	114.14'	58.62'
C4	500.00'	13°41'07"	119.43'	N09°31'18"W	119.14'	60.00'
C5	300.00'	13°30'11"	70.70'	N80°34'07"E	70.54'	35.52'
C6	55.00'	89°35'21"	86.00'	N42°31'32"E	77.50'	54.61'
C7	600.00'	13°50'17"	144.91'	N09°28'44"W	144.58'	72.81'
C8	100.00'	43°25'50"	75.80'	N19°11'20"E	74.00'	39.83'
C9	25.00'	32°59'27"	14.39'	N07°27'03"E	14.20'	7.40'
C10	50.00'	281°25'17"	228.13'	N56°20'02"W	75.80'	58.11'
C11	25.00'	68°18'19"	29.79'	N38°14'27"E	28.06'	16.95'
C12	25.00'	90°08'33"	39.33'	N42°32'41"E	35.40'	25.06'
C13	25.00'	89°51'27"	39.21'	N47°27'19"W	35.31'	24.94'
C14	25.00'	87°05'13"	38.00'	N32°11'22"E	34.45'	23.78'
C15	25.00'	29°55'35"	13.06'	N77°43'00"W	12.91'	6.68'
C16	50.00'	149°28'31"	130.41'	S42°31'32"W	96.47'	183.03'
C17	25.00'	29°55'35"	13.06'	N17°13'56"W	12.91'	6.68'
C18	50.00'	242°10'55"	211.34'	N56°38'24"E	85.63'	82.92'
C19	25.00'	62°10'55"	27.13'	S33°21'36"E	25.82'	15.08'
C20	25.00'	89°35'21"	39.09'	S42°31'32"W	35.23'	24.82'
C21	25.00'	88°08'56"	38.46'	N60°28'20"W	34.78'	24.20'
C22	25.00'	90°00'00"	39.27'	S47°40'45"E	35.36'	25.00'
C23	25.00'	90°00'00"	39.27'	S42°19'15"W	35.36'	25.00'
C24	25.00'	42°50'00"	18.69'	S71°15'48"E	18.26'	9.81'
C25	50.00'	265°40'01"	231.84'	N02°40'48"W	73.33'	53.93'
C26	25.00'	42°50'00"	18.69'	S85°54'12"W	18.26'	9.81'
C27	70.00'	08°37'53"	8.10'	N00°47'21"E	8.10'	4.06'

DISTRICT NAMES	
WCID	N/A
LID	N/A
MUD	FORT BEND COUNTY MUD NO. 142
SCHOOL	LAMAR CISD
DID	FORT BEND COUNTY DRAINAGE DISTRICT
FIRE	FORT BEND COUNTY ESD #4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT AT&T



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 dedication 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 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"
DE . . . . "Drainage Easement"
Esmt . . . . "Easement"
C.C.F. . . . . "County Clerk's File"
Vol._Pg._ . . . . . "Volume and Page"
O.R.F.B.C.T. . . . . "Official Records, Fort Bend County, Texas"
D.R.F.B.C.T. . . . . "Deed Records, Fort Bend County, Texas"
O.P.R.F.B.C.T. . . . "Official Public Records, Fort Bend County, Texas"
P.R.F.B.C.T. . . . . "Plat Records, Fort Bend County, Texas"
FBCMUD . . . . "Fort Bend County Municipal Utility District"
No. . . . . "Number"
ROW . . . . "Right-of-Way"
SSE . . . . "Sanitary Sewer Easement"
Sq. Ft. . . . . "Square Feet"
Stm SE . . . . "Storm Sewer Easement"
Temp . . . . "Temporary"
UE . . . . "Utility Easement"
WLE . . . . "Water Line Easement
 . . . . Set 3/4-inch Iron Rod with Cap Stamped "Jones | Carter" as per certification
FND . . . . Found 3/4-inch Iron Rod with Cap Stamped "Cotton Surveying"

5) All easements are centered on lot lines unless shown otherwise.

6) All building lines along street right-of-ways as shown on the plat.

7) Unless otherwise indicated the building lines (BL) 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.

8) Single Family residential shall mean the use of a lot with one building for and containing not more than two separate units with facilities for living, sleeping, cooking and eating there in. 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.

9) Each lot shall be restricted to single-family residential uses as defined by Chapter 42 (Ordinance 1999-262).

10) 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.

11) This tract is located within the extraterritorial jurisdiction of the City of Houston, Fort Bend County, Texas, and within Fort Bend County Municipal Utility District No. 142.

12) Per the Flood Insurance Rate Map (FIRM) No. 48157C0115L for Fort Bend County, Texas as revised April 2, 2014, Briscoe Falls Section 4 is located within Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance Floodplain.

13) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage District Criteria Manual which allows street ponding with intense rainfall events.

14) The top of all floor slabs shall be a minimum of 118.62 feet NAVD88. 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.

15) 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.

16) All elevations are based on NGS monument E1280 (PID AW2158) with a published elevation of 125.06 feet NAVD88. All bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.

17) 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 factor of 0.99988030.

18) This property lies within lighting zone LZ3 according to the "orders for Regulation of Outdoor Lighting."

19) All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.

20) All property to drain into the drainage easement only through an approved drainage structure.

21) Ownership and maintenance of all drainage easements and reserves is the responsibility of Fort Bend County Municipal Utility District No. 142.

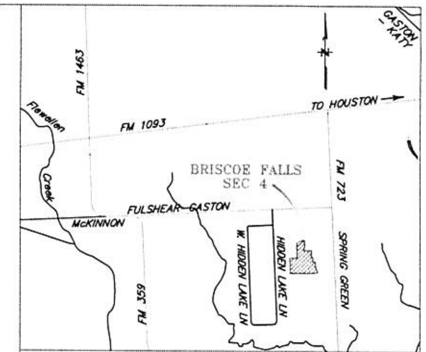
22) Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. 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.

23) Contours shown hereon are based upon NAVD88 datum.

[A] RESTRICTED RESERVE "A"
Restricted to Landscape & Utility Purposes Only
7.279 AC
317,079.046 Sq. Ft.

[B] RESTRICTED RESERVE "B"
Restricted to Drill Site & Utility Purposes Only
2.511 AC
109,399.819 Sq. Ft.

[C] RESTRICTED RESERVE "C"
Restricted to Landscape & Utility Purposes Only
0.283 AC
12,339.441 Sq. Ft.



VICINITY MAP

SCALE: 1" = 100'

BRISCOE FALLS SEC 4

A SUBDIVISION OF 24.421 ACRES OF LAND
OUT OF THE
WILLIAM ANDREWS LEAGUE, ABSTRACT 3
AND THE JOHN FOSTER 2-1/2 LEAGUE GRANT, ABSTRACT 26
FORT BEND COUNTY, TEXAS
61 LOTS 3 RESERVES 3 BLOCKS

OCTOBER 2015

DEVELOPER/OWNER:
KB HOME LONE STAR, INC.
A TEXAS CORPORATION
11314 RICHMOND AVE.
HOUSTON, TEXAS 77082
(281) 668-3800

ENGINEER/SURVEYOR:
JONES | CARTER
TBPLS No 10046104

SHEET 1 OF 2