

PLAT RECORDING SHEET

PLAT NAME: Trails of Katy, Sec. 4

PLAT NO: _____

ACREAGE: 63.304

LEAGUE: Thomas Cresap Survey, Jesse Burditt Survey, Robert Van Slyke Survey,
and The Charles W. Schrimpf Survey

ABSTRACT NUMBER: 369, 383, 395, 412

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 91

NUMBER OF RESERVES: 5

OWNERS: Ventana Development Katy, Ltd.

(DEPUTY CLERK)

DISTRICT NAMES	
WCID	N/A
MUD	WILLOW POINT MUD
LID	N/A
OD	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	KATY ISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT, CONSOLIDATED COMMUNICATIONS

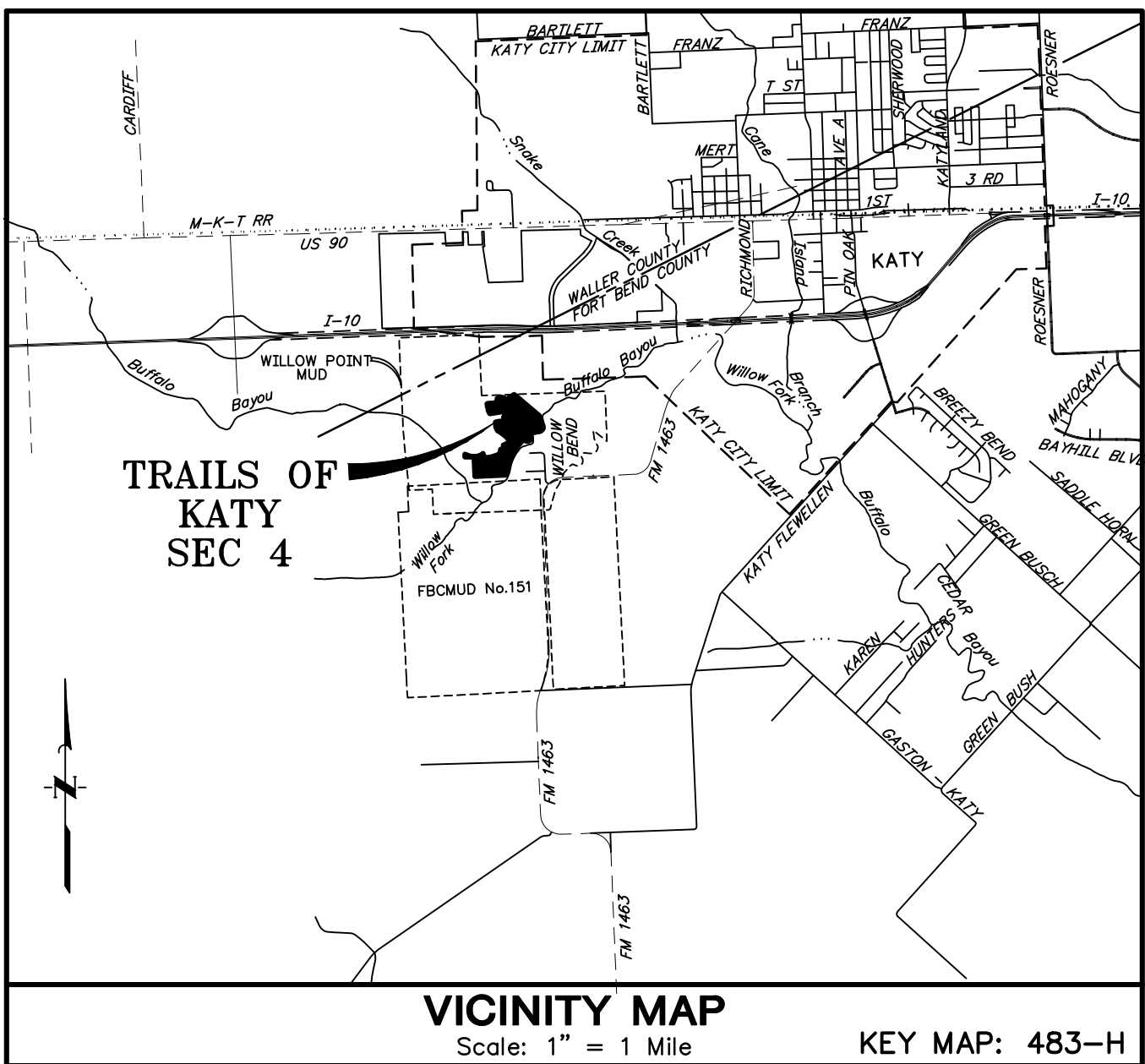
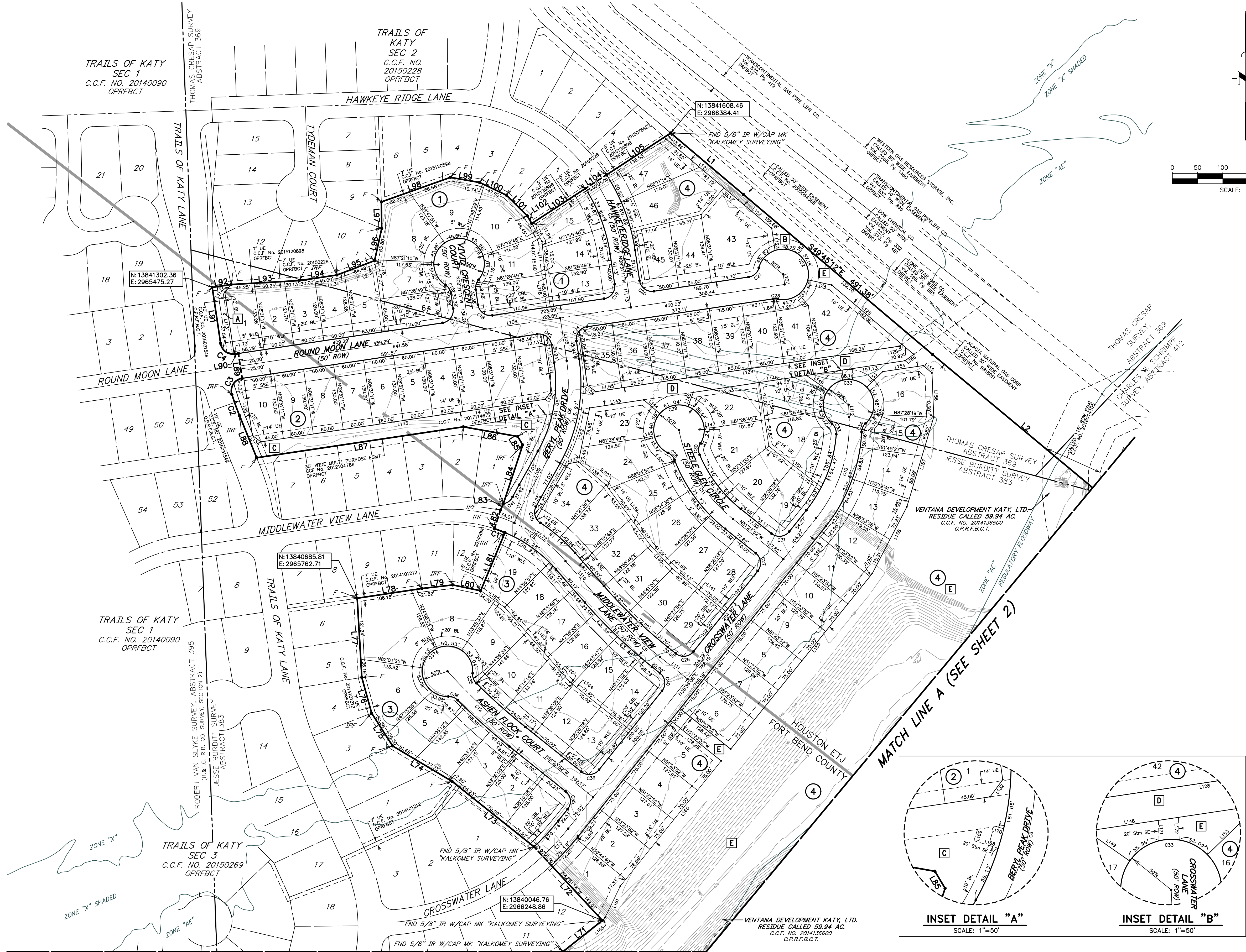
- A**
RESTRICTED RESERVE "A"
Restricted to Landscape Purposes Only
0.073 AC
3,166 Sq Ft

B
RESTRICTED RESERVE "B"
Restricted to Landscape Purposes Only
0.144 AC
6,255 Sq Ft

C
RESTRICTED RESERVE "C"
Restricted to Landscape, Incidental Utility & Drainage Purposes Only
0.689 AC
30,013 Sq Ft

D
RESTRICTED RESERVE "D"
Restricted to Landscape, Incidental Utility & Drainage Purposes Only
0.626 AC
27,250 Sq Ft

E
RESTRICTED RESERVE "E"
Restricted to Detention/ Drainage Purposes Only
36.310 AC
1,581,704 Sq Ft



- General Notes
- All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - DE "Drainage Easement"
 - DREBCT "Deed Records Fort Bend County Texas"
 - ESM "Easement"
 - IR "Found 3/4" Iron Rod w/Cap Stamped "Kalkomey Surveying"
 - GBL "Garage Building Line"
 - IPF "Found 1/2" Iron Pipe w/Cap Stamped "Kalkomey Surveying"
 - TRF "Found 1/4" Iron Rod w/Cap Stamped "Cotton Surveying"
 - No "Number"
 - OPRFBCT "Official Public Records of Fort Bend County Texas"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol - Pg "Volume and Page"
 - WLE "Waterline Easement"
 - WTP "Wastewater Treatment Plant"
 - "Block Number"
 - Set 3/4-inch Iron Rod With Cap Stamped "Jones/Carter" as Per Certification
 - Elevations shown hereon are based on NGS monument M 1506, being 3.8 miles West of Katy from junction of U.S. Highway 90 & Pin Oak Road, monument being 38 foot West of centerline of Pederson Road, also being 26 foot South-Southwest of and of a 32 inch pipe culvert, also being 13 feet South of a fence corner and power poles, also being 2 foot north-northeast of a fence. Access to datum point is through a 5 inch logs cap, with a published elevation of 155.63 (NAVD 88).
 - All easements are centered on lot lines unless shown otherwise.
 - All building lines along street rights-of-way are as shown on the plat.
 - All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
 - This tract is located within the extraterritorial jurisdiction of the City of Houston, Fort Bend County, Texas, and within Willow Point Municipal Utility District.
 - Per the Flood Insurance Rate Map (FIRM) No. 48157C0040L for Fort Bend County, Texas as revised April 2, 2014, the approximate 100-year Base Flood Elevation is 140.20'.
 - The minimum slab elevation for Block 1 Lots 1-15, Block 2 Lots 1-10, and Block 4 Lots 35-47 shall be 145.70'. The minimum slab elevation for Block 3 Lots 1-19, and Block 4 Lots 1-34 shall be 144.38'. 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 bearings are based on the Texas Coordinate System, South Central Zone, NAD 83, based upon GPS observations of NGS triangulation station "Brookshire".
 - All sidelet building lines to be 5' unless otherwise noted.
 - 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 plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
 - This plot is located in lightning zone L23.
 - Texas Coordinate System NAD 83, South Central Zone (grid) coordinates shown hereon were obtained with Real Time Kinetic Global Positioning Satellite Equipment. To convert these coordinates to surface coordinates apply a scale factor of 0.99988896.
 - 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 pipeline easements within the platted area are shown hereon.
 - City of Houston review is only for the property located within the City of Houston jurisdiction.
 - Per the Flood Insurance Rate Map (FIRM) No. 48157C0040L with an effective date of April 2, 2014 and revision letter 16-06-1376P-480301 with an effective date of February 14, 2017, for Fort Bend County, Texas, Trails of Katy Sec 4 is located within Zone "X", Zone "X" Shaded, & Zone "AE". Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. Zone "X" Shaded is defined as areas of 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone "AE" is defined as special flood hazard areas with base flood elevation or depth.
 - The Willow Point Municipal Utility District will have ownership and maintenance responsibility for the denoted drainage reserves.
 - 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.
 - All lots shall have adequate wastewater collection services.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by 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.
 - Unless otherwise indicated, the building line (b.l.), 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.
 - Contours shown hereon are based upon NAVD88 datum.
 - A minimum distance of 10' shall be maintained between residential dwellings.
 - Waterline Easement recorded under County Clerk's File No. 2017051674, Official Public Records, Fort Bend County, Texas, does not affect the subject tract.

TRAILS OF KATY

SEC 4

A SUBDIVISION OF 63.304 ACRES OF LAND OUT OF THE

THOMAS CRESAP SURVEY, A-369, JESSE BURDITT SURVEY, A-383, ROBERT VAN SLYKE SURVEY, A-395 AND THE CHARLES W. SCHRIMPF SURVEY, A-412

FORT BEND COUNTY, TEXAS

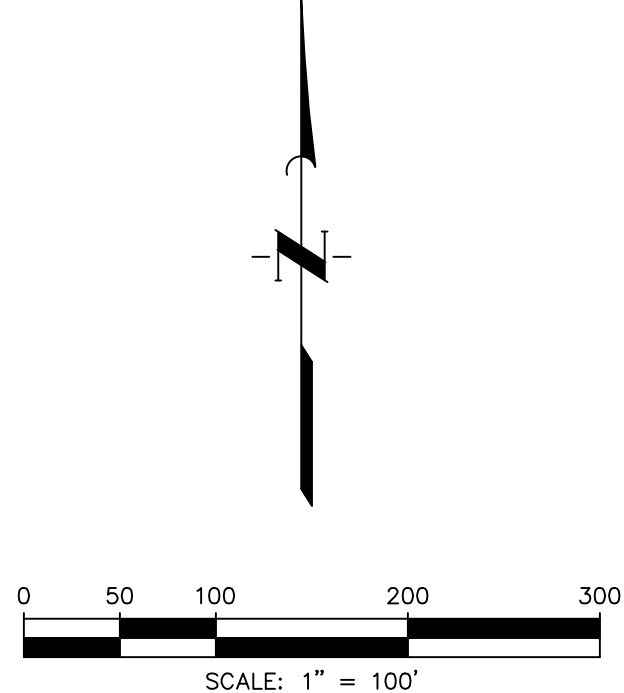
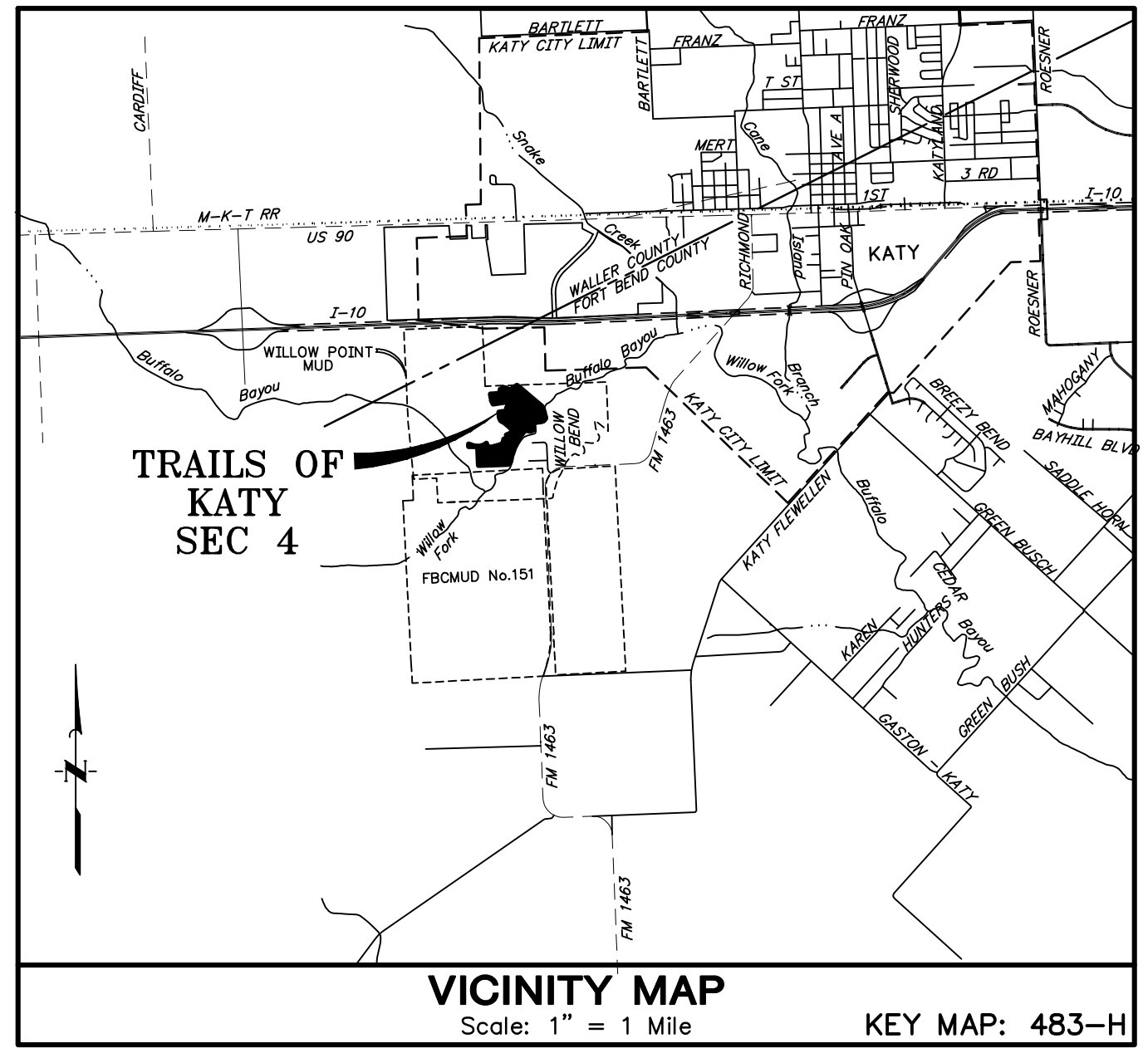
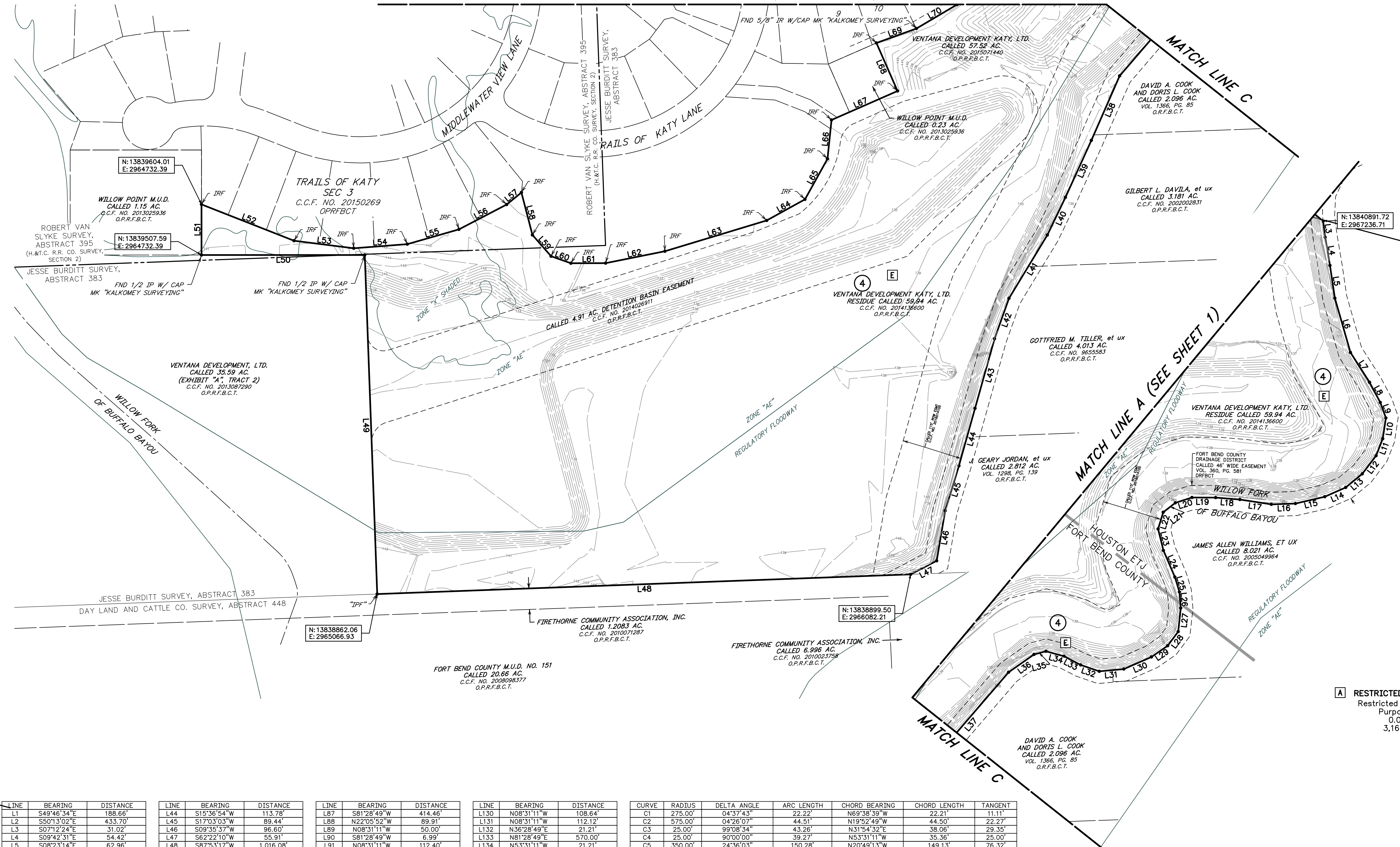
91 LOTS 5 RESERVES 4 BLOCKS

MAY 2018

DEVELOPER/OWNER:
Ventana Development Katy, Ltd.
410 Brooks Street
Sugar Land, Texas 77478
(713) 781-5553

ENGINEER/SURVEYOR:
JONES CARTER
Texas Board of Professional Engineers Registration No. F-839
1610 West Loop South, Suite 1500, Houston, Texas 77001 • 713.777.5937
TBPLS FIRM No. 10046104

MATCH LINE B (SEE SHEET 1)



DISTRICT NAMES	
WCID	N/A
MUD	WILLOW POINT MUD & FBC MUD 151
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	KATY ISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT, CONSOLIDATED COMMUNICATIONS

- [A] RESTRICTED RESERVE "A"**
Restricted to Landscape Purposes Only
0.073 AC
3,166 Sq Ft
- [B] RESTRICTED RESERVE "B"**
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- [D] RESTRICTED RESERVE "D"**
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27,250 Sq Ft
- [E] RESTRICTED RESERVE "E"**
Restricted to Detention/Drainage Purposes Only
36.310 AC
1,581,704 Sq Ft

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
L1	S49°46'34"E	188.66'	L44	S15°36'54"W	113.78'	L87	S81°28'49"W	414.46'	L130	N08°31'11"W	108.64'	C1	275.00'	04°37'43"	22.22'	N69°38'39"W	22.21'	11.11'
L2	S50°13'02"E	433.70'	L45	S17°03'03"W	89.44'	L88	N22°05'52"W	89.91'	L131	N08°31'11"W	112.12'	C2	575.00'	04°26'07"	44.51'	N19°52'49"W	44.50'	22.27'
L3	S07°12'24"E	31.02'	L46	S09°35'37"W	96.60'	L89	N08°31'11"W	50.00'	L132	N36°28'49"E	21.21'	C3	25.00'	99°08'34"	43.26'	N31°54'32"E	38.06'	29.35'
L4	S09°42'31"E	54.42'	L47	S62°22'10"W	55.91'	L90	S81°28'49"W	6.99'	L133	N81°28'49"E	570.00'	C4	25.00'	90°00'00"	39.27'	N53°31'11"W	35.36'	25.00'
L5	S08°23'14"E	62.96'	L48	S87°53'17"W	1,016.08'	L91	N08°31'11"W	112.40'	L134	N53°31'11"W	21.21'	C5	350.00'	24°36'03"	150.28'	N20°49'13"W	149.13'	76.32'
L6	S16°00'43"E	107.53'	L49	N02°06'43"W	646.14'	L92	N81°28'49"E	38.21'	L135	N08°31'11"W	115.00'	C6	300.00'	37°43'18"	197.51'	N10°20'28"E	193.96'	102.48'
L7	S32°40'59"E	67.56'	L50	S89°58'51"W	310.76'	L93	N86°43'37"E	135.63'	L136	N30°44'34"E	126.10'	C7	700.00'	05°47'59"	70.86'	N26°18'08"E	70.83'	35.46'
L8	S27°59'42"E	43.56'	L51	N00°00'00"W	96.43'	L94	N81°28'49"E	75.00'	L137	N80°01'52"E	19.57'	C8	300.00'	30°53'19"	161.73'	N56°30'52"W	159.78'	82.88'
L9	S19°42'22"E	31.28'	L52	S68°33'06"E	189.36'	L95	N69°08'22"E	79.84'	L138	N50°02'33"W	71.53'	C9	1,000.00'	10°19'40"	180.25'	N48°14'02"W	180.01'	90.37'
L10	S08°23'22"W	40.00'	L53	S82°49'30"E	114.41'	L96	N12°31'34"E	65.38'	L139	N36°19'35"W	148.77'	C10	300.00'	41°03'20"	214.97'	N18°04'28"E	210.40'	112.33'
L11	S21°30'23"W	34.62'	L54	N85°36'02"E	102.36'	L97	N00°54'45"W	52.49'	L140	N43°11'11"W	62.97'	C11	300.00'	40°10'26"	210.35'	N31°18'39"W	206.07'	109.71'
L12	S37°12'35"W	43.65'	L55	N74°01'34"E	102.36'	L98	N70°27'26"E	145.60'	L141	N51°23'52"W	135.53'	C12	1,200.00'	09°05'01"	190.25'	N46°51'21"W	190.05'	95.32'
L13	S60°32'35"W	40.69'	L56	N62°27'06"E	102.36'	L99	S80°10'37"E	58.46'	L142	N11°48'26"E	109.44'	C13	500.00'	08°31'56"	74.46'	N42°52'06"E	74.39'	37.30'
L14	S66°13'33"W	43.67'	L57	N50°52'38"E	36.18'	L100	S64°32'18"E	58.65'	L143	N81°28'49"E	108.25'	C14	25.00'	90°00'00"	39.27'	N36°28'49"E	35.36'	25.00'
L15	S76°55'39"W	57.20'	L58	S14°32'29"E	83.49'	L101	S45°23'43"E	58.65'	L144	N49°16'42"W	42.41'	C15	25.00'	48°11'23"	21.03'	N32°36'53"W	20.41'	11.18'
L16	S88°01'09"W	45.78'	L59	S41°06'03"E	63.90'	L102	S29°46'11"E	17.83'	L145	N77°22'57"E	20.00'	C16	25.00'	278°22'46"	241.18'	N81°28'49"E	66.67'	44.72'
L17	N81°16'55"W	60.73'	L60	S70°33'19"E	40.06'	L103	N56°51'31"E	126.80'	L146	N20°40'17"E	30.18'	C17	25.00'	48°11'23"	21.03'	N15°34'30"E	20.41'	11.18'
L18	N85°22'30"W	46.08'	L61	N89°44'51"E	66.18'	L104	N57°08'50"E	50.00'	L147	N85°34'35"E	20.00'	C18	25.00'	90°00'00"	39.27'	S53°31'11"E	35.36'	25.00'
L19	N89°54'54"W	45.20'	L62	N78°41'39"E	115.05'	L105	N56°53'50"E	152.19'	L148	N81°28'49"E	424.59'	C19	25.00'	90°00'00"	39.27'	N36°28'49"E	35.36'	25.00'
L20	S72°17'18"W	35.23'	L63	N73°09'15"E	202.43'	L106	N81°28'49"E	1,091.61'	L149	N55°07'28"W	51.87'	C20	25.00'	90°00'00"	39.27'	S53°31'11"E	35.36'	25.00'
L21	S52°11'55"W	29.09'	L64	N61°02'38"E	83.21'	L107	N08°31'11"W	20.00'	L150	N08°31'11"W	127.80'	C21	25.00'	66°25'19"	28.98'	N48°16'10"E	27.39'	16.37'
L22	S17°05'40"W	33.28'	L65	N29°03'19"E	88.29'	L108	N08°31'11"W	85.94'	L151	N52°01'58"W	131.94'	C22	50.00'	26°27'41"	233.40'	S31°12'39"E	72.26'	52.27'
L23	S13°52'25"E	42.33'	L66	N05°52'48"E	74.30'	L109	N29°12'07"E	77.03'	L152	N73°26'25"W	20.01'	C23	25.00'	21°02'22"	9.18'	N88°00'00"W	9.13'	4.64'
L24	S23°19'48"E	55.12'	L67	N61°19'57"E	137.32'	L110	N41°04'12"W	87.18'	L153	N45°51'44"E	44.42'	C24	25.00'	90°00'00"	39.27'	S36°28'49"W	35.36'	25.00'
L25	S16°48'36"E	29.60'	L68	N23°40'03"W	100.00'	L111	N51°23'52"W	70.00'	L154	N81°28'49"E	81.16'	C25	25.00'	84°32'12"	36.89'	S14°52'11"E	33.63'	22.72'
L26	S04°54'29"E	30.81'	L69	N70°08'05"E	80.89'	L112	N02°22'12"W	24.73'	L155	N49°47'54"W	22.65'	C26	25.00'	90°00'00"	39.27'	N83°36'08"E	35.36'	25.00'
L27	S06°11'43"W	45.05'	L70	N52°38'06"W	77.18'	L113	N08°31'11"W	123.71'	L156	N02°19'58"W	67.32'	C27	25.00'	90°00'00"	39.27'	N08°23'52"W	35.36'	25.00'
L28	S36°42'55"W	33.76'	L71	N51°31'55"E	99.87'	L114	N39°06'13"E	20.22'	L157	N16°38'27"E	186.14'	C28	25.00'	43°25'55"	18.95'	N42°50'12"W	18.50'	9.96'
L29	S55°33'48"W	37.50'	L72	N42°51'56"W	199.01'	L115	N08°31'11"W	142.07'	L158	N27°26'28"E	148.74'	C29	50.00'	27°55'59"	240.79'	N73°24'40"E	66.96'	45.08'
L30	S66°15'33"W	57.21'	L73	N51°23'52"W	208.20'	L116	N29°46'14"W	40.93'	L159	N38°51'29"E	447.62'	C30	25.00'	54°18'53"	23.70'	N04°13'03"E	22.82'	12.82'
L31	S84°40'55"W	46.93'	L74	N59°08'48"W	137.29'	L117	N05°13'02"W	76.64'	L160	N38°51'29"E	318.99'	C31	25.00'	90°00'00"	39.27'	N83°36'08"E	35.36'	25.00'
L32	N71°05'56"W	37.55'	L75	N32°38'06"W	77.18'	L118	N08°31'11"W	80.00'	L161	N25°46'11"E	69.29'	C32	25.00'	53°09'20"	23.19'	N22°14'34"W	22.51'	12.51'
L33	N62°23'25"W	35.60'	L76	N15°22'44"W	73.43'	L119	N76°54'15"E	142.45'	L162	N55°23'47"W	57.81'	C33	50.00'	276°05'14"	240.93'	N89°13'23"E	66.86'	44.95'
L34	N74°37'33"W	35.57'	L77	N03°20'03"W	157.42'	L120	N40°14'12"W	69.71'	L163	N41°04'12"W	196.10'	C34	25.00'	44°23'41"	19.37'	S25°04'09"W	18.89'	10.20'
L35	S75°31'26"W	23.69'	L78	N81°28'49"E	130.00'	L121	N49°46'34"W	193.16'	L164	N51°23'52"W	154.41'	C35	25.00'	90°00'00"	39.27'	N06°23'52"W	35.36'	25.00'
L36	S54°59'30"W	58.86'	L79	N83°24'42"E	61.60'	L122	N45°45'12"W	86.19'	L165	N43°48'23"E	7.71'	C36	25.00'	46°53'43"	20.46'	N68°22'38"W	19.90'	10.84'
L37	S40°41'30"W	242.83'	L80	S78°09'11"E	56.33'	L123	N08°31'11"W	21.36'	L166	N54°00'51"E	21.36'	C37	50.00'	278°21'06"	241.18'	N46°21'06"E	66.68'	44.74'
L38	S23°42'00"W	134.10'	L81	N22°40'12"E	125.00'	L124	N77°38'59"W	48.45'	L167	N36°52'05"E	20.18'	C38	25.00'	49°34'03"	21.63'	S20°15'26"E	20.96'	11.54'
L39	S24°25'40"W	119.18'	L82	N18°02'35"W	39.00'	L125	N49°47'36"W	212.98'	L168	N72°40'35"W	25.20'	C39	25.00'	90°00'00"	39.27'	N83°36'08"E	35.36'	25.00'
L40	S25°41'23"W	79.69'	L83	N23°49'58"E	13.62'	L126	N54°00'51"E	6.52'	L169	N17°19'25"E	11.80'	C40	25.00'	90°00'00"	39.27'	N06°23'52"W	35.36'	25.00'
L41	S31°11'10"W	140.90'	L84	N18°16'54"E	122.74'	L127	N38°43'34"W	29.44'	L170	N72°40'35"W	7.61'	C41	25.00'	54°10'42"	23.64'	N54°07'11"E	22.77'	12.79'
L42	S19°37'28"W	81.76'	L85	N30°48'34"W	19.65'	L128	N81°28'49"E	607.89'	L171	N01°41'56"W	22.48'	C42	25.00'	90°00'00"	39.27'	N53°31'11"W	35.36'	25.00'
L43	S15°41'28"W	137.60'	L86	N79°54'03"W	109.32'	L129	N53°31'11"W	21.21'	L172	N01°41'56"W	22.48'							

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SEC 4

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OUT OF THE
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ENGINEER/SURVEYOR:
JONES & CARTER
Texas Board of Professional Engineering Registration No. 7-439
6330 West Loop South, Suite 150 • Houston, TX 77057 • 713.773.5357
TBPLS FIRM No. 10046104

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Ventana Development Katy, Ltd. acting by and through Jim Grover, Vice-President, being an officer of Ventana Development Katy, Ltd. owner hereinafter referred to as Owners of the 63.304 acre tract described in the above and foregoing map of TRAILS OF KATY SEC 4, 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 purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on 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 on 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 dwelling units thereon (or the placement of mobile home subdivision) 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, 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 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 time and all times for the purposes of construction and maintenance of drainage facilities and structures.

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 Ventana Development Katy, Ltd., has caused these presents to be signed by Jim Grover, Vice-President thereunto authorized, this _____ day of _____, 2018.

Ventana Development Katy, Ltd.

By: _____
Jim Grover
Vice-President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Jim Grover, Vice-President of Ventana Development Katy, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they 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

Print Name

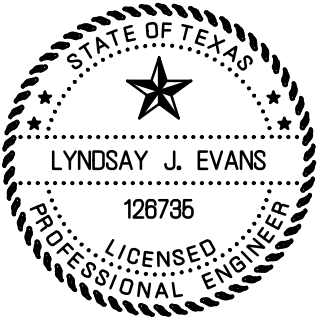
My commission expires: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of TRAILS OF KATY SEC 4 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this _____ day of _____, 2018.

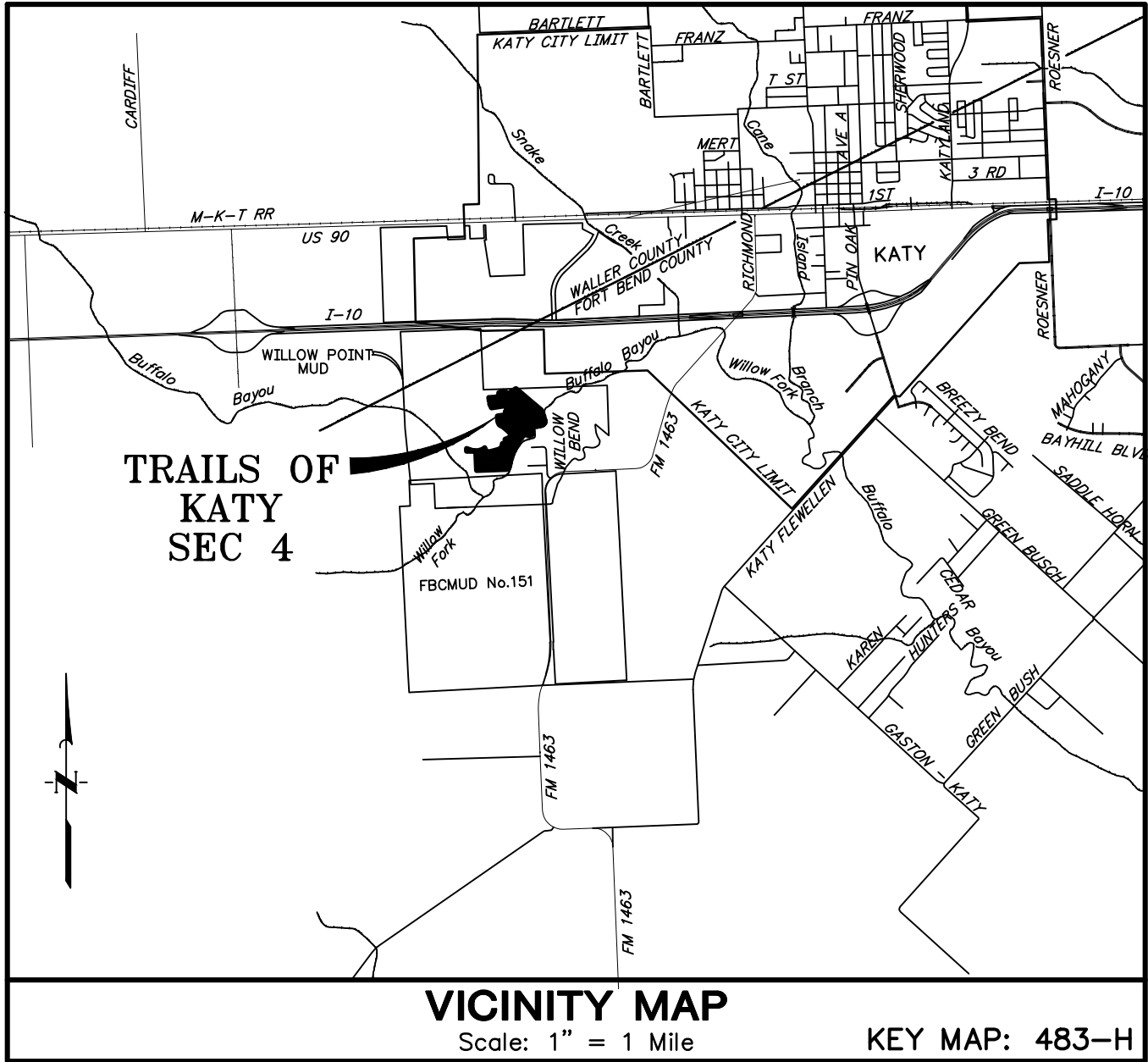
By: _____ or _____
Martha L. Stein Title Chair M. Sonny Garza Vice Chairman

By: _____
Patrick Walsh, P.E.
Secretary

I, Lyndsay J. Evans, 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.



Lyndsay J. Evans, P.E.
Professional Engineer No. 126735



I, Richard W. Stolleis, P.E., Fort Bend County Engineer, do hereby certify that the plot 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 _____, 2018.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

Robert E. Hebert
County Judge

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

James Patterson
Commissioner, Precinct 4

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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 _____, 2018, at _____ o'clock _____ in Plat Number(s) _____ 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
Fort Bend County, Texas

By: _____
Deputy

TRAILS OF KATY
SEC 4
A SUBDIVISION OF 63.304 ACRES OF LAND
OUT OF THE
THOMAS CRESAP SURVEY, A-369,
JESSE BURDITT SURVEY, A-383,
ROBERT VAN SLYKE SURVEY, A-395
AND THE CHARLES W. SCHRIMPF SURVEY, A-412
FORT BEND COUNTY, TEXAS
91 LOTS 5 RESERVES 4 BLOCKS
MAY 2018

DEVELOPER/OWNER:
Ventana Development Katy, Ltd.
410 Brooks Street
Sugar Land, Texas 77478
(713) 781-5553

ENGINEER/SURVEYOR:
JC JONES & CARTER
Texas Board of Professional Engineers Registration No. 1-438
6330 West Loop South, Suite 150 - Houston, TX 77057 • 713-777-5337
TBPLS FIRM No. 10046104
SHEET 3 OF 3