

**PLAT RECORDING SHEET**

**PLAT NAME:** Prairie Barn Trail Street Dedication

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

**ACREAGE:** 1.616

**LEAGUE:** Jane H. Long Survey

**ABSTRACT NUMBER:** 55

**NUMBER OF BLOCKS:** 0

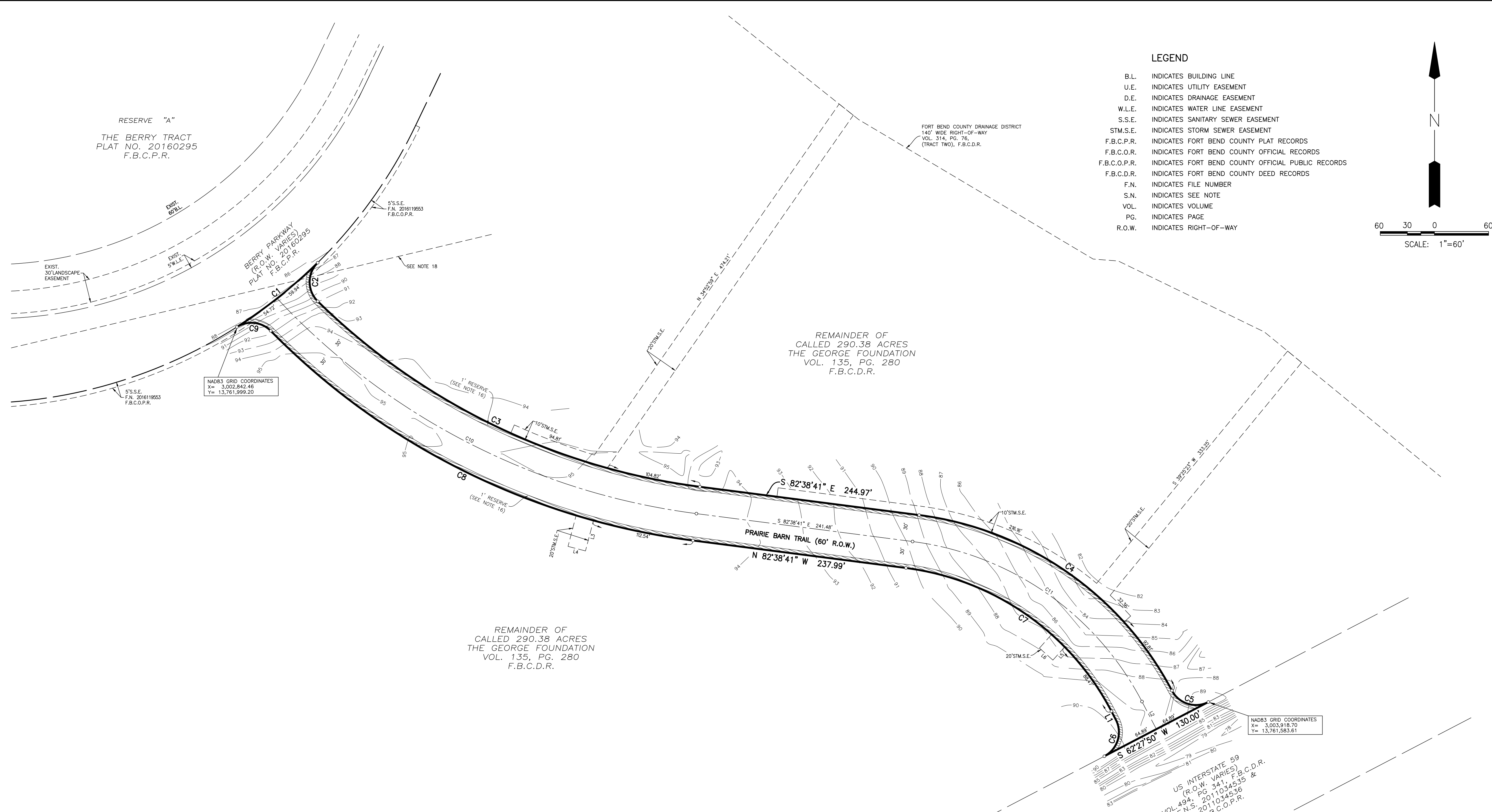
**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 0

**OWNERS:** The George Foundation, a Texas Charitable Trust

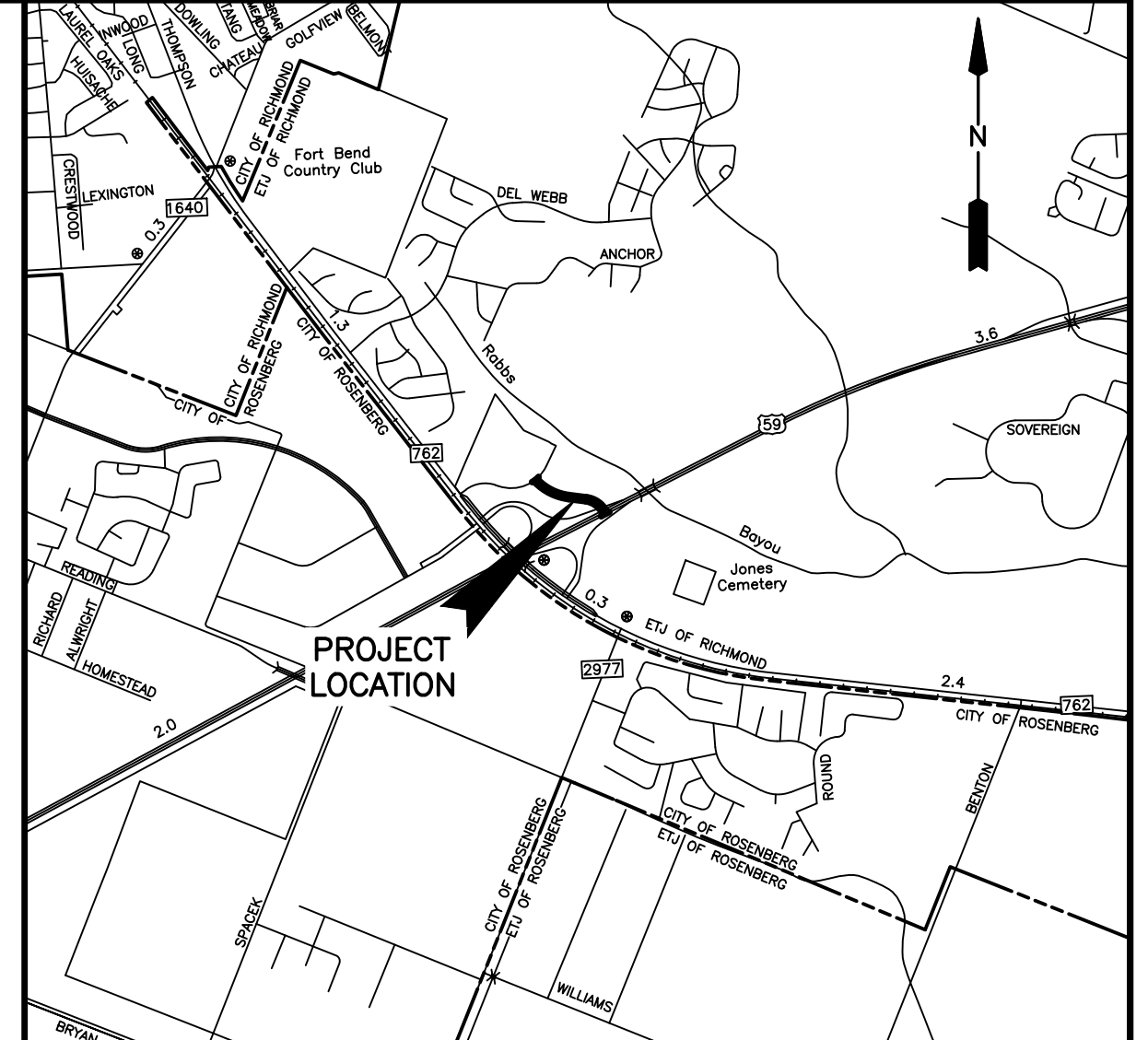
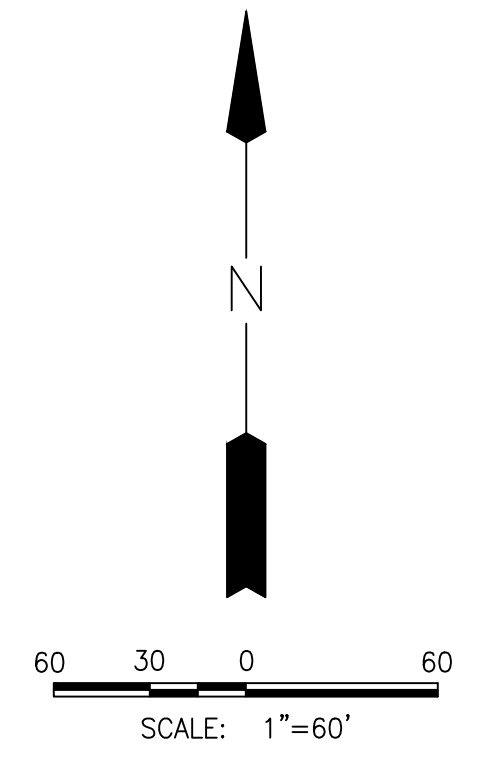
\_\_\_\_\_  
**(DEPUTY CLERK)**





**LEGEND**

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- ST.M.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.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- F.N. INDICATES FILE NUMBER
- S.N. INDICATES SEE NOTE
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- R.O.W. INDICATES RIGHT-OF-WAY



**VICINITY MAP**  
SCALE: 1" = 1/2 MILE  
KEY MAP NO. 605R

- NOTES:**
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.9998701.
  - BENCHMARK: ALUMINUM DISK STAMPED TXDOT LOCATED AT THE NORTHERLY CORNER OF THE INTERSECTION OF THE SOUTHWEST FRONTAGE ROAD OF HWY 59 AND FM 762. THE POINT IS LOCATED +/-33' NORTHWEST FROM THE EDGE OF PAVEMENT OF THE ABOVE MENTIONED FRONTAGE ROAD AND +/-80' NORTHEAST FROM THE NORTHEASTERLY EDGE OF PAVEMENT OF FM 762.  
ELEV. = 93.53' NAVD83(GEIOD03)
  - THIS PLAT WAS PREPARED TO MEET THE CITY OF RICHMOND AND FORT BEND COUNTY REQUIREMENTS.
  - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, FILE NO. 2018-0353 DATED SEPTEMBER 20, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 207, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 6, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF RICHMOND AND FORT BEND COUNTY.
  - FIVE-EIGHTS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
  - IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0265L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN ZONE "X" (UNSHADED ON THE FIRM MAP) DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
  - THERE ARE NO NATURAL GAS PIPELINES NOR NATURAL GAS PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
  - 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 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.
  - OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 207.

- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 6- 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 ADA REQUIREMENTS AND SECTION 4.5.201 OF THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE.
- THIS PLAT LIES WITHIN LIGHTING ZONE 3, WHICH IS CREATED AND ADMINISTERED BY 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.
- 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 THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
- PUBLIC RIGHT-OF-WAY (PRAIRIE BARN TRAIL) = 1.616 ACRES (70,402 SQ.FT.)
- APPROXIMATE LOCATION OF CENTERLINE OF AN UNRECORDED EASEMENT FROM E.E. WATSON GRANTED TO HOUSTON LIGHTING & POWER COMPANY DATED FEB. 14, 1957 PER H.L.&P. MAP A-1-7220-R, JOB NO. IF-47254. NO PHYSICAL EVIDENCE OF EASEMENT REMAINS WITHIN THE TRACT. (NO EVIDENCE OF FACILITIES OBSERVED ON SITE)
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88, 2001 ADJUSTMENT.

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	542.00'	1207°15'	114.66'	N 51°29'02" E
C2	30.00'	90°58'57"	47.64'	S 00°04'04" E
C3	740.00'	370°09'	478.98'	S 64°06'07" E
C4	370.00'	54°52'35"	354.38'	S 58°12'24" E
C5	30.00'	89°46'04"	47.00'	S 72°39'08" E
C6	30.00'	90°00'00"	47.12'	N 17°27'50" E
C7	300.00'	58°06'31"	288.55'	N 55°05'26" W
C8	800.00'	38°06'29"	532.09'	N 63°35'27" W
C9	30.00'	77°55'09"	40.80'	N 83°29'47" W
C10	770.00'	39°38'28"	532.74'	S 62°49'27" E
C11	335.00'	58°06'31"	322.21'	N 55°05'26" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 27°32'10" W	10.57'
L2	S 27°32'10" E	34.47'
L3	N 14°39'14" E	34.94'
L4	S 75°20'46" E	20.00'
L5	N 41°41'56" E	19.58'
L6	S 48°18'04" E	20.00'

**FINAL PLAT OF  
PRAIRIE BARN TRAIL  
STREET DEDICATION**  
A SUBDIVISION OF 1.616 ACRES OF LAND SITUATED IN THE  
JANE H. LONG SURVEY, ABSTRACT 55,  
FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES (0 ACRES) 0 BLOCKS

OWNERS:  
**THE GEORGE FOUNDATION**  
A TEXAS CHARITABLE TRUST  
ROGER ADAMSON, CHIEF EXECUTIVE OFFICER  
310 MORTON STREET, RICHMOND, TEXAS 77469  
PH. (281) 342-6109

**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.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386