

## PLAT RECORDING SHEET

PLAT NAME: Walnut Creek Benton Road Street Dedication No. 2

PLAT NO: \_\_\_\_\_

ACREAGE: 2.526

LEAGUE: Wiley Martin League, E.P. Everett Survey

ABSTRACT NUMBER: 56, 387

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: Friendswood Development Company

\_\_\_\_\_  
(DEPUTY CLERK)

STATE OF TEXAS  
COUNTY OF FORT BEND

We, FRIENDSWOOD DEVELOPMENT COMPANY, acting by and through John W. Hammond, Vice President of LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner, owner hereinafter referred to as Owners of the 2.526 acre tract described in the above and foregoing map of WALNUT CREEK BENTON ROAD STREET DEDICATION NO. 2, 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, We 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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

FURTHER, We 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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, We 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.

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 purpose 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 do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of WALNUT CREEK BENTON ROAD STREET DEDICATION NO. 2 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing plat and do hereby make and establish all building setback lines and dedicate to the use of the public forever all public utility easements shown in said adjacent acreage.

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, FRIENDSWOOD DEVELOPMENT COMPANY has caused these presents to be signed by John W. Hammond, Vice President of LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner,

Thereunto authorized, this 24th day of June, 2017.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,  
a Texas Limited Partnership  
dba Friendswood Development Company

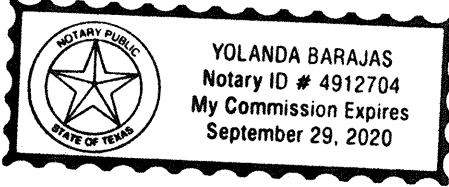
By: LENNAR TEXAS HOLDING COMPANY,  
a Texas Corporation,  
its General Partner

By: John W. Hammond, Vice President

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared John W. Hammond, Vice President of LENNAR TEXAS HOLDING COMPANY, 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 set out, and as the act and deed of said Corporation.

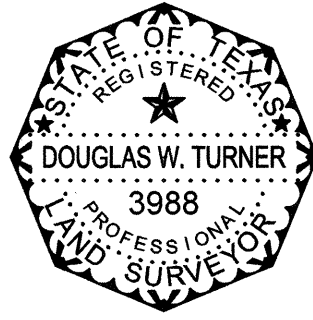
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of June, 2017.



Notary Public in and for  
the State of Texas

My Commission Expires 9-29-2020

I, Douglas W. Turner, am authorized 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 on the ground under my supervision; that except as shown, all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes or rods (or other objects of a permanent nature) 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.



Douglas W. Turner, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 3988

This is to certify that the City Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of WALNUT CREEK BENTON ROAD STREET DEDICATION NO. 2 in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plat this 19 day of April, 2017.

By: James Urbish, Chairman

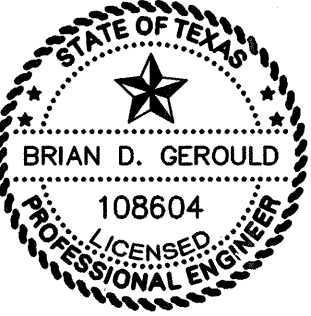
By: Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of WALNUT CREEK BENTON ROAD STREET DEDICATION NO. 2 in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plat this 18 day of July, 2017.

By: William Benton, Mayor  
By: Linda Cernosek, Secretary

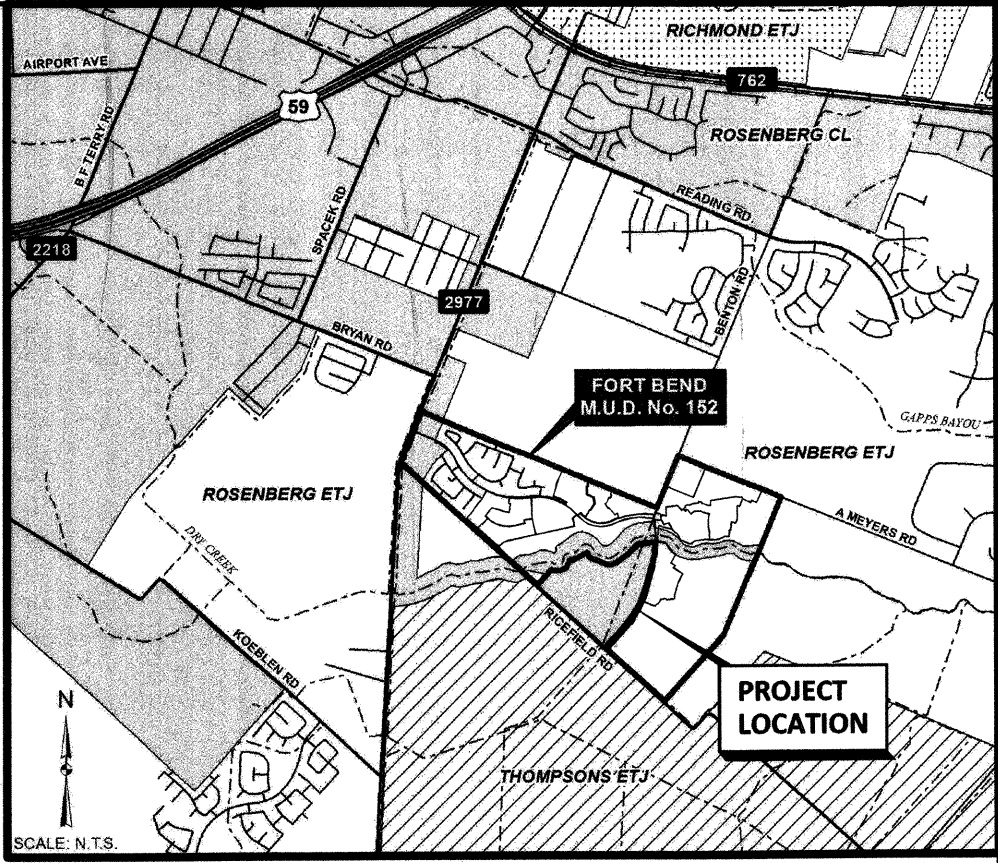
I, BRIAN D. GEROULD, A Professional Engineer licensed in the State of Texas do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

By: Brian D. Gerould 1/26/2017  
BRIAN D. GEROULD  
Licensed Professional Engineer, No. 108604



#### NOTES

- B.L. indicates a building line  
A.E. indicates an aerial easement  
U.E. indicates a utility easement  
STM. S.E. indicates a storm sewer easement  
W.L.E. indicates a water line easement  
W.M.E. indicates a water meter easement  
S.S.E. indicates a sanitary sewer easement  
VOL., PG. indicates Volume, Page  
F.B.C.P.R. indicates Fort Bend County Public Records  
F.B.C.M.R. indicates Fort Bend County Map Records  
F.B.C.D.R. indicates Fort Bend County Deed Records  
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County  
ESMT. indicates an easement  
H.L. & P. indicates Houston Lighting and Power  
F.H.E. indicates a fire hydrant easement  
D.E. indicates a drainage easement  
TEMP. indicates temporary  
● indicates a found 5/8" iron rod  
○ indicates a set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale factor: 1.000132378.
- All non-perimeter easements on property lines are centered unless otherwise noted.
- All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
- 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 the City of Rosenberg, Texas, in effect at the time of this plat.
- WALNUT CREEK BENTON ROAD STREET DEDICATION NO. 2 is located within UNSHADED ZONE X per FEMA Flood Insurance Rate Map (FIRM) Panel 48157C0265L which bears an effective date of April 2, 2014. The nearest base flood elevation is 78.40' (NAVD 88).
- All property to drain into the drainage easement only through an approved drainage structure.
- 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.
- All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility.
- Sidewalks shall be built or caused to be built through restrictive covenants not less than five (5) feet in width on both sides of all dedicated public 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.
- This plat lies within Fort Bend County lighting ordinance zone No. L22
- BENCHMARK: AW4239, an NGS disk with the stamping W 811 1943, located 13.0 miles northeast from Guy, Texas as follows: 7.65 miles northeast along Farm Road 1994 from the junction with State Highway 36 in Guy, thence 5.35 miles northeast along Farm Road 762, at the junction of Smithers Lake Road 49.5 feet southeast of the center line of Farm Road 762, 42.0 feet southwest of the center line of Smithers Lake Road, 11.5 feet east-southeast of a T junction telephone pole with a metal box and guy wire, 10.0 feet east-southeast of a fence corner post, 3.0 feet southwest of a fence, 8.9 feet southeast of a fence, 8.9 feet southeast of a witness post, about level with the road, and set in the top of a concrete post projecting 0.2 foot above the ground.  
NAVD 88 (2001 ADJ.) ELEVATION = 75.10  
  
PROJECT BENCHMARK: A bronze disk will be set in concrete +/- 4 feet east of a Type H-2 Inlet located on the south side of Irby Cobb Blvd., +/- 9 feet west of the east boundary line of Walnut Creek Sec. 12 and +/- 17.5 feet south of the center line of Irby Cobb Blvd.
- Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NAVD 88 (2001 ADJ.).
- This plat was prepared to meet City of Rosenberg and Fort Bend County requirements.
- One-foot reserve dedicated to the public in fee as a buffer separation between the side and end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, 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 revest in the dedicator, his heirs, assigns or successors.
- This plat was prepared from information furnished by Stewart Title Company, File No. 17157035613. Effective Date March 16, 2017. The surveyor has not abstracted the above property.
- This plat lies wholly within Fort Bend County Municipal Utility District No. 152, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the ETJ of the City of Rosenberg, and Fort Bend County.
- Approval of this plat will expire one year from City Council approval if not recorded in the real property records of the County of Fort Bend.
- Five eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- The pipelines and/or pipeline easements within the limits of the proposed subdivision are as shown.
- Restrictions: Those recorded in/under Clerk's File No. 2005095085 of the Official Public Records of Fort Bend County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction  
(a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.



#### VICINITY MAP

N.T.S.

KEY MAP: 645D & 646A

I, Richard W. Stolleis, 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 on any other area or subdivision within the watershed.

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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Vincent M. Morales, Jr.  
Precinct 1, County Commissioner

W.A. "Andy" Meyers  
Precinct 3, County Commissioner

Robert E. Hebert  
County Judge

Grady Prestage  
Precinct 2, County Commissioner

James Patterson  
Precinct 4, County Commissioner

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 recordation in my office on \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. Filed in plat number(s) \_\_\_\_\_ of the plat records of Fort Bend County, Texas.

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

## WALNUT CREEK BENTON ROAD STREET DEDICATION NO. 2

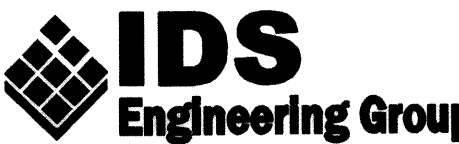
A SUBDIVISION OF  
**2.526 ACRES**

OUT OF THE  
WILEY MARTIN LEAGUE , A-56 AND THE E.P. EVERETT SURVEY, A-387  
FORT BEND COUNTY, TEXAS

CONTAINING  
**0 LOTS, 0 BLOCKS AND 0 RESTRICTED RESERVES**

OWNER: **FRIENDSWOOD DEVELOPMENT COMPANY**  
681 GREENS PARKWAY, SUITE 220 - HOUSTON, TEXAS 77067 - PHONE: 281-975-1000

ENGINEER:

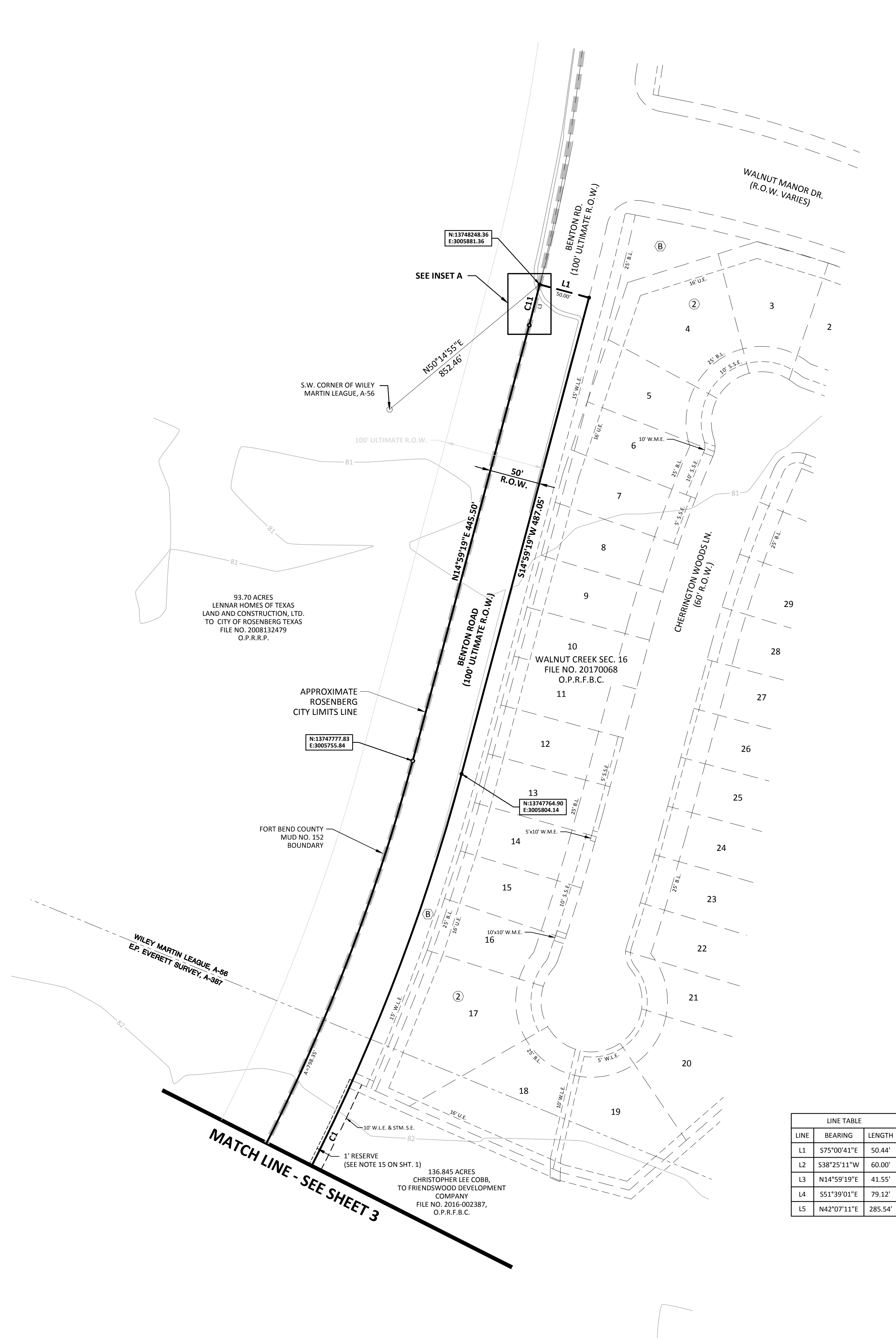


13430 NW, Freeway  
Suite 700  
Houston, Tx. 77040  
713.462.3178  
TBEF 1-002726  
TBPLS 10110700

June 23, 2017 IDS JOB NO. 0371-174-00

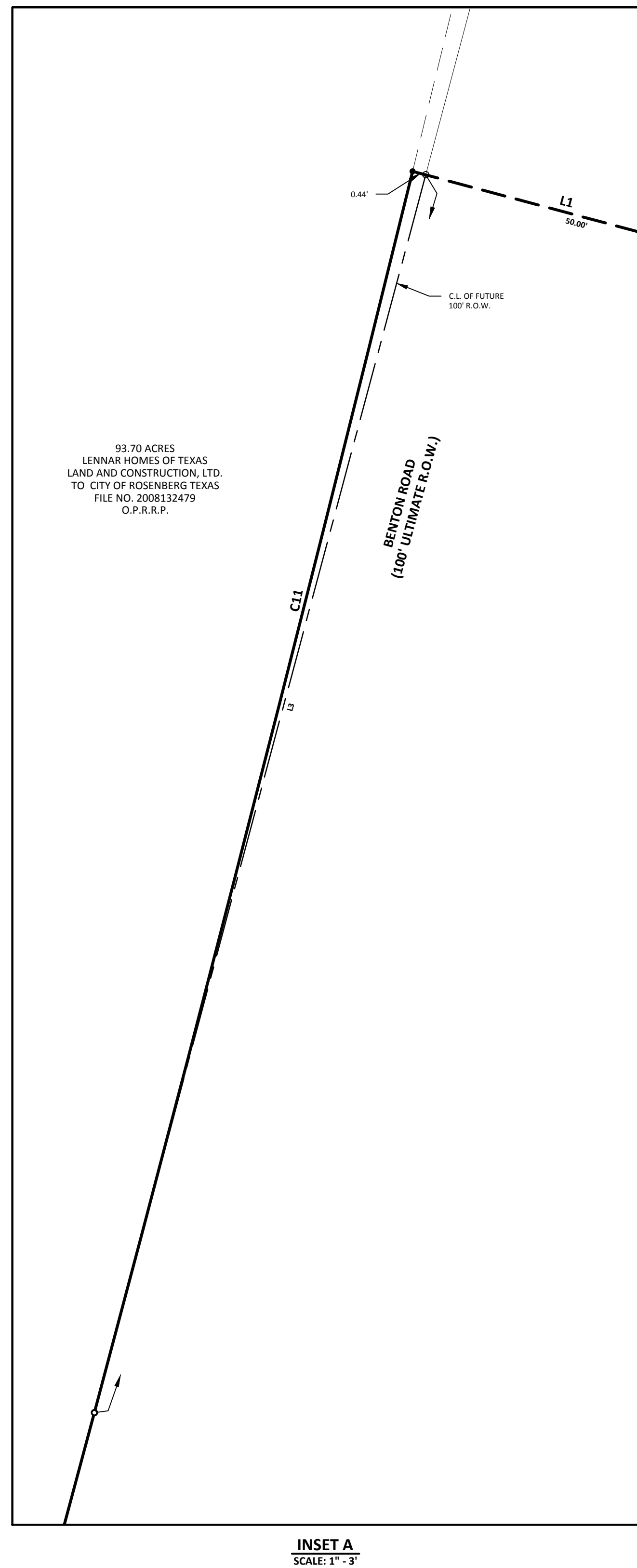
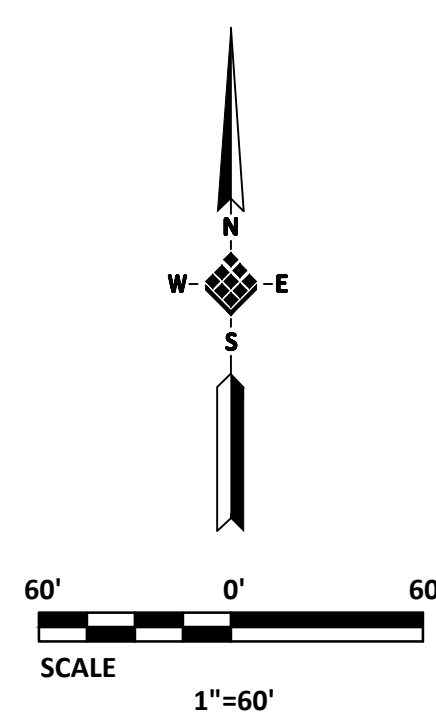
SHEET 1 OF 3

\\FS3\Projects\03050\03117420-Benton\_Road\_Street\_Ded\_2\CAD\WMS-C-PAT-BENTON RD ST DED 2.dwg [Lopau2] Plotted Jun 23, 2017 at 9:08am by [Brodshaw (Last Saved by: [Brodshaw])



LINE TABLE		
LINE	BEARING	LENGTH
L1	S75°00'41"E	50.44'
L2	S38°25'11"W	60.00'
L3	N14°59'19"E	41.55'
L4	S51°39'01"E	79.12'
L5	N42°07'11"E	285.54'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	21°42'23"	2005.00'	759.59'	384.40'	S25°50'31"W
C2	88°20'44"	30.00'	46.26'	29.15'	S07°28'39"E
C3	88°16'32"	30.00'	46.22'	29.11'	S84°12'43"W
C4	2°02'44"	2005.00'	71.58'	35.79'	S41°05'49"W
C5	3°48'51"	1000.00'	66.57'	33.30'	S40°12'46"W
C6	3°48'51"	1000.00'	66.57'	33.30'	S40°12'46"W
C7	90°00'00"	30.00'	47.12'	30.00'	S02°52'49"E
C8	8°06'35"	510.00'	72.19'	36.15'	N46°10'29"E
C9	8°06'35"	490.00'	69.35'	34.74'	N46°10'29"E
C10	27°07'52"	1955.00'	925.75'	471.72'	N28°33'15"E
C11	1°13'04"	1955.00'	41.55'	20.78'	N14°22'47"E



# WALNUT CREEK BENTON ROAD STREET DEDICATION NO. 2

A SUBDIVISION OF  
**2.526 ACRES**

OUT OF THE  
**WILEY MARTIN LEAGUE, A-56 AND THE E.P. EVERETT SURVEY, A-387**

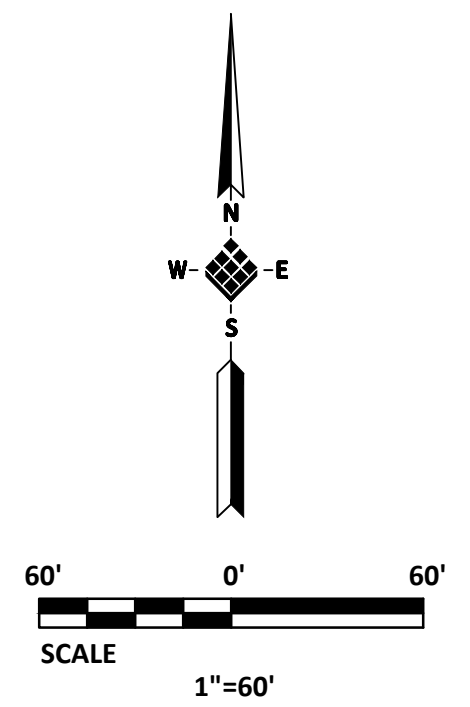
FORT BEND COUNTY, TEXAS

CONTAINING  
**0 LOTS, 0 BLOCKS AND 0 RESTRICTED RESERVES**

OWNER: **FRIENDSWOOD DEVELOPMENT COMPANY**  
681 GREENS PARKWAY, SUITE 220 • HOUSTON, TEXAS 77067 • PHONE: 281-975-1000

ENGINEER: **IDS Engineering Group**

13430 NW, Freeway  
Suite 700  
Houston, Tx. 77040  
713.462.3178  
TYPE F-002756  
TBP&S 10110700



LINE TABLE		
LINE	BEARING	LENGTH
L1	S75°00'41"E	50.44'
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L4	S51°39'01"E	79.12'
L5	N42°07'11"E	285.54'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	21°42'23"	2005.00'	759.59'	384.40'	S25°50'31"W	755.06'
C2	88°20'44"	30.00'	46.26'	29.15'	S07°28'39"E	41.81'
C3	88°16'32"	30.00'	46.22'	29.11'	S84°12'43"W	41.78'
C4	2°02'44"	2005.00'	71.58'	35.79'	S41°05'49"W	71.58'
C5	3°48'51"	1000.00'	66.57'	33.30'	S40°12'46"W	66.56'
C6	3°48'51"	1000.00'	66.57'	33.30'	S40°12'46"W	66.56'
C7	90°00'00"	30.00'	47.12'	30.00'	S02°52'49"E	42.43'
C8	8°06'35"	510.00'	72.19'	36.15'	N46°10'29"E	72.12'
C9	8°06'35"	490.00'	69.35'	34.74'	N46°10'29"E	69.30'
C10	27°07'52"	1955.00'	925.75'	471.72'	N28°33'15"E	917.12'
C11	1°13'04"	1955.00'	41.55'	20.78'	N24°22'47"E	41.55'

93.70 ACRES  
LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.  
TO CITY OF ROSENBERG TEXAS  
FILE NO. 2008132479  
O.P.R.P.

136.845 ACRES  
CHRISTOPHER LEE COBB,  
TO FRIENDSWOOD DEVELOPMENT  
COMPANY  
FILE NO. 2016-002387,  
O.P.R.F.B.C.

1054.13 ACRES  
ESTATE OF J.E. DYER  
TO  
A.P. GEORGE AND T.W. DAVIS  
VOL. 25, PG. 78, D.R.F.B.C.  
NOV. 3, 1902

GATHERING LINE ESMT.  
— FILE NO. 2015141889 & 201600729  
O.P.R.F.B.C.

# WALNUT CREEK BENTON ROAD STREET DEDICATION NO. 2

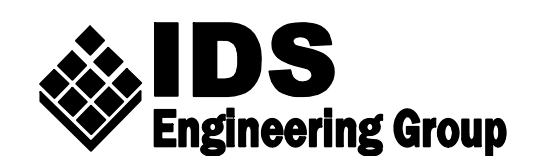
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681 GREENS PARKWAY, SUITE 220 - HOUSTON, TEXAS 77067 - PHONE: 281-975-1000

**ENGINEER:**



13430 NW. Freeway  
Suite 700  
Houston, Tx. 77040  
713.462.3178  
TBPE F-002726  
TBPE 10110700

June 23, 2017 IDS JOB NO. 0371-174-00

SHEET 3 OF 3