

**PLAT RECORDING SHEET**

**PLAT NAME:** Sendero Tract Canyon Fields Drive Street Dedication

\_\_\_\_\_

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

**ACREAGE:** 2.5469

\_\_\_\_\_

**LEAGUE:** Brooks and Burleson Survey No. 9, and Walton, Hill and Walton "A"

Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** 144, 435

\_\_\_\_\_

**NUMBER OF BLOCKS:** 0

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 0

\_\_\_\_\_

**OWNERS:** Meritage Homes of Texas LLC, Pulte Homes of Texas LP, and

Pacific Richland Investments LP

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



STATE OF TEXAS  
COUNTY OF FORT BEND

WE, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH DAVID JORDAN, SR., ITS VICE PRESIDENT AND PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH TIMOTHY EARLY, VICE PRESIDENT OF LAND DEVELOPMENT, AND PACIFIC RICHLAND INVESTMENTS, L.P. A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH RICHLAND INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ACTING BY AND THROUGH DOMINIC LEUNG, PRESIDENT OF RICHLAND REAL ESTATE CORPORATION, A DELAWARE CORPORATION, ITS MANAGER, HEREINAFTER REFERRED TO AS OWNERS OF THE 2.5469 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SENDERO TRACT CANYON FIELDS DRIVE STREET DEDICATION, DO HEREBY MAKE AND ESTABLISHED SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATED 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 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, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING TO THE CITY OF HOUSTON, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY, 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, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR OTHER NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION 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 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, MERITAGE HOMES OF TEXAS, LLC, AS AN OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID JORDAN, SR., ITS VICE PRESIDENT, THEREUNTO

AUTHORIZED THIS 29 DAY OF MARCH, 2018.

MERITAGE HOMES OF TEXAS, LLC  
AN ARIZONA LIMITED LIABILITY COMPANY

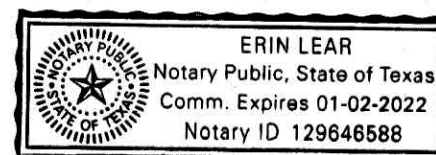
BY: David Jordan, Sr.  
DAVID JORDAN, SR., VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID JORDAN, SR., VICE PRESIDENT, MERITAGE HOMES OF TEXAS, LLC, 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 LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29 DAY OF MARCH, 2018.

Erin Lear  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME  
MY COMMISSION EXPIRES: 1/2/22



IN TESTIMONY WHEREOF, PULTE HOMES OF TEXAS, L.P., AS AN OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TIMOTHY EARLY, ITS VICE PRESIDENT OF LAND DEVELOPMENT, THEREUNTO

AUTHORIZED THIS 11th DAY OF APRIL, 2018.

PULTE HOMES OF TEXAS, L.P.,  
A TEXAS LIMITED PARTNERSHIP

BY: Timothy Early  
TIMOTHY EARLY, VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIMOTHY EARLY, VICE PRESIDENT OF LAND DEVELOPMENT, OF PULTE HOMES OF TEXAS, L.P., 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 LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF APRIL, 2018.

Reagan Marie Behrens  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME  
MY COMMISSION EXPIRES: 9-21-2020



IN TESTIMONY WHEREOF, PACIFIC RICHLAND INVESTMENTS, L.P., AS AN OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHLAND INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER BY DOMINIC LEUNG, PRESIDENT OF RICHLAND REAL ESTATE CORPORATION, ITS MANAGER, THEREUNTO

AUTHORIZED THIS 28 DAY OF MARCH, 2018.

PACIFIC RICHLAND INVESTMENTS, L.P.,  
A TEXAS LIMITED PARTNERSHIP

BY: RICHLAND INVESTMENTS, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: RICHLAND REAL ESTATE CORPORATION  
A DELAWARE CORPORATION  
ITS MANAGER

BY: Dominic Leung  
NAME: DOMINIC LEUNG  
TITLE: PRESIDENT

DATE: 03-28-2018

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOMINIC LEUNG, PRESIDENT, OF RICHLAND REAL ESTATE CORPORATION, A DELAWARE CORPORATION, MANAGER OF RICHLAND INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER OF PACIFIC RICHLAND INVESTMENT L.P. 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 LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF MARCH, 2018.

K. Richter  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME  
MY COMMISSION EXPIRES: 1-29-2022



I, LUTHER J. DALY, 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.

Luther J. Daly  
LUTHER J. DALY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6150



I, JON R. VANDERWILT, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

Jon R. VanderWilt  
JON R. VANDERWILT  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 50071



4/17/2018

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SENDERO TRACT CANYON FIELDS DRIVE STREET DEDICATION, 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 24 DAY OF April, 2018.

BY: Martha L. Stein  
MARTHA L. STEIN, CHAIR  
OR  
M. SONNY GARZA  
VICE CHAIRPERSON

BY: Patrick Walsh  
PATRICK WALSH, P.E., SECRETARY



I, RICHARD W. STOLLEIS, THE 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 COMMISSIONER'S 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 COMMISSIONER'S 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

STATE OF TEXAS  
COUNTY OF FORT BEND

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, A.D., AT \_\_\_\_\_ O'CLOCK (A.M. OR P.M.), IN PLAT NUMBER \_\_\_\_\_ 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  
CLERK OF THE COUNTY  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

## SENDERO TRACT CANYON FIELDS DRIVE STREET DEDICATION

A SUBDIVISION OF 2.5469 ACRES  
LOCATED IN THE  
BROOKS AND BURLESON SURVEY NO. 9, A-144, AND THE  
WALTON, HILL AND WALTON "A" SURVEY, A-435,  
FORT BEND COUNTY, TEXAS

0 LOTS 0 BLOCKS 0 RESERVES

DATE: MARCH, 2018

OWNERS:  
MERITAGE HOMES OF TEXAS, LLC  
AN ARIZONA LIMITED LIABILITY COMPANY

DAVID JORDAN SR., VICE PRESIDENT  
3250 BRIARPARK DRIVE, SUITE 100  
HOUSTON, TEXAS 77042  
713-357-1103

AND  
PULTE HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
TIMOTHY EARLY, VICE PRESIDENT OF LAND DEVELOPMENT  
16670 PARK ROW BLVD., SUITE 100  
HOUSTON TEXAS 77064  
281-529-9126

AND  
PACIFIC RICHLAND INVESTMENTS L.P.,  
A TEXAS LIMITED PARTNERSHIP

DOMINIC LEUNG, PRESIDENT  
RICHLAND INVESTMENT CORPORATION  
10001 WESTHEIMER ROAD, SUITE 2888  
HOUSTON TEXAS 77042  
(713) 975-6288

PREPARED BY:

**Costello**

**BGE** KERRY R. GILBERT  
& ASSOCIATES

- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340

JOB NO. 2004117-012  
S:\NEW\SENDERO\2004117\012 CANYON FIELDS\PLAT117012.DGN

ENGINEER/SURVEYOR:  
2107 CITYWEST BLVD.  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100496

SHEET 1 OF 2



S:\NEW\SENDERO\2004117\012 Canyon Fields Drive\PLAT117012.dgn

- GENERAL NOTES:
- THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, DATED APRIL 16, 2018 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
  - B.L. INDICATES BUILDING LINE, G.B.L. INDICATES GARAGE BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATERLINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; H&P INDICATES HOUSTON LIGHTING AND POWER; P.A.E. INDICATES PERMANENT ACCESS EASEMENT; P.U.E. INDICATES PUBLIC UTILITY EASEMENT; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; O.R.F.B.C. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; R.O.W. INDICATES RIGHT-OF-WAY.
  - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.000119101.
  - THIS PROPERTY LIES WITHIN ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBERS 48157C0110 L AND 48157C0105 L DATED APRIL 02, 2014.
  - THIS PROPERTY LIES WITHIN FORT BEND COUNTY, AND LAMAR INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY MUD NO. 132, FORT BEND COUNTY ESD NO. 4 AND THE CITY OF HOUSTON ETJ.
  - CONTROL BENCHMARK: FLOODPLAIN RM 190045 - BRASS DISK LOCATED ON THE NORTHEAST CORNER OF CINCO RANCH BLVD CONCRETE BRIDGE OVER UPPER BUFFALO BAYOU (T100-00-00), 0.5 MILES SOUTHWEST OF THE INTERSECTION OF CINCO RANCH BLVD AND WESTHEIMER PARKWAY.  
ELEVATION: 115.25 NAVD 1988, (2001 ADJ.).
  - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
  - ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
  - A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY 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 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 THE A.D.A.
  - 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 PROVISION 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.
  - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN ZONE "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE, 2004.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. 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.
- THIS PLAT IS SUBJECT TO RESTRICTIONS RECORDED UNDER CLERK'S FILE NUMBER 20060928591, AS AMENDED BY 2006078189 BOTH OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

## SENDERO TRACT CANYON FIELDS DRIVE STREET DEDICATION

A SUBDIVISION OF 2.5469 ACRES  
LOCATED IN THE  
BROOKS AND BURLESON SURVEY NO. 9, A-144, AND THE  
WALTON, HILL AND WALTON "A" SURVEY, A-435,  
FORT BEND COUNTY, TEXAS

0 LOTS 0 BLOCKS 0 RESERVES

SCALE: 1"=60' DATE: MARCH, 2018

OWNERS:  
MERITAGE HOMES OF TEXAS, LLC  
AND AN ARIZONA LIMITED LIABILITY COMPANY

DAVID JORDAN SR., VICE PRESIDENT  
3250 BRIARPARK DRIVE, SUITE 100  
HOUSTON, TEXAS 77042  
713-357-1103

AND  
PULTE HOMES OF TEXAS, LP  
A TEXAS LIMITED PARTNERSHIP

TIMOTHY EARLY, VICE PRESIDENT OF LAND DEVELOPMENT  
18670 PARK ROW BLVD., SUITE 100  
HOUSTON TEXAS 77084  
281-529-9126

AND  
PACIFIC RICHLAND INVESTMENTS LP,  
A TEXAS LIMITED PARTNERSHIP

DOMINIC LEUNG, PRESIDENT  
RICHLAND INVESTMENT CORPORATION  
10001 WESTHEIMER ROAD, SUITE 2888  
HOUSTON TEXAS 77042  
(713) 975-6288

PREPARED BY:  
**Costello**



ENGINEER/SURVEYOR:

2107 CITYWEST BLVD.  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486



KERRY R. GILBERT  
& ASSOCIATES

- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340

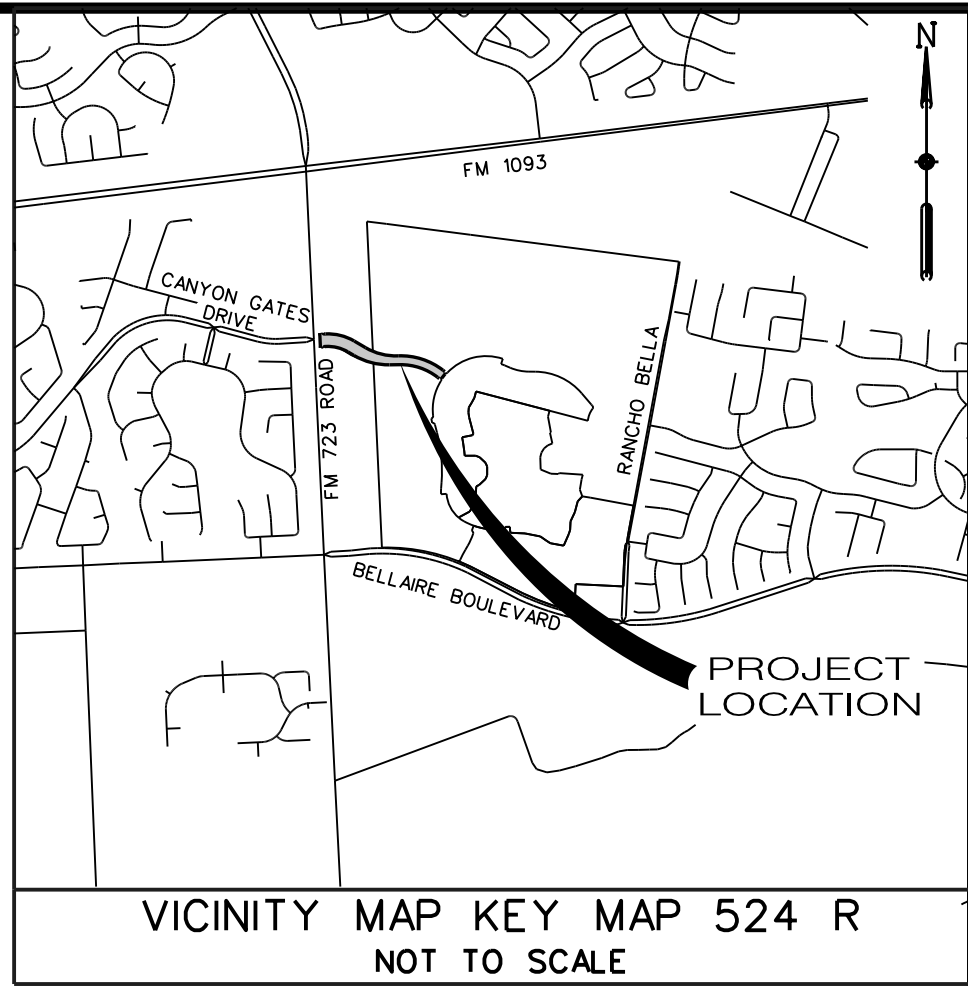
JOB NO. 2004117-012  
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SHEET 2 OF 2

LINE DATA TABLE		
NUMBER	DIRECTION	DISTANCE (FEET)
L1	S52°04'39"E	23.12
L2	N52°04'39"W	23.12
L3	S87°21'34"W	30.00
L4	N87°21'34"E	30.00
L5	N52°04'39"W	23.12

CURVE DATA TABLE					
NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	300.37	550.00	31° 17' 28"	S75°18'42"E	296.65
C2	380.54	670.00	32° 32' 33"	S75°56'14"E	375.45
C3	611.11	1300.00	40° 07' 52"	S72°08'35"E	500.92
C4	452.34	670.00	38° 40' 57"	N71°25'07"W	443.80
C5	396.16	730.00	31° 05' 38"	N75°12'47"W	391.32
C6	340.72	450.00	50° 38' 58"	N71°59'27"W	237.86
C7	48.34	30.00	92° 19' 30"	S43°31'19"W	43.28
C8	46.24	30.00	88° 19' 00"	S46°47'36"E	41.80
C9	287.76	500.00	32° 58' 28"	S78°09'15"E	283.90
C10	379.88	700.00	31° 05' 38"	S75°12'47"E	375.24
C11	472.60	700.00	38° 40' 57"	S71°25'07"E	463.67

- LEGEND
- SET 5/8" - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
  - ⊙ - FOUND 5/8" - INCH IRON ROD UNLESS OTHERWISE NOTED
  - ⬡ - INDICATES RESERVE



FM1093 AND FM723  
RESERVES  
PLAT NO. 20050203  
F.B.C.P.R.

CANYON FIELDS  
DRIVE  
(100' R.O.W.)  
PLAT NO. 20050208  
F.B.C.D.R.

CANYON GATE  
AT WESTHEIMER LAKES  
SEC 1  
PLAT NO. 20050209  
F.B.C.P.R.

DEDICATION TO THE PUBLIC  
FOR R.O.W. PURPOSES

DEDICATION TO THE PUBLIC  
FOR R.O.W. PURPOSES

FM 723 ROAD  
(100' R.O.W.)  
VOL. 487, PG. 811  
VOL. 487, PG. 811  
VOL. 487, PG. 818  
F.B.C.D.R.

X=2980292.46  
Y=13812537.74

ACREAGE  
995.7214 ACRES  
C.F. NO. 2002009201  
O.R.F.B.C.

CALLED 54.49 ACRES  
TRACT A  
C.F. NO. 2015076563  
O.R.F.B.C.

CALLED 168.63 ACRES  
C.F. NO. 2014132483  
O.R.F.B.C.

CALLED 168.63 ACRES  
C.F. NO. 2014132483  
O.R.F.B.C.

ACREAGE  
995.7214 ACRES  
C.F. NO. 2002009201  
O.R.F.B.C.

CALLED 168.63 ACRES  
C.F. NO. 2014132483  
O.R.F.B.C.

CALLED 29.51 ACRES  
TRACT B  
C.F. NO. 2015076563  
O.R.F.B.C.

CALLED 54.49 ACRES  
TRACT A  
C.F. NO. 2015076563  
O.R.F.B.C.

SENDERO TRACT  
SEC 4  
PLAT NO. 20170120  
F.B.C.P.R.