

PLAT RECORDING SHEET

PLAT NAME: Huntington Place, Section 2

PLAT NO: _____

ACREAGE: 19.268

LEAGUE: William Pettus League Survey

ABSTRACT NUMBER: 68

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 74

NUMBER OF RESERVES: 5

OWNERS: _____

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, WOODMERE DEVELOPMENT COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH RICHARD RUE, PRESIDENT, BEING AN OFFICER OF WOODMERE GP, LLC, A LIMITED LIABILITY COMPANY, GENERAL PARTNER OF WOODMERE DEVELOPMENT COMPANY, LTD, A TEXAS LIMITED PARTNERSHIP, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 19.268 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HUNTINGTON PLACE SECTION 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN 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, OR PERMANENT ACCESS EASEMENTS), 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, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

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 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 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 THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS 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, PAVINES, 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, OWNERS 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 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 COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, BY WOODMERE GP, LLC., ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD RUE, ITS PRESIDENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2018.

WOODMERE DEVELOPMENT COMPANY, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: WOODMERE GP, LLC., A LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: _____
RICHARD RUE, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD RUE, PRESIDENT OF WOODMERE GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF WOODMERE DEVELOPMENT COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, 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.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WE, BGM LAND INVESTMENT, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS HUNTINGTON PLACE SECTION 2, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2017142192 OF THE F.B.C.O.P.R. OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BGM LAND INVESTMENT, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: GP LANDVEST, LLC.
ITS GENERAL PARTNER

BY: _____
ROGER B. MEDORS, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROGER B. MEDORS, MANAGING MEMBER OF GP LANDVEST, LLC., GENERAL PARTNER OF BGM LAND INVESTMENT, LTD., A TEXAS LIMITED PARTNERSHIP, 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 STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, HEATHER L. SIDES, 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.

HEATHER L. SIDES, R.P.L.S., CFEDS, PLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5997

I, HANNAH ROMAINE, 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.

HANNAH ROMAINE, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 127520

CITY OF ALVIN APPROVAL

PAUL HORN, MAYOR

DIXIE ROBERTS, CITY SECRETARY

MICHELLE SEGOVIA, CITY ENGINEER

DATE

NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.9998687.
- THE MINIMUM SLAB ELEVATION SHALL BE 60.50 FEET ABOVE MEAN SEA LEVEL (NAVD 88 1991 ADJUSTMENT). 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.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF ALVIN AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY SOUTH-LAND TITLE, G.F. NO. PT1755110, DATED FEBRUARY 7, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 189, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND ISD, THE CITY OF ALVIN ETJ AND THE CITY OF MISSOURI CITY ETJ OF FORT BEND COUNTY, TEXAS.
- IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C0455L, REVISED APRIL 2, 2014, THIS PROPERTY LIES WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR 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 THEREON SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
- ALL PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION ARE AS SHOWN.
- 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.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- THIS PLAT LIES WITHIN FORT BEND LIGHTING ORDINANCE ZONE NO. 2.
- BENCHMARK: TSARP MONUMENT 010565: FLOODPLAIN REFERENCE MARK NUMBER 010565 IS A COS RADIUS OF 600.00', AND A CHORD WHICH BEARS SOUTH 69° 15' 37" WEST - 20.00', TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR THE END OF CURVE; ELEVATION = 72.28 FEET
- SIDEWALKS SHALL BE BUILT, OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-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.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION HAVE BEEN CONSTRUCTED.
- 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.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY AND RESERVE "D" IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 189.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 43°36'13" E	137.56'
L2	S 33°38'56" E	131.64'
L3	S 13°37'06" E	59.77'
L4	S 04°36'44" W	60.71'
L5	S 25°00'53" W	61.85'
L6	S 45°46'01" W	62.79'
L7	S 63°32'48" W	69.35'
L8	S 21°41'41" W	120.61'
L9	N 70°12'55" W	70.03'
L10	N 68°18'19" W	52.15'
L11	N 87°28'13" W	54.71'
L12	N 87°28'13" W	89.71'
L13	S 05°09'41" E	104.47'
L14	S 86°51'59" W	44.00'
L15	N 02°31'48" E	6.00'
L16	N 87°28'12" W	101.20'
L17	N 86°59'51" E	27.19'
L18	S 36°17'37" E	9.82'
L19	S 87°28'13" E	54.71'
L20	N 05°09'41" W	104.47'
L21	N 02°31'48" E	94.52'
L22	S 87°28'12" E	51.31'
L23	N 87°28'12" W	40.47'
L24	N 86°59'51" E	60.02'
L25	S 86°59'51" W	29.61'
L26	S 02°31'47" W	101.71'
L27	S 05°09'41" E	48.99'
L28	S 66°20'10" E	49.17'
L29	S 40°59'28" W	99.39'
L30	S 26°57'11" E	69.91'
L31	S 66°25'48" E	100.81'
L32	N 56°09'06" E	17.79'
L33	N 54°30'44" E	37.85'
L34	S 57°30'47" E	118.65'
L35	N 87°28'12" W	193.36'
L36	S 87°28'12" E	121.24'
L37	N 87°28'12" W	121.24'
L38	S 66°20'10" E	63.52'
L39	S 19°33'39" W	25.04'
L40	S 70°25'37" E	20.00'

A 19.268 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM PETTUS LEAGUE, A-68, FORT BEND COUNTY, TEXAS, OUT OF THE 9.284 ACRE TRACT DESCRIBED IN THE DEED FROM JOHN H. CALDWELL, JR, ET AL. TO BGM LAND INVESTMENTS, LTD., RECORDED UNDER FILE NO. 2006124260 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND THE 46.415 ACRE TRACT DESCRIBED IN THE DEED FROM ANN CALDWELL, TRUSTEE TO BGM LAND INVESTMENTS, LTD., RECORDED UNDER FILE NO. 2006124259 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 27):

BEGINNING AT A 2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID 9.284 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF SOUTHERN COLONY, SECTION 1, A SUBDIVISION RECORDED UNDER FILE NUMBER 20050137, OF THE MAP RECORDS OF FORT BEND COUNTY TEXAS, COMMON TO THE SOUTHWEST CORNER OF RESTRICTED RESERVE "O" OF SAID SUBDIVISION, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET NUMBER 521 (F.M. 521) (115' WIDE);

THENCE NORTH 87° 00' 06" EAST - 402.28', ALONG THE NORTH LINE OF SAID 9.284 ACRE TRACT, COMMON TO THE SOUTH LINE OF SAID RESTRICTED RESERVE "O", TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02° 31' 48" WEST - 272.76', TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87° 28' 12" EAST - 178.32' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 43° 36' 13" EAST - 137.56' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02° 31' 48" WEST - 570.97' (AT 46.35' PASSING THE SOUTH LINE OF AFORESAID 9.284 ACRE TRACT, COMMON TO THE NORTH LINE OF AFORESAID 46.415 ACRE TRACT), TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 33° 38' 56" EAST - 131.64' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 13° 37' 06" EAST - 59.77' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 04° 36' 44" WEST - 60.71' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 25° 00' 53" WEST - 61.85' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 45° 46' 01" WEST - 62.79' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 63° 32' 48" WEST - 69.35' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 21° 41' 41" WEST - 120.61' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 70° 12' 55" WEST - 70.03' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR THE BEGINNING OF A TANGENT CURVE;

THENCE WITH SAID TANGENT CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 20.00', A RADIUS OF 600.00', AND A CHORD WHICH BEARS NORTH 69° 15' 37" WEST - 20.00', TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR THE END OF CURVE;

THENCE NORTH 68° 18' 19" WEST - 52.15' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR THE BEGINNING OF A TANGENT CURVE;

THENCE WITH A TANGENT CURVE TO THE LEFT, WITH AN ARC LENGTH OF 384.67', A RADIUS OF 1150.00', AND A CHORD WHICH BEARS NORTH 77° 53' 18" WEST - 382.86', TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR THE END OF CURVE;

THENCE NORTH 87° 28' 13" WEST - 54.71' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

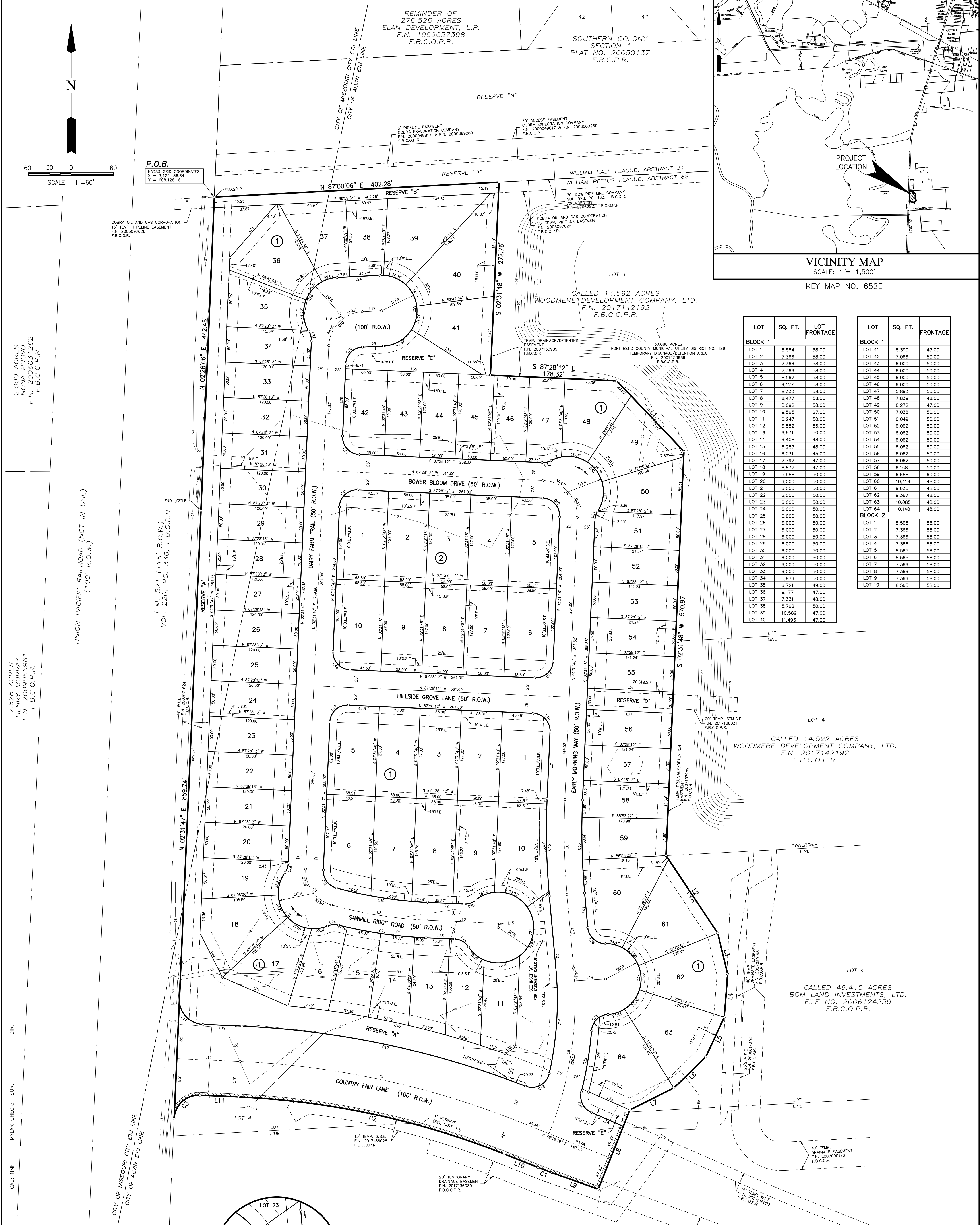
THENCE WITH SAID TANGENT CURVE TO THE LEFT, WITH AN ARC LENGTH OF 54.98', A RADIUS OF 35.00', AND A CHORD WHICH BEARS SOUTH 47° 31' 47" WEST - 49.50', TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR THE END OF CURVE, IN THE WEST LINE-OF AFORESAID 46.415 ACRE TRACT, COMMON TO AFORESAID EAST RIGHT-OF-WAY LINE;

THENCE NORTH 02° 31' 47" EAST - 859.74', ALONG SAID COMMON LINE, TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 46.415 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF AFORESAID 9.284 ACRE TRACT, AND AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02° 26' 06" EAST - 442.45', ALONG SAID EAST RIGHT-OF-WAY LINE, COMMON TO THE WEST LINE OF SAID 9.284 ACRE TRACT, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 19.268 ACRES.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	600.00'	1°54'37"	20.00'	20.00'	N 69°15'37" W
C2	1150.00'	19°09'54"	384.67'	382.88'	N 77°53'16" W
C3	35.00'	89°59'59"	54.98'	49.50'	S 47°31'48" W
C4	1200.00'	19°09'54"	401.39'	399.52'	N 77°53'16" W
C5	500.00'	27°17'55"	238.23'	235.98'	N 08°29'16" E
C6	1000.00'	7°41'29"	134.24'	134.14'	S 01°18'57" E
C7	50.00'	90°00'00"	78.54'	70.71'	N 42°28'12" W
C8	600.00'	13°01'25"	136.38'	136.09'	S 80°57'30" E
C9	50.00'	76°58'35"	67.17'	62.24'	S 35°57'30" E
C10	50.00'	84°28'04"	73.71'	67.22'	S 44°45'49" W
C11	35.00'	90°00'00"	54.98'	49.50'	S 42°28'13" E
C12	1250.00'	18°50'31"	411.07'	409.22'	S 78°02'58" E
C13	25.00'	98°46'12"	43.10'	37.96'	N 61°59'12" E
C14	475.00'	17°45'47"	147.26'	146.67"	N 03°43'12" E
C15	1025.00'	7°41'29"	137.60'	137.49'	N 01°18'57" W
C16	25.00'	90°00'00"	39.27'	35.36'	N 42°28'12" W
C17	25.00'	90°00'01"	39.27'	35.36'	S 47°31'47" W
C18	25.00'	76°58'35"	33.59'	31.12'	S 35°57'30" E
C19	575.00'	13°01'25"	130.70'	130.42'	S 80°57'30" E
C20	25.00'	41°41'51"	18.19'	17.80'	N 71°40'52" E
C21	50.00'	27°54'36"	240.66'	67.06'	S 08°43'15" W
C22	25.00'	54°04'45"	23.60'	22.73'	N 60°25'50" W
C23	625.00'	11°27'10"	124.93'	124.72'	N 81°44'37" W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C24	25.00'	36°46'25"	16.05'	15.77'	S 85°35'46" W
C25	50.00'	148°27'35"	129.56'	96.24'	N 38°33'39" W
C26	25.00'	33°08'21"	14.46'	14.26'	N 19°05'58" E
C27	25.00'	33°33'26"	14.64'	14.43'	N 14°14'56" W
C28	50.00'	118°01'31"	103.00'	85.73'	N 27°59'08" E
C29	50.00'	180°00'00"	157.08'	100.00'	S 03°00'09" E
C30	25.00'	84°28'04"	36.86'	33.61'	S 44°45'49" W
C31	25.00'	89°59'59"	39.27'	35.36'	S 42°28'13" E
C32	25.00'	30°27'58"	13.29'	13.14'	N 77°17'49" E
C33	50.00'	150°55'56"	131.71'	96.80'	S 42°28'12" E
C34	25.00'	30°27'58"	13.29'	13.14'	S 17°45'47" W
C35	975.00'	7°41'29"	130.89'	130.79'	S 01°18'57" E
C36	25.00'	85°09'01"	37.15'	33.83'	S 47°44'12" E
C37	50.00'	176°31'08"	154.04'	99.95'	S 02°03'09" E
C38	25.00'	81°30'13"	35.56'	32.64'	S 45°27'18" W
C39	525.00'	9°33'58"	87.65'	87.55'	S 09°29'11" W
C40	25.00'	80°36'19"	35.17'	32.34'	S 26°02'00" E
C41	25.00'	90°00'01"	39.27'	35.36'	N 47°31'47" E
C42	25.00'	90°00'00"	39.27'	35.36'	S 42°28'12" E
C43	25.00'	90°00'00"	39.27'	35.36'	N 47°31'47" W
C44	25.00'	89°59'59"	39.27'	35.36'	S 42°28'13" E
C45	1283.00'	14°03'42"	314.88'	314.09'	S 07°35'33" E
C46	535.00'	11°24'46"	106.57'	106.39'	S 77°13'45" W



LOT	SQ. FT.	LOT FRONTAGE
BLOCK 1		
LOT 1	8,564	58.00
LOT 2	7,366	58.00
LOT 3	7,366	58.00
LOT 4	7,366	58.00
LOT 5	8,567	58.00
LOT 6	9,127	58.00
LOT 7	8,333	58.00
LOT 8	8,477	58.00
LOT 9	8,092	58.00
LOT 10	9,565	67.00
LOT 11	6,247	50.00
LOT 12	6,552	55.00
LOT 13	6,631	50.00
LOT 14	6,408	48.00
LOT 15	6,287	48.00
LOT 16	6,231	47.00
LOT 17	7,797	47.00
LOT 18	8,837	47.00
LOT 19	5,888	50.00
LOT 20	6,000	50.00
LOT 21	6,000	50.00
LOT 22	6,000	50.00
LOT 23	6,000	50.00
LOT 24	6,000	50.00
LOT 25	6,000	50.00
LOT 26	6,000	50.00
LOT 27	6,000	50.00
LOT 28	6,000	50.00
LOT 29	6,000	50.00
LOT 30	6,000	50.00
LOT 31	6,000	50.00
LOT 32	6,000	50.00
LOT 33	6,000	50.00
LOT 34	5,978	50.00
LOT 35	6,721	49.00
LOT 36	9,177	47.00
LOT 37	7,331	48.00
LOT 38	5,762	50.00
LOT 39	10,589	47.00
LOT 40	11,493	47.00

LOT	SQ. FT.	FRONTAGE
BLOCK 1		
LOT 41	8,390	47.00
LOT 42	7,066	50.00
LOT 43	6,000	50.00
LOT 44	6,000	50.00
LOT 45	6,000	50.00
LOT 46	6,000	50.00
LOT 47	5,893	50.00
LOT 48	7,839	48.00
LOT 49	8,272	47.00
LOT 50	7,038	50.00
LOT 51	6,049	50.00
LOT 52	6,062	50.00
LOT 53	6,062	50.00
LOT 54	6,062	50.00
LOT 55	6,062	50.00
LOT 56	6,062	50.00
LOT 57	6,062	50.00
LOT 58	6,168	50.00
LOT 59	6,688	60.00
LOT 60	10,419	48.00
LOT 61	9,630	48.00
LOT 62	9,367	48.00
LOT 63	10,085	48.00
LOT 64	10,140	48.00
BLOCK 2		
LOT 1	8,565	58.00
LOT 2	7,366	58.00
LOT 3	7,366	58.00
LOT 4	7,366	58.00
LOT 5	8,565	58.00
LOT 6	8,565	58.00
LOT 7	7,366	58.00
LOT 8	7,366	58.00
LOT 9	7,366	58.00
LOT 10	8,565	58.00

- LEGEND
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATERLINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.N. INDICATES FILE NUMBER
 - E.E. INDICATES ELECTRICAL EASEMENT
 - A.E. INDICATES AERIAL EASEMENT
 - R.O.W. INDICATES RIGHT OF WAY
 - I.R. INDICATES IRON ROD
 - I.P. INDICATES IRON PIPE
 - FND. FOUND

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.427	62,156	RESTRICTED TO LANDSCAPE
B	0.140	6,095	RESTRICTED TO PIPELINE
C	0.143	6,233	RESTRICTED TO LANDSCAPE
D	0.083	3,637	RESTRICTED TO DRAINAGE
E	0.062	2,699	RESTRICTED TO LANDSCAPE
TOTAL	1.855	80,820	

HUNTINGTON PLACE SECTION 2

A SUBDIVISION OF 19.268 ACRES OF LAND SITUATED IN THE
WILLIAM PETTUS LEAGUE SURVEY, ABSTRACT 68,
FORT BEND COUNTY, TEXAS.

74 LOTS 5 RESERVES (1.855 ACRES) 2 BLOCKS
FEBRUARY 13, 2018 JOB NO. 1037-2019.403

OWNERS:
WOODMERE DEVELOPMENT COMPANY, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: WOODMERE GP, LLC., ITS GENERAL PARTNER
RICHARD RUE, PRESIDENT
15915 KATY FREEWAY, SUITE 405, HOUSTON, TEXAS 77094
PH: (281) 450-9172

SURVEYOR:
LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386