

## PLAT RECORDING SHEET

PLAT NAME: Walnut Creek, Section Twenty One

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

ACREAGE: 9.509

LEAGUE: E. P. Everett Survey

ABSTRACT NUMBER: 387

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 36

NUMBER OF RESERVES: 2

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 9.509 acre tract described in the above and foregoing map of WALNUT CREEK SECTION TWENTY ONE, 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 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 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 declare that all parcels of land designated as lots on this plat are 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 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 SECTION TWENTY ONE 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 26th day of September, 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

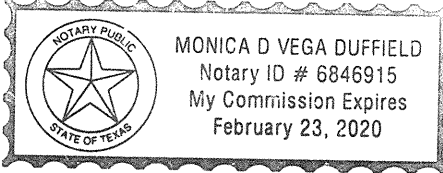
COUNTY OF HARRIS

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.

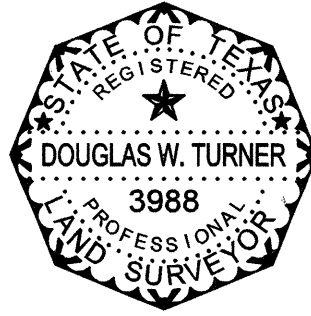
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26th day of September, 2017.

Monica D Vega Duffield  
Notary Public in and for  
the State of Texas

My Commission Expires 02-23-2020



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  
Douglas W. Turner, R.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 3988  
9/29/17

This is to certify that the City Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of WALNUT CREEK SECTION TWENTY ONE 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 July, 2017.

By: James Urbish  
James Urbish, Chairman

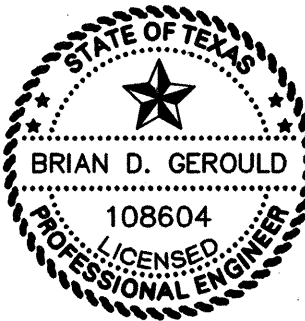
By: Wayne Polgrock  
Wayne Polgrock, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of WALNUT CREEK SECTION TWENTY ONE 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 17 day of October, 2017.

William Benton  
William Benton, Mayor  
Linda Cernosek  
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.

Brian D. Gerould 9/21/2017  
BRIAN D. GEROULD  
Licensed Professional Engineer, No. 108604

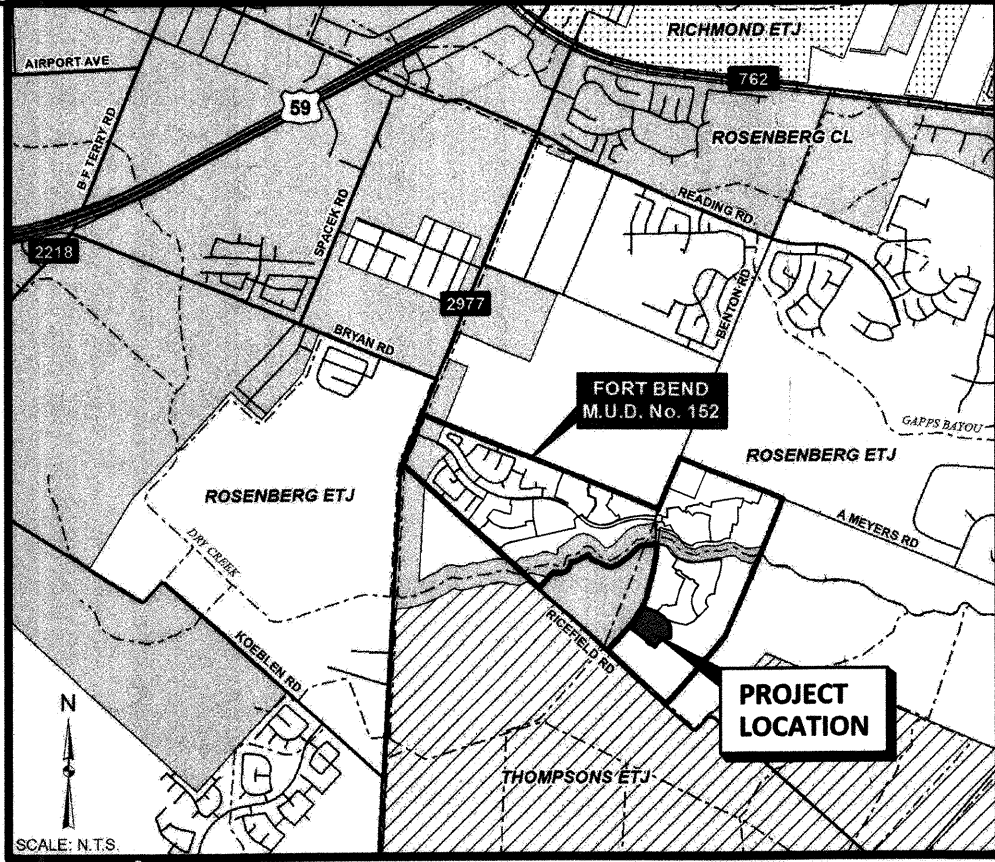


#### NOTES

- 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)
  - Indicates a street name change
- 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 Section Twenty One is located within UNSHADED ZONE X per FEMA Flood Insurance Rate Map (FIRM) Panel 481570255L which bears an effective date of April 2, 2014. The nearest base flood elevation is 78.00' (NAVD 88).
- All property to drain into the drainage easement only through an approved drainage structure.
- The minimum slab elevation shall be 83.50', eighteen inches (18") above the 100-year flood plain elevation, or eighteen inches (18") above natural ground, or eighteen inches (18") above the top of curb at the front of the lot or twelve inches (12") above maximum ponding elevation, whichever is higher. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen inches (18") above natural ground.
- 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
- Lots are restricted to single family residential use.
- 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.
- 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 5 feet south of the north R.O.W. line of Walnut Manor Lane at the intersection with Laurel Shadows Lane.  
  
TEMPORARY BENCHMARK: A benchmark will be set near the Walnut Creek Section Sixteen plat boundary corner in the east R.O.W. line of Shoal Valley Lane.
- Each lot shall have a minimum five (5) foot interior side lot set back line.
- A minimum distance of 10' shall be maintained between residential dwellings.
- 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. 17157036084, Effective Date May 23, 2017. The surveyor has not abstracted the above property.
- 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.
- There are no pipelines and/or pipeline easements within the limits of the proposed subdivision.
- Lot 25 of Block 1 and Lot 1 of Block 2 are denied direct access to Willow Falls Lane. Lot 5 of Block 1 and Lot 4 of Block 2 are denied direct access to Ocean Pass Lane. Lot 10 of Block 1 is denied direct access to Vintage Woods Lane.
- 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.
- All Drainage Easements are to be maintained by Fort Bend County Municipal Utility District No. 152.
- All Landscaping and Open Space Reserves are to be maintained by the Homeowners Association.

#### PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	36 LOTS
PUBLIC PARK REQUIREMENT:	36 LOTS/160 = 0.23 AC.
PUBLIC PARK DEDICATION:	0
PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER. RECREATION SITE IS ±3.9 ACRES. NO. OF PLATTED LOTS THUS FAR (SEC. 1-17, 20 and 21) = 919 LOTS. 919/2 = 460 LOTS 460 LOTS/160 = 2.88 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	
36 LOTS/2 = 18 LOTS	
18 LOTS X \$550.00/LOT = \$6,300.00	



#### VICINITY MAP

N.T.S.

KEY MAP: 645D, 646A & 646E

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 \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_, 20\_\_\_\_, 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 SECTION TWENTY ONE

A SUBDIVISION OF

9.509 ACRES

CONTAINING

36 LOTS, 3 BLOCKS AND 2 RESTRICTED RESERVES

OUT OF THE

E.P. EVERETT SURVEY, A-387

FORT BEND COUNTY, TEXAS

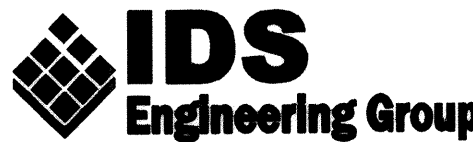
OWNER: FRIENDSWOOD DEVELOPMENT COMPANY

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

PLANNER: BGE KERRY R. GILBERT & ASSOCIATES

28501 CINCO RANCH BOULEVARD, SUITE A-250 - KATY, TEXAS 77494 - (281) 579-0940

ENGINEER:



13430 NW Freeway,  
Suite 700  
Houston, TX 77040  
713.462.3178  
TBP# F-002726  
TBP# S 10110700

SEPTEMBER 21, 2017 IDS JOB NO. 0371-169-00

Sheet 1 of 2



\\FS1\Projects\0300\037116990 Walnut Creek 321 PP\CAD\DWG\WC 21 C.P.LT.dwg (Plot Sep 21, 2017 at 2:08pm by Bradshaw) (Last Saved by Bradshaw)



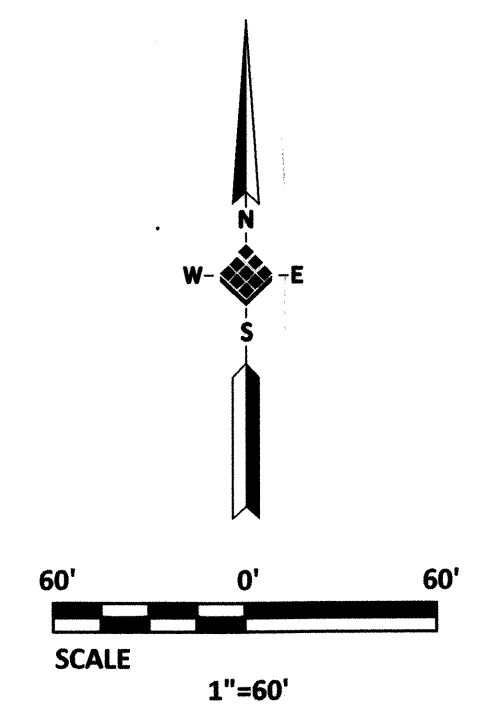
RESERVE TABLE			
RESERVE NAME	AREA ACRES	AREA SQ. FT.	RESTRICTED TO
RESTRICTED RESERVE A	0.472	20,540	OPEN SPACE/ LANDSCAPING/ DRAINAGE/ UTILITY
RESTRICTED RESERVE B	0.031	1,353	OPEN SPACE/ LANDSCAPING/ DRAINAGE/ UTILITY

LOT WIDTH TABLE		
WIDTH ≤ 60'	26 LOTS (72%)	
WIDTH ≥ 60'	10 LOTS (28%)	
TOTAL LOTS	36 LOTS	

LOT AREA SUMMARY		
LOT NUMBER	AREA (SQ. FT.)	AREA (ACRES)
B1-1	5993	0.138
B1-2	6545	0.150
B1-3	6998	0.161
B1-4	7676	0.176
B1-5	7972	0.183
B1-6	8886	0.203
B1-7	6917	0.159
B1-8	6850	0.157
B1-9	6006	0.138
B1-10	7111	0.163
B1-11	9135	0.210
B1-12	7648	0.176
B1-13	6555	0.151
B1-14	6661	0.153
B1-15	6402	0.147
B1-16	6674	0.153
B1-17	6674	0.153
B1-18	6674	0.153
B1-19	6657	0.153
B1-20	9247	0.212
B1-21	15696	0.360
B1-22	7280	0.167
B1-23	6377	0.146
B1-24	6895	0.158
B1-25	8407	0.193
B2-1	7790	0.179
B2-2	6939	0.159
B2-3	7487	0.172
B2-4	9369	0.215
B3-1	7091	0.163
B3-2	7125	0.164
B3-3	7136	0.164
B3-4	7429	0.171
B3-5	7512	0.172
B3-6	7424	0.170
B3-7	6058	0.139

LINE TABLE		
LINE	BEARING	LENGTH
L1	S65°48'42"E	61.77'
L2	S75°18'39"E	69.95'
L3	S43°10'35"E	60.00'
L4	S42°38'42"E	71.26'
L5	S52°47'59"E	77.59'
L6	S87°07'30"W	49.22'
L7	S38°20'59"W	81.66'
L8	N51°39'01"W	60.00'
L9	N38°25'11"E	60.00'
L10	S51°39'01"E	473.17'
L11	S51°39'01"E	150.99'
L12	S38°20'59"W	55.00'
L13	N38°20'59"E	90.11'
L14	S61°57'25"E	75.99'
L15	N54°21'35"W	15.00'
L16	N39°50'30"E	23.34'
L17	S16°29'10"E	3.10'
L18	S51°39'01"E	418.13'
L19	N38°20'59"E	35.11'
L20	N61°57'25"W	75.99'
L21	S61°57'25"E	95.19'
L22	S38°20'59"W	35.11'
L23	S51°39'01"E	95.99'
L24	N86°11'01"E	14.82'
L25	S77°51'52"E	25.00'
L26	S01°36'09"E	25.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	0°31'54"	970.00'	9.00'	4.50'	N47°05'22"E
C2	0°15'47"	645.00'	2.96'	1.48'	N88°21'39"E
C3	90°00'00"	25.00'	39.27'	25.00'	S83°20'59"W
C4	90°00'00"	25.00'	39.27'	25.00'	N06°39'01"W
C5	88°20'44"	30.00'	46.26'	29.15'	N07°28'39"W
C6	12°30'26"	2005.00'	437.67'	219.71'	N30°26'30"E
C7	29°40'09"	400.00'	207.13'	105.94'	N53°11'03"E
C8	6°45'22"	615.00'	72.52'	36.30'	N71°23'49"E
C9	13°43'02"	615.00'	147.24'	73.97'	N81°38'01"E
C10	31°36'03"	450.00'	248.19'	127.34'	S34°21'28"E
C11	11°47'55"	450.00'	92.67'	46.50'	S56°03'27"E
C12	44°31'45"	55.00'	42.74'	22.52'	S84°19'17"E
C13	44°03'39"	55.00'	42.30'	22.26'	N51°29'01"E
C14	6°11'14"	2180.00'	235.41'	117.82'	N32°32'48"E
C15	6°58'55"	1000.00'	121.86'	61.00'	N43°19'57"E
C16	90°00'00"	25.00'	39.27'	25.00'	N83°20'59"E
C17	29°40'09"	430.00'	222.66'	113.89'	N53°11'03"E
C18	1°26'25"	645.00'	16.21'	8.11'	N68°44'21"E
C19	96°06'51"	25.00'	41.94'	27.82'	N21°24'08"E
C20	35°18'07"	420.00'	258.78'	133.64'	N44°18'21"W
C21	88°35'24"	25.00'	38.65'	24.39'	S73°44'53"W
C22	4°32'45"	2210.00'	175.34'	87.72'	S31°49'34"W
C23	56°57'08"	25.00'	24.85'	13.56'	S05°31'23"W
C24	259°16'43"	50.00'	226.26'	60.36'	N73°18'49"W
C25	21°23'58"	25.00'	9.34'	4.72'	N45°37'33"E
C26	5°57'27"	2150.00'	223.56'	111.88'	N31°56'50"E
C27	13°29'29"	25.00'	5.89'	2.96'	N22°13'22"E
C28	115°49'39"	50.00'	101.08'	79.75'	N73°29'17"E
C29	13°15'41"	25.00'	5.79'	2.91'	S55°19'34"E
C30	5°35'26"	480.00'	46.84'	23.44'	S59°09'42"E
C31	82°13'59"	25.00'	35.88'	21.82'	N82°31'02"E
C32	5°25'22"	1030.00'	97.48'	48.78'	N44°06'44"E
C33	5°14'48"	970.00'	88.83'	44.44'	S44°12'01"W
C34	85°25'59"	25.00'	37.28'	23.08'	S01°08'23"E
C35	19°35'37"	480.00'	164.15'	82.88'	S34°03'34"E
C36	76°43'34"	25.00'	33.48'	19.79'	S62°37'33"E
C37	9°13'05"	645.00'	103.77'	52.00'	N83°37'13"E
C38	20°28'25"	585.00'	209.04'	105.65'	S78°15'20"W
C39	29°40'09"	370.00'	191.59'	98.00'	S53°11'03"W
C40	90°00'00"	25.00'	39.27'	25.00'	S06°39'01"E



**WALNUT CREEK SECTION TWENTY ONE**  
A SUBDIVISION OF  
**9.509 ACRES**  
CONTAINING  
**36 LOTS, 3 BLOCKS AND 2 RESTRICTED RESERVES**  
OUT OF THE  
**E.P. EVERETT SURVEY, A-387**  
**FORT BEND COUNTY, TEXAS**

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

**PLANNER:** BGE KERRY R. GILBERT & ASSOCIATES  
28501 CINCO RANCH BOULEVARD, SUITE A-250 - KATY, TEXAS 77494 - (281) 579-0840

**ENGINEER:** **IDS Engineering Group**  
13430 NW. Freeway, Suite 700  
Houston, TX. 77040  
713.462.3178  
TBP# F-002726  
TBP# F-10110700