

PLAT RECORDING SHEET

PLAT NAME: Trails of Katy, Sec. 5

PLAT NO: _____

ACREAGE: 1.527

LEAGUE: Robert Van Slyke Survey

ABSTRACT NUMBER: 395

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 7

NUMBER OF RESERVES: 0

OWNERS: Ventana Development Katy, Ltd.

(DEPUTY CLERK)

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 1.527 acre tract described in the above and foregoing map of TRAILS OF KATY SEC 5, 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 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 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.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of TRAILS OF KATY SEC 5 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.

IN TESTIMONY WHEREOF, the Ventana Development Katy, Ltd., has caused these presents to be signed by Jim Grover, Vice-President thereunto authorized, this 22nd day of May, 2018.

Ventana Development Katy, Ltd.

By: Jim Grover
Vice-President

STATE OF TEXAS §
COUNTY OF FORT BEND §

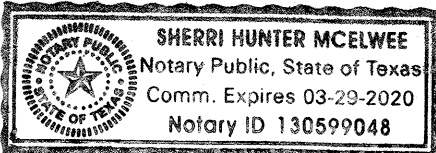
BEFORE ME, the undersigned authority, on this day personally appeared Jim Grover, Vice-President of Ventana Development Katy, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22nd day of May, 2018.

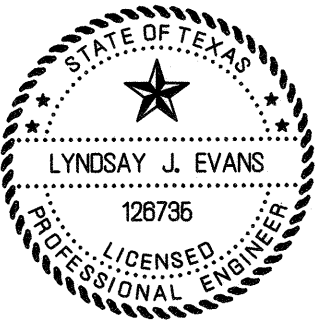
Sherri H. McElwee
Notary Public in and for the State of Texas

Sherri H. McElwee
Print Name

My commission expires: 03-29-2020



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.

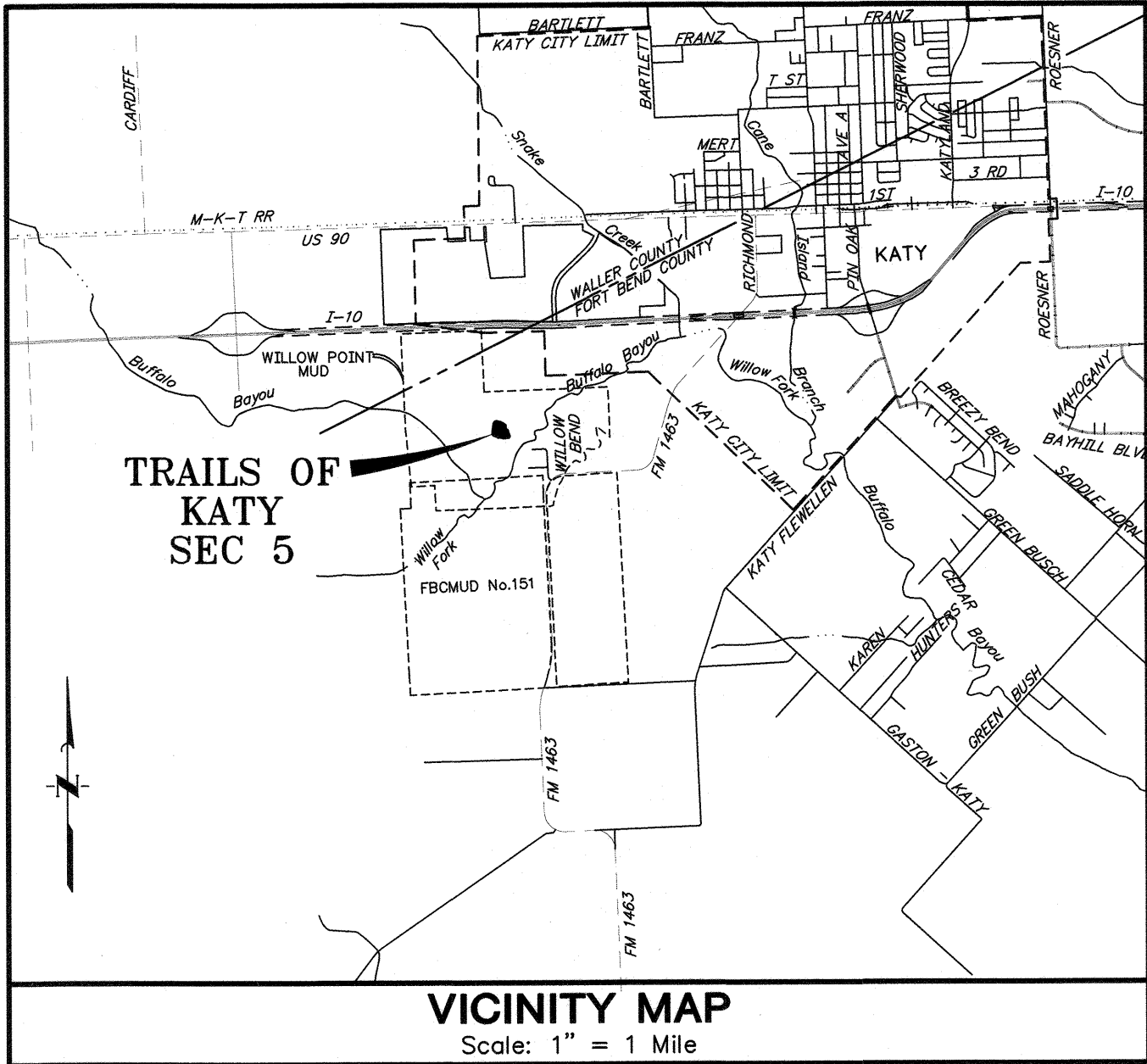


Lyndsay J. Evans
Lyndsay J. Evans, P.E.
Professional Engineer No. 126735

I, Chris D. Kalkomey, am authorized (or 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.



Chris D. Kalkomey
Chris D. Kalkomey
Texas Registration No. 5869



FORT BEND COUNTY KEY MAP: 483-H
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 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

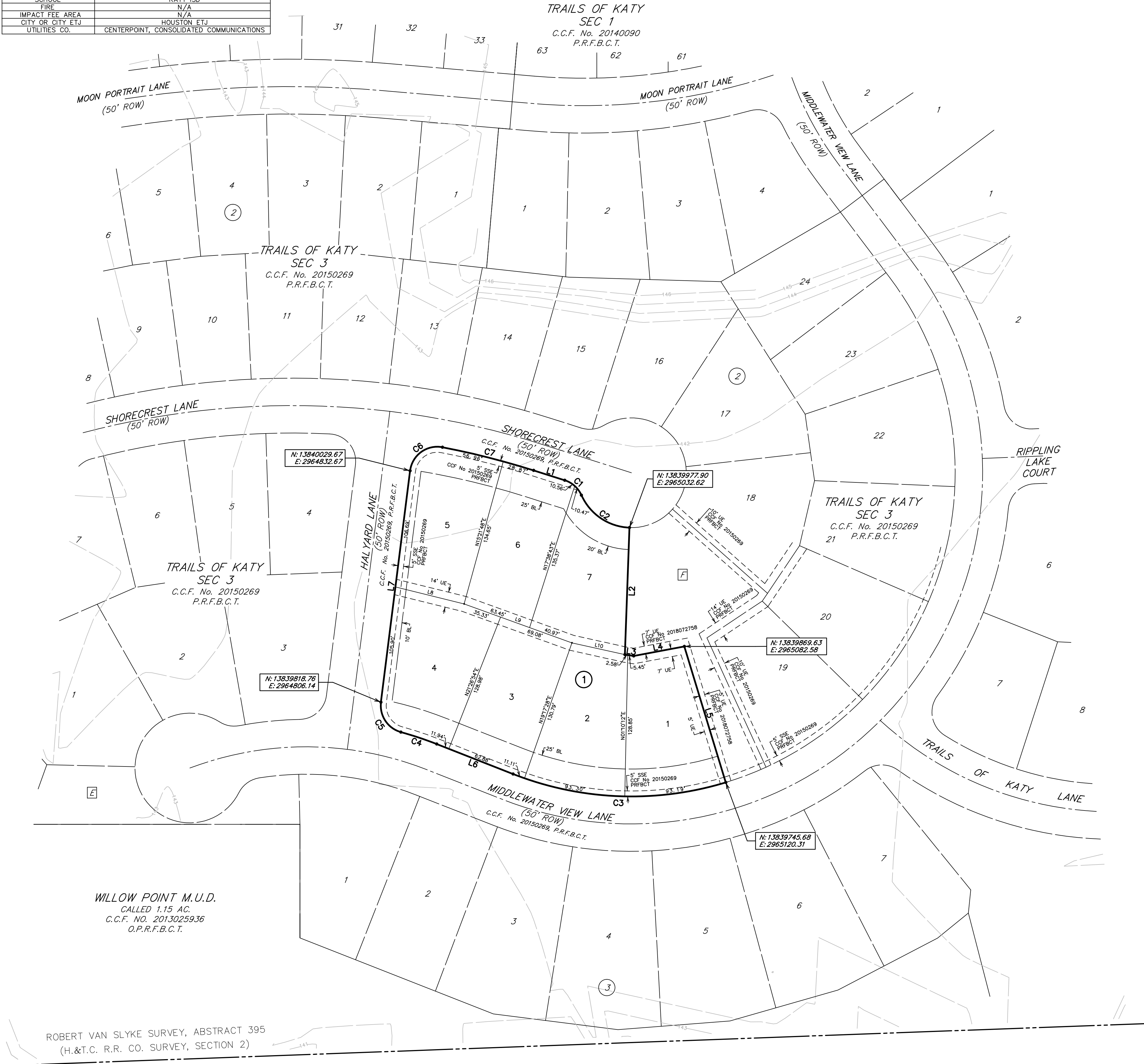
TRAILS OF KATY SEC 5

A SUBDIVISION OF 1.527 ACRES OF LAND
OUT OF THE
ROBERT VAN SLYKE SURVEY, A-395
FORT BEND COUNTY, TEXAS
7 LOTS 0 RESERVES 1 BLOCK
MAY 2018

DEVELOPER/OWNER:
Ventana Development Katy, Ltd.
2450 Fondren Road #210
Houston, Texas 77063
(713) 781-5553

ENGINEER/SURVEYOR:
J|C JONES CARTER
Texas Board of Professional Engineers Registration No. F-4339
Texas Board of Professional Land Surveying Registration No. 32646-02
6300 West Loop South, Suite 500 • Houston, TX 77057 • 713-775-5397

DISTRICT NAMES	
WCID	N/A
MUD	WILLOW POINT MUD
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



- General Notes
- 1) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - 2) BL "Building Line"
 - 3) C.C.F. "County Clerk's File"
 - 4) DE "Drainage Easement"
 - 5) D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - 6) "IPF" "Found 1/2" Iron Pipe w/Cap Stamped "Kalkomey Surveying"
 - 7) "IRF" "Found 3/4" Iron Rod w/Cap Stamped "Cotton Surveying"
 - 8) No. "Number"
 - 9) OPFBCT "Official Public Records of Fort Bend County Texas"
 - 10) PRFBCT "Plat Records Fort Bend County Texas"
 - 11) ROW "Right-of-Way"
 - 12) SSE "Sanitary Sewer Easement"
 - 13) Sq Ft "Square Feet"
 - 14) Stm SE "Storm Sewer Easement"
 - 15) UE "Utility Easement"
 - 16) Vol "Volume and Page"
 - 17) WLE "Waterline Easement"
 - 18) WWTP "Wastewater Treatment Plant"
 - 19) ① "Block Number"
 - 20) Set 3/4-inch Iron Rod With Cap Stamped "Cotton Surveying" as Per Certification
 - 21) All easements are centered on lot lines unless shown otherwise.
 - 22) All building lines along street rights-of-way are as shown on the plat.
 - 23) 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.
 - 24) This tract is located within Fort Bend County, Texas, and within Willow Point Municipal Utility District.
 - 25) Per the Flood Insurance Rate Map (FIRM) No. 4815700040L for Fort Bend County, Texas as revised April 2, 2014, the approximate 100-year Base Flood Elevation is 142.80'.
 - 26) The minimum slab elevation shall be 144.80'. 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.
 - 27) All bearings are based on the Texas Coordinate System, South Central Zone, NAD 83, based upon GPS observations of NGS triangulation station "Brookshire".
 - 28) All sidewalk building lines to be 5' unless otherwise noted.
 - 29) 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 plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
 - 30) This plot is located in lighting zone LZ3.
 - 31) 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.
 - 32) 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.
 - 33) There are no pipeline easements within the plotted area.
 - 34) A minimum distance of 10' shall be maintained between residential dwellings.
 - 35) This property lies in Zone AE, Zone X, and X Shaded as per the Flood Insurance Rate Maps, Community Panel No. 4815700040 L, effective date April 2, 2014.
 - 36) Contours shown hereon are based upon NAVD88 datum.
 - 37) 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 36 foot West of centerline of Pederson Road, also being 26 foot South-Southwest of end of a 32 inch pipe culvert, also being 13 foot South of a fence corner and power pole, also being 2 foot north-northeast of a fence. Access to datum point is through a 5 inch logo cap, with a published elevation of 155.65' (NAVD 88).
 - 38) 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.

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6500 West Loop South, Suite 550 - Houston, TX 77057 - (713) 797-5557

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	48°11'23"	21.03'	S48°15'35"E	20.41'	11.18'
C2	50.00'	6°34'45"	55.66'	S56°03'23"E	52.83'	31.11'
C3	295.00'	38°22'42"	197.60'	N87°44'27"W	193.93'	102.67'
C4	325.00'	6°03'54"	34.40'	N71°35'03"W	34.39'	17.22'
C5	25.00'	81°47'12"	35.69'	N33°43'24"W	32.73'	21.65'
C6	25.00'	93°41'30"	40.88'	N54°00'57"E	36.48'	26.67'
C7	725.00'	6°47'01"	85.84'	S75°44'47"E	85.79'	42.97'

LINE	BEARING	DISTANCE
L1	S72°21'17"E	29.65'
L2	S02°03'09"W	115.80'
L3	S80°45'32"E	8.03'
L4	N79°17'13"E	47.00'
L5	S16°55'49"E	129.58'
L6	N68°33'06"W	74.81'
L7	N07°10'12"E	212.59'
L8	N76°07'15"W	64.50'
L9	N70°08'49"W	104.42'
L10	N77°30'08"W	49.48'