

# PLAT RECORDING SHEET

**PLAT NAME:** Fairpark Village, Section 9

\_\_\_\_\_

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

**ACREAGE:** 11.972

**LEAGUE:** George S. Pentecost Survey

**ABSTRACT NUMBER:** 298

**NUMBER OF BLOCKS:** 4

**NUMBER OF LOTS:** 54

**NUMBER OF RESERVES:** 2

**OWNERS:** Woodmere Development Co., Ltd.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

L:\3260\_FBCMJD\_51\FAIRPARK\_VILLAGE\3257-009\_FAIRPARK\_VILLAGE SEC 9\CAD\PLAT\3257-009\_PLAT-091217.DWG Mgr: 22, 2018 - 1:34 PM TROY NIXON

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH RICHARD RUE, PRESIDENT, AND JASON ERVIN, VICE PRESIDENT, BOTH BEING OFFICERS OF WOODMERE GP, L.L.C., A LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, OWNERS OF THE 11.972 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF FAIRPARK VILLAGE SECTION 9, 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, 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, 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 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 THE 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 THE 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 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 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 THE 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 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 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, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF FAIRPARK VILLAGE SECTION 9 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, 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, THE WOODMERE DEVELOPMENT CO., LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD RUE, ITS PRESIDENT, HEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT, JASON ERVIN, BOTH BEING OFFICERS OF WOODMERE GP, L.L.C., A LIMITED LIABILITY COMPANY, ITS GENERAL

PARTNER, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP  
BY: WOODMERE GP, L.L.C., A LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
RICHARD RUE, PRESIDENT

ATTEST: \_\_\_\_\_  
JASON ERVIN, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD RUE, PRESIDENT AND JASON ERVIN, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY 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.

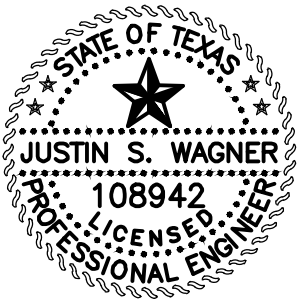
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME:

MY COMMISSION EXPIRES: \_\_\_\_\_

I, JUSTIN S. WAGNER, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND VILLAGE OF PLEAK TO THE BEST OF MY KNOWLEDGE.

JUSTIN S. WAGNER  
TEXAS REGISTRATION NO. 108942



I, CAROLYN J. QUINN, 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 CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE EIGHTH OF ONE INCH (5/8) AND A LENGTH OF THREE (3) FEET UNLESS OTHERWISE NOTED.



CAROLYN J. QUINN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6033

STATE OF TEXAS  
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE VILLAGE OF PLEAK, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF FAIRPARK VILLAGE SECTION 9 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE VILLAGE OF PLEAK AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

DAVID THIELEMANN, CHAIRPERSON

JOHN GONZALES, VICE-CHAIRPERSON

THIS IS TO CERTIFY THAT THE CITY COUNCIL FOR THE VILLAGE OF PLEAK, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF FAIRPARK VILLAGE SECTION 9 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE VILLAGE OF PLEAK AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

LARRY BITTNER, MAYOR

ERIN WALLEY, CITY SECRETARY

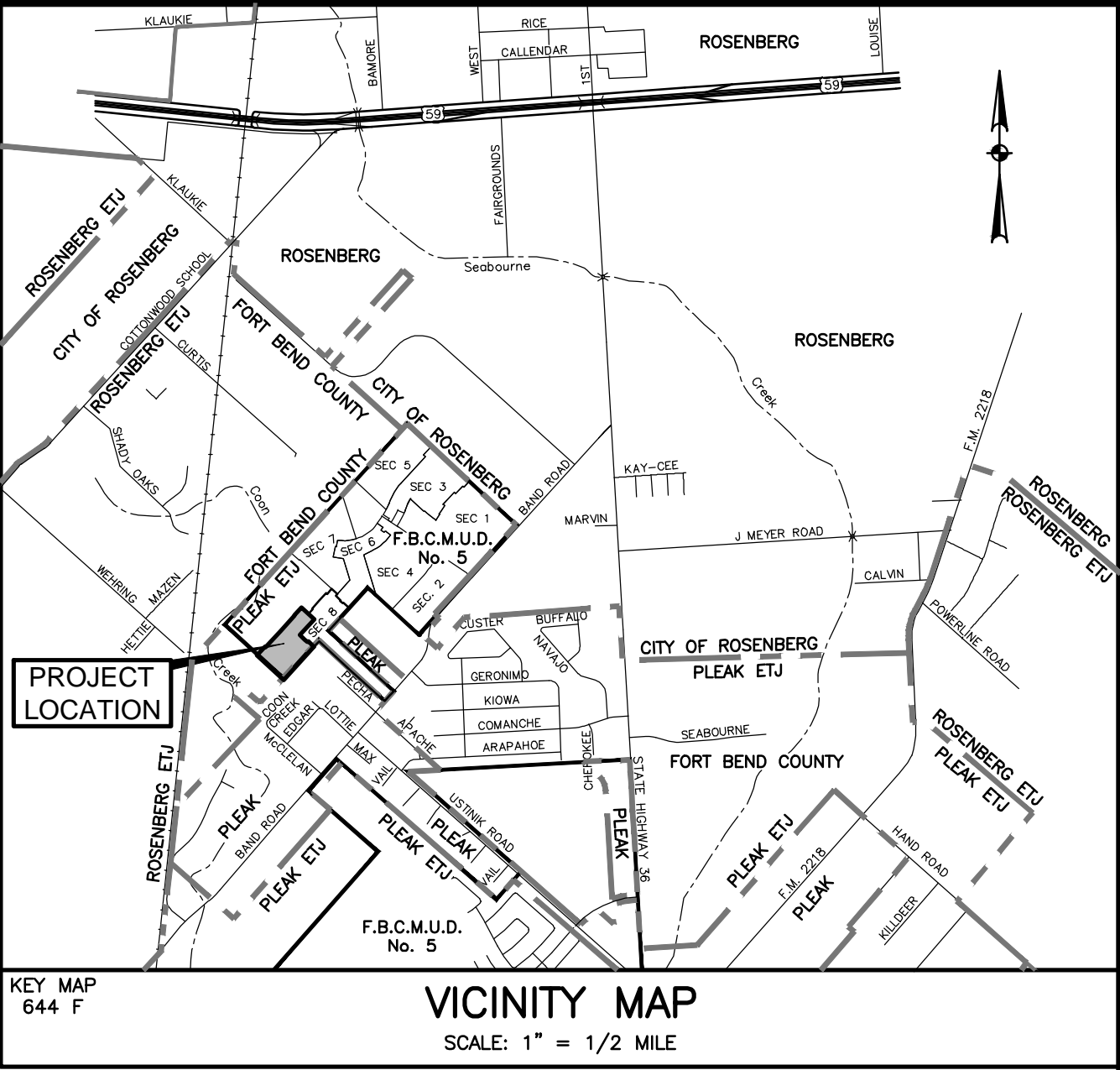
MICHAEL JOHN, MAYOR PRO-TEM

AL WARNASCH, ALDERMAN

BRENDA JAYNES, ALDERWOMAN

WADE A. GOATES, ALDERMAN

DAMON KUHN, ALDERMAN



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 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 \_\_\_\_\_, 2018.

VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

ROBERT E. HERBERT  
COUNTY JUDGE

W.A. "ANDY" MEYERS  
COMMISSIONER, PRECINCT 3

JAMES PATTERSON  
COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2018, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN PLAT NUMBER \_\_\_\_\_ 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

FIELD NOTES FOR 11.972 ACRES

BEING AN 11.972 ACRE (521,485 SQUARE FEET) TRACT OF LAND, LOCATED IN THE GEORGE S. PENTECOST SURVEY, ABSTRACT-298, FORT BEND COUNTY, TEXAS; SAID 11.972 ACRE TRACT BEING OUT OF A CALLED 68.546 ACRE TRACT RECORDED IN THE NAME OF WOODMERE DEVELOPMENT CO., LTD. UNDER FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.) 2012148053; SAID 11.972 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE PER GPS OBSERVATIONS):

COMMENCING AT A 3/4-INCH IRON PIPE FOUND AT AN INTERIOR CORNER OF SAID 68.546 ACRE TRACT, BEING THE NORTH CORNER OF A CALLED 3.640 ACRE TRACT RECORDED IN THE NAME OF LARRY JAMES BITTNER UNDER F.B.C.C.F. NO. 2013143211;

THENCE, WITH THE NORTHWEST LINE OF SAID 3.640 ACRE TRACT AND THE SOUTHEAST LINE OF SAID 68.546 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 42 DEGREES 23 MINUTES 41 SECONDS WEST, A DISTANCE OF 119.97 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR THE EAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;
2. SOUTH 42 DEGREES 23 MINUTES 41 SECONDS WEST, A DISTANCE OF 108.09 FEET TO A 1/2-INCH IRON PIPE FOUND AT THE WEST CORNER OF SAID 3.640 ACRE TRACT AND THE NORTH CORNER OF A CALLED 6.366 ACRE TRACT RECORDED IN THE NAME OF FREDERICK A. WYGRYS UNDER F.B.C.C.F. NO. 9546444;

THENCE, WITH THE SOUTHEAST LINE OF SAID 68.546 ACRE TRACT AND THE NORTHWEST LINE OF SAID 6.3866 ACRE TRACT AND A CALLED 1.5966 ACRE TRACT RECORDED IN THE NAME OF FREDERICK A. WYGRYS UNDER F.B.C.C.F. NO. 2005092033, SOUTH 42 DEGREES 31 MINUTES 31 SECONDS WEST, A DISTANCE OF 629.97 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE EAST CORNER OF A CALLED 13.4516 ACRE TRACT RECORDED IN THE NAME OF LEE ROY HANZIK AND REGINA HANZIK, TRUSTEES, UNDER F.B.C.C.F. NO. 2005108748, FOR THE SOUTH CORNER OF SAID 68.546 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWEST LINE OF SAID 68.546 ACRE TRACT AND THE NORTHEAST LINE OF SAID 13.5416 ACRE TRACT, NORTH 47 DEGREES 28 MINUTES 38 SECONDS WEST, A DISTANCE OF 593.16 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 68.546 ACRE TRACT THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 42 DEGREES 31 MINUTES 22 SECONDS EAST, A DISTANCE OF 190.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
2. SOUTH 47 DEGREES 28 MINUTES 38 SECONDS EAST, A DISTANCE OF 13.17 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
3. NORTH 42 DEGREES 31 MINUTES 31 SECONDS EAST, A DISTANCE OF 363.16 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
4. NORTH 42 DEGREES 27 MINUTES 21 SECONDS EAST, A DISTANCE OF 347.46 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
5. NORTH 47 DEGREES 32 MINUTES 39 SECONDS WEST, A DISTANCE OF 4.67 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
6. NORTH 42 DEGREES 27 MINUTES 21 SECONDS EAST, A DISTANCE OF 170.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;
7. SOUTH 47 DEGREES 32 MINUTES 39 SECONDS EAST, A DISTANCE OF 284.67 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
8. SOUTH 42 DEGREES 27 MINUTES 27 SECONDS WEST, A DISTANCE OF 350.87 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
9. SOUTH 47 DEGREES 32 MINUTES 39 SECONDS EAST, A DISTANCE OF 170.01 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
10. NORTH 42 DEGREES 27 MINUTES 21 SECONDS EAST, A DISTANCE OF 17.63 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
11. SOUTH 47 DEGREES 32 MINUTES 39 SECONDS EAST, A DISTANCE OF 129.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.972 ACRES OF LAND.

## FAIRPARK VILLAGE SECTION 9

A SUBDIVISION OF 11.972 ACRES OF LAND LOCATED  
IN THE GEORGE S. PENTECOST SURVEY, A-298  
FORT BEND COUNTY, TEXAS

54 LOTS      4 BLOCKS      2 RESERVES  
DATE: MARCH, 2018      SCALE: 1" = 60'

OWNER:

WOODMERE DEVELOPMENT CO., LTD.,  
A TEXAS LIMITED PARTNERSHIP

15915 KATY FREEWAY #405  
HOUSTON, TEXAS 77094  
PHONE: 281-646-1727  
ROGER MEDORS, MANAGER

ENGINEER  
**r.g.miller**  
engineers

16340 Park Ten Place - Suite 350  
Houston, Texas 77084  
(713) 461-9600

TEXAS FIRM REGISTRATION NO. F-487

JACK P. MILLER, P.E.

SURVEYOR  
**MILLER**  
SURVEY GROUP

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043  
PHONE 713-413-1900 FAX 713-413-1944  
BRIAN E. WILSON, R.P.L.S.

SHEET 2 OF 2

L:\3260-FBOMID-5\FAIRPARK\_VILLAGE\3257-009\_PLAT\091217.DWG Mgr. 22, 2018 - 1:34 PM TROY NIXON

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING
C1	20000.00'	0°04'10"	24.24'	S42°29'26"W
C2	55.00'	89°59'51"	86.39'	S87°31'26"W
C3	19720.00'	0°04'10"	23.90'	N42°29'26"E
C4	55.00'	90°00'00"	86.39'	N2°32'39"W
C5	20030.00'	0°04'10"	24.28'	S42°29'26"W
C6	85.00'	4°57'01"	7.34'	S45°00'01"W
C7	25.00'	30°38'05"	13.37'	S32°09'30"W
C8	50.00'	141°21'58"	123.37'	S87°31'26"W
C9	25.00'	30°38'05"	13.37'	N37°06'37"W
C10	85.00'	4°57'01"	7.34'	N49°57'09"W
C11	25.00'	90°00'00"	39.27'	S87°31'22"W
C12	25.00'	90°00'00"	39.27'	N2°28'38"W
C13	25.00'	89°59'51"	39.27'	N87°31'26"E
C14	19690.00'	0°04'10"	23.86'	N42°29'26"E
C15	25.00'	90°00'00"	39.27'	N2°32'39"W
C16	85.00'	6°01'28"	8.94'	S44°31'55"E
C17	25.00'	28°19'16"	12.36'	S55°40'49"E
C18	50.00'	134°35'35"	117.45'	S2°32'39"E
C19	25.00'	28°19'16"	12.36'	S50°35'30"W
C20	85.00'	6°01'28"	8.94'	S39°26'36"W
C21	19750.00'	0°04'10"	23.94'	S42°29'26"W
C22	25.00'	90°00'09"	39.27'	S2°28'34"E
C23	25.00'	89°59'51"	39.27'	N87°31'26"E
C24	19970.00'	0°04'10"	24.20'	N42°29'26"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S42°23'41"W	108.09'
L2	S47°28'38"E	13.17'
L3	N47°32'39"W	4.67'
L4	N42°27'21"E	17.63'
L5	S2°28'34"E	4.40'
L6	N87°27'21"E	1.57'
L7	S42°26'29"W	39.97'



LEGEND	
AC.	= ACRE
A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
ETJ	= EXTRATERRITORIAL JURISDICTION
F.B.C.C.F.	= FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R.	= FORT BEND COUNTY DEED RECORDS
F.B.C.M.U.D.	= FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT
F.B.C.P.R.	= FORT BEND COUNTY PLAT RECORDS
LTD.	= LIMITED
NO.	= NUMBER
PG.	= PAGE
R.	= RADIUS
R.O.W.	= RIGHT-OF-WAY
S.F.	= SQUARE FEET
S.S.E.	= SANITARY SEWER EASEMENT
STM.S.E.	= STORM SEWER EASEMENT
U.E.	= UTILITY EASEMENT
VOL.	= VOLUME
W.L.E.	= WATER LINE EASEMENT
X	= EASTING COORDINATE
Y	= NORTHING COORDINATE
---	= CITY LIMITS
---	= F.B.C.M.U.D. No. 5 LIMITS
①	= BLOCK NUMBER
•	= SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
⊙	= FOUND 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
↔	= STREET NAME CHANGE

- LOT SUMMARY:
- 612 TOTAL LOTS IN SECTIONS 1 - 9
  - 6.9410 ACRES IN PARK RESERVES IN SECTIONS 1 - 9
  - 148 - 55' WIDE LOTS IN SECTIONS 1 - 9  
24.18% OF THE LOTS ARE 55' WIDE.

- NOTES:
- BENCH MARK: RM145A F.E.M.A. DISK LOCATED ON THE NORTH END OF THE TOP OF THE EAST CONCRETE HEADWALL OF A CULVERT 24 FEET EAST OF THE CENTER LINE OF HIGHWAY 36, APPROXIMATELY 3.7 MILES NORTH OF ITS INTERSECTION WITH F.M. 360. - ELEVATION= 85.71' (NGVD '29, 1987 ADJUSTMENT).
  - TEMPORARY BENCH MARK (T.B.M.): RAILROAD SPIKE IN THE EAST SIDE OF A POWER POLE ON THE NORTH R.O.W. OF BAND ROAD +/- 2400' SOUTHWEST OF STATE HIGHWAY 36. ELEVATION= 94.49'
  - THIS PLAT WAS PREPARED TO MEET VILLAGE OF PLEAK AND FORT BEND COUNTY REQUIREMENTS.
  - THIS PLAT LIES WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 5, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., THE VILLAGE OF PLEAK E.T.J., AND FORT BEND COUNTY.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0240L, REVISED DATE APRIL 2, 2014, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - 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.
  - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
  - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 95.68 FEET ABOVE MEAN SEA LEVEL. 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.
  - ALL RESIDENTIAL LOTS SHALL HAVE A FIVE (5) FOOT SIDE LOT BUILDING LINE UNLESS OTHERWISE NOTED.
  - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
  - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE LZ2.
  - ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
  - THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999867.
  - ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION 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.
  - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 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 A.D.A.
  - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDING, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - RESTRICTED RESERVES "A" AND "B" TO BE MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 5.
  - A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
  - REMAINDER OF A 20' STORM SEWER EASEMENT AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2017019798.
  - SUBJECT TO A DRAINAGE EASEMENT AS RECORDED IN VOLUME 421, PAGE 595 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.
  - SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

## FAIRPARK VILLAGE SECTION 9

A SUBDIVISION OF 11.972 ACRES OF LAND LOCATED  
IN THE GEORGE S. PENTECOST SURVEY, A-298  
FORT BEND COUNTY, TEXAS

54 LOTS      4 BLOCKS      2 RESERVES  
DATE: MARCH, 2018      SCALE: 1" = 60'

OWNER:

WOODMERE DEVELOPMENT CO., LTD.,  
A TEXAS LIMITED PARTNERSHIP

15915 KATY FREEWAY #405  
HOUSTON, TEXAS 77094  
PHONE: 281-646-1727  
ROGER MEDORS, MANAGER

ENGINEER

**r.g.miller**  
engineers

16340 Park Ten Place - Suite 350  
Houston, Texas 77084  
(713) 461-9600

TEXAS FIRM REGISTRATION NO. F-487

JACK P. MILLER, P.E.

SURVEYOR

**MILLER**  
SURVEY GROUP

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043  
PHONE 713-413-1900 FAX 713-413-1944  
BRIAN E. WILSON, R.P.L.S.