

PLAT RECORDING SHEET

PLAT NAME: Fairpark Village, Section 10

PLAT NO: _____

ACREAGE: 11.012

LEAGUE: George S. Pentecost Survey

ABSTRACT NUMBER: 298

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 53

NUMBER OF RESERVES: 1

OWNERS: Woodmere Development Co., Ltd., a Texas Limited Partnership

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH RICHARD RUE, PRESIDENT, AND JASON ERVIN, VICE PRESIDENT, BOTH BEING OFFICERS OF WOODMERE GP, L.L.C., A LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, OWNERS OF THE 11.012 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF FAIRPARK VILLAGE SECTION 10, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT 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, 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, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO 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 THE 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, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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

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 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, 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 CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF FAIRPARK VILLAGE SECTION 10 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.

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 WOODMERE DEVELOPMENT CO., LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD RUE, ITS PRESIDENT, HEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT, JASON ERVIN, BOTH BEING OFFICERS OF WOODMERE GP, L.L.C., A LIMITED LIABILITY COMPANY, ITS GENERAL

PARTNER, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2018.

WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP
BY: WOODMERE GP, L.L.C., A LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: RICHARD RUE, PRESIDENT

ATTEST: JASON ERVIN, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD RUE, PRESIDENT AND JASON ERVIN, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

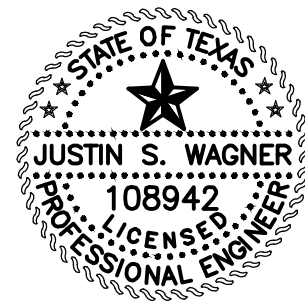
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME:

MY COMMISSION EXPIRES: _____

I, JUSTIN S. WAGNER, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND VILLAGE OF PLEAK TO THE BEST OF MY KNOWLEDGE.

JUSTIN S. WAGNER
TEXAS REGISTRATION NO. 108942



I, CAROLYN J. QUINN, 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 CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE EIGHTH OF ONE INCH (5/8) AND A LENGTH OF THREE (3) FEET UNLESS OTHERWISE NOTED.

CAROLYN J. QUINN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6033



STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE VILLAGE OF PLEAK, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF FAIRPARK VILLAGE SECTION 10 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE VILLAGE OF PLEAK AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 2018.

DAVID THIELEMAN, CHAIRPERSON GARY MILLER, VICE-CHAIRPERSON

THIS IS TO CERTIFY THAT THE CITY COUNCIL FOR THE VILLAGE OF PLEAK, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF FAIRPARK VILLAGE SECTION 10 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE VILLAGE OF PLEAK AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 2018.

LARRY BITTNER, MAYOR

ERIN WALLEY, CITY SECRETARY

MICHAEL JOHN, MAYOR PRO-TEM

CAROLYN DELMAR, ALDERWOMAN

WADE A. GOATES, ALDERMAN

ANNE STARK, ALDERWOMAN

DAMON KUHN, ALDERMAN

NOTES:

- 1. BENCH MARK: RM145A F.E.M.A. DISK LOCATED ON THE NORTH END OF THE TOP OF THE EAST CONCRETE HEADWALL OF A CULVERT 24 FEET EAST OF THE CENTER LINE OF HIGHWAY 36, APPROXIMATELY 3.7 MILES NORTH OF IT'S INTERSECTION WITH F.M. 360. - ELEVATION= 85.71' (NGVD '29, 1987 ADJUSTMENT).
- 2. TEMPORARY BENCH MARK (T.B.M.): RAILROAD SPIKE IN THE EAST SIDE OF A POWER POLE ON THE NORTH R.O.W. OF BAND ROAD +/- 2400' SOUTHWEST OF STATE HIGHWAY 36. ELEVATION= 94.49'
- 3. THIS PLAT WAS PREPARED TO MEET VILLAGE OF PLEAK AND FORT BEND COUNTY REQUIREMENTS.
- 4. THIS PLAT LIES WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 5, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., THE VILLAGE OF PLEAK E.T.J. AND FORT BEND COUNTY.
- 5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 4815700240L, REVISED DATE APRIL 2, 2014, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "X" (SHADED), AREAS DETERMINED TO BE IN THE 2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND IN ZONE "AE" AREAS WITH A BASE FLOOD ELEVATION OF 93.20'.
- 6. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- 7. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- 8. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 95.49 FEET ABOVE MEAN SEA LEVEL. 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.
- 9. ALL RESIDENTIAL LOTS SHALL HAVE A FIVE (5) FOOT SIDE LOT BUILDING LINE UNLESS OTHERWISE NOTED.
- 10. 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.
- 11. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE L22.
- 12. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- 13. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999867.
- 14. ONE-FOOT RESERVE DEDICATED 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 THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION 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, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 15. 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 A.D.A.
- 16. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDING, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 17. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 18. RESTRICTED RESERVE "A" TO BE MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 5.
- 19. A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 20. 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.
- 21. THE 10' UTILITY EASEMENTS (U.E.) SHOWN ON THE PLAT ARE FOR DRY UTILITIES ONLY.

FIELD NOTES FOR 11.012 ACRES

BEING A 11.012 ACRE (479,684 SQUARE FEET) TRACT OF LAND, LOCATED IN THE GEORGE S. PENTECOST SURVEY, ABSTRACT-298, FORT BEND COUNTY, TEXAS; SAID 11.012 ACRE TRACT BEING OUT OF THE REMAINDER OF A CALLED 68.546 ACRE TRACT RECORDED IN THE NAME OF WOODMERE DEVELOPMENT CO., LTD., UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NUMBER 201218063; SAID 11.012 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE):

BEGINNING AT A 5/8-INCH IRON ROD WITH MILLER SURVEY GROUP (M.S.G.) CAP FOUND ON THE SOUTHEAST LINE OF A CALLED 121.55 ACRE TRACT RECORDED IN THE NAME OF STEVE AND JOHN WLECZYK UNDER PROBATE 13-329, FORT BEND COUNTY PROBATE RECORDS, FOR THE NORTHWEST CORNER OF LOT 7, BLOCK 2 OF FAIRPARK VILLAGE SECTION 7, A PLAT OF RECORD UNDER PLAT NO. 20160101 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.);

THENCE, WITH THE WEST LINE OF SAID LOT 7 AND THE SOUTHWEST TERMINUS OF VILLAGE SIDE TRAIL (SIXTY-FOOT WIDER PER PLAT NO. 20160101, F.B.C.P.R.) , SOUTH 47 DEGREES 55 MINUTES 17 SECONDS EAST, A DISTANCE OF 130.00 FEET PASS A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND AT THE NORTH END OF SAID TERMINUS, CONTINUING A TOTAL DISTANCE OF 190.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND AT THE SOUTH END OF SAID TERMINUS, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTH R.O.W. LINE OF SAID VILLAGE SIDE TRAIL, NORTH 42 DEGREES 04 MINUTES 43 SECONDS EAST, A DISTANCE OF 14.43 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR THE WEST CORNER OF LOT 1, BLOCK 3 OF SAID FAIRPARK VILLAGE SECTION 7, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWEST LINE OF SAID BLOCK 3, SOUTH 47 DEGREES 32 MINUTES 39 SECONDS EAST, A DISTANCE OF 710.56 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR THE NORTH CORNER OF LOT 3, BLOCK 2 OF FAIRPARK VILLAGE SECTION 8, A PLAT OF RECORD UNDER PLAT NO. 20170122 OF F.B.C.P.R., FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHWEST LINE OF SAID LOT 3, SOUTH 42 DEGREES 27 MINUTES 21 SECONDS WEST, A DISTANCE OF 110.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND ON THE NORTHERLY R.O.W. LINE OF SILVERHORN LANE (SIXTY-FOOT WIDE PER PLAT NO. 20170122 OF THE F.B.C.P.R.), FOR THE WEST CORNER OF SAID LOT 3 AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEAST R.O.W. LINE OF SAID SILVERHORN LANE, NORTH 47 DEGREES 32 MINUTES 39 SECONDS WEST, A DISTANCE OF 21.55 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR THE NORTHEAST TERMINUS OF SAID SILVERHORN LANE AND ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHWEST TERMINUS OF SAID SILVERHORN LANE AND LOT 5, BLOCK 3 OF SAID FAIRPARK VILLAGE SECTION 8, SOUTH 42 DEGREES 27 MINUTES 21 SECONDS WEST, A DISTANCE OF 170.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR THE WEST CORNER OF SAID LOT 5 AND ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWEST LINE OF SAID LOT 5, SOUTH 47 DEGREES 32 MINUTES 39 SECONDS EAST, A DISTANCE OF 2.20 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR THE NORTH CORNER OF LOT 4, BLOCK 3 OF SAID FAIRPARK VILLAGE SECTION 8 AND ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHWEST LINE OF SAID LOT 4 AND THE NORTHWEST TERMINUS OF GODRIC HOLLOW LANE (SIXTY-FOOT WIDE PER PLAT NO. 20170122, F.B.C.P.R.), SOUTH 42 DEGREES 27 MINUTES 21 SECONDS WEST, A DISTANCE OF 170.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR THE WESTERLY TERMINUS OF SAID GODRIC HOLLOW LANE AND ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

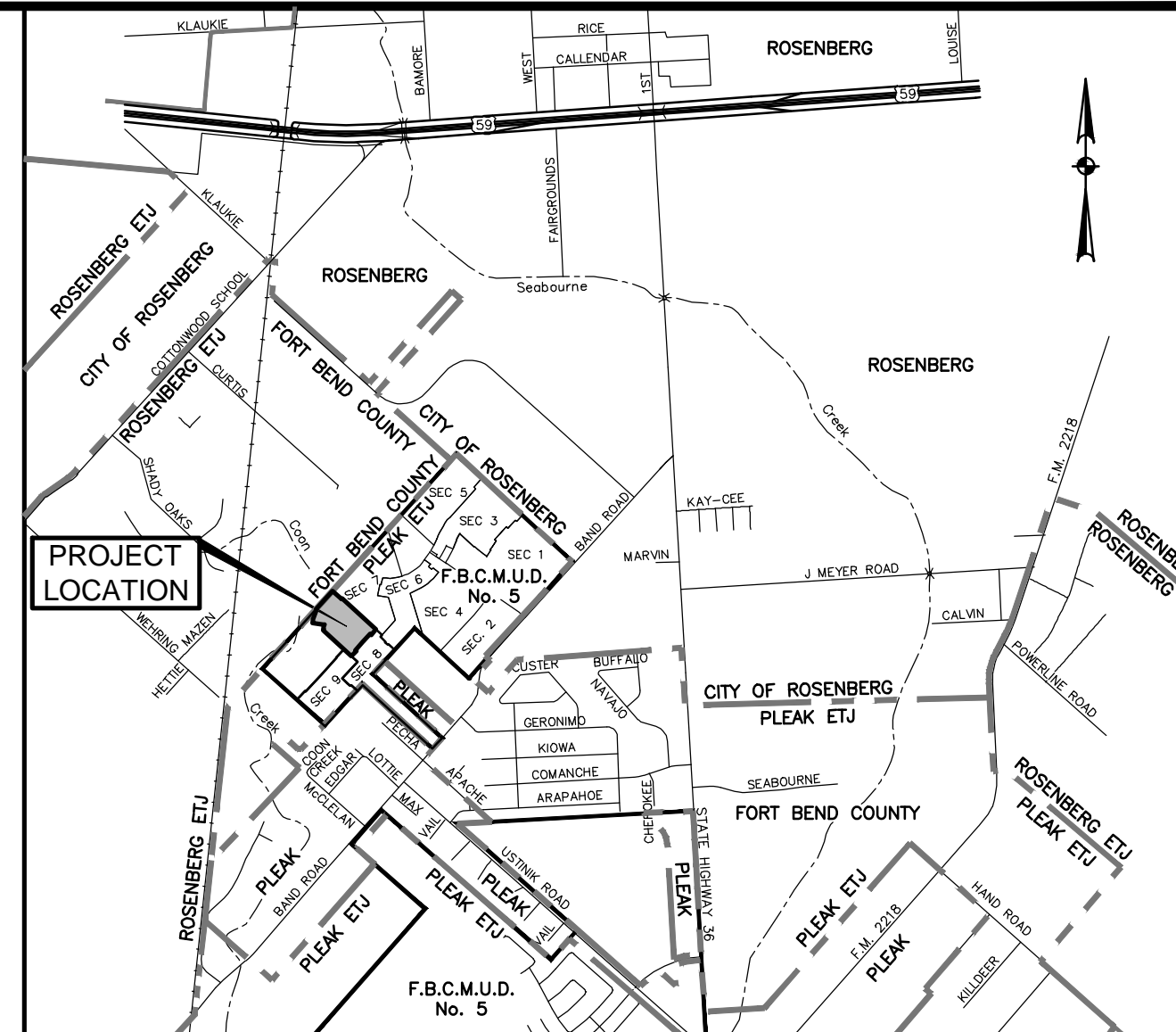
THENCE, WITH THE SOUTHWEST R.O.W. LINE OF SAID GODRIC HOLLOW LANE, SOUTH 47 DEGREES 32 MINUTES 39 SECONDS EAST, A DISTANCE OF 13.92 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR THE NORTH CORNER OF LOT 10, BLOCK 4 OF SAID FAIRPARK VILLAGE SECTION 8 AND ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHWEST LINE OF SAID LOT 10, SOUTH 42 DEGREES 27 MINUTES 21 SECONDS WEST, A DISTANCE OF 110.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND ON THE NORTHEAST LINE OF LOT 3, BLOCK 4 OF FAIRPARK VILLAGE SECTION 9, A PLAT OF RECORD UNDER PLAT NO. 20180091, F.B.C.P.R., FOR THE WEST CORNER OF SAID LOT 10 AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEAST LINE OF SAID FAIRPARK VILLAGE SECTION 9, AND THROUGH AND ACROSS SAID 68.546 ACRE TRACT, NORTH 47 DEGREES 32 MINUTES 39 SECONDS WEST, A DISTANCE OF 588.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT AND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT

THENCE, THROUGH AND ACROSS SAID 68.546 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES:

- 1. 19.21 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 20 MINUTES 07 SECONDS, AND A CHORD THAT BEARS NORTH 09 DEGREES 29 MINUTES 53 SECONDS EAST, A DISTANCE OF 19.21 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR A POINT OF TANGENCY AND ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
 - 2. NORTH 07 DEGREES 49 MINUTES 49 SECONDS EAST, A DISTANCE OF 66.33 FEET TO A 5/8-INCH IRON WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT AND ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
 - 3. 5.35 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 15 MINUTES 02 SECONDS, AND A CHORD THAT BEARS NORTH 13 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 5.34 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
 - 4. NORTH 82 DEGREES 10 MINUTES 11 SECONDS WEST, A DISTANCE OF 178.66 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
 - 5. NORTH 07 DEGREES 45 MINUTES 03 SECONDS EAST, A DISTANCE OF 63.44 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
 - 6. NORTH 20 DEGREES 27 MINUTES 43 SECONDS EAST, A DISTANCE OF 148.73 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
 - 7. NORTH 47 DEGREES 55 MINUTES 17 SECONDS WEST, A DISTANCE OF 15.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE NORTHWEST LINE OF SAID 68.546 ACRE TRACT, THE SOUTHEAST LINE OF SAID 121.55 ACRE TRACT FOR THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE, WITH THE LINE COMMON TO SAID 68.546 ACRE TRACT AND SAID 121.55 ACRE TRACT, NORTH 42 DEGREES 04 MINUTES 43 SECONDS EAST, A DISTANCE OF 380.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.012 ACRES OF LAND.



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 ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

RICHARD W. STOLLEIS, P.E.
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

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 REGISTRATION IN MY OFFICE ON _____, 2018, AT _____ O'CLOCK _____ M., IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD,
COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: DEPUTY

FAIRPARK VILLAGE

SECTION 10

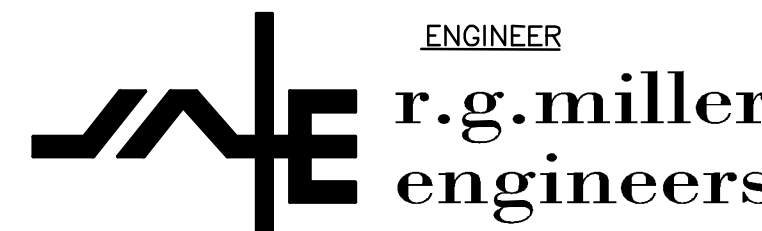
A SUBDIVISION OF 11.012 ACRES OF LAND LOCATED
IN THE GEORGE S. PENTECOST SURVEY, A-298
VILLAGE OF PLEAK
FORT BEND COUNTY, TEXAS

53 LOTS 4 BLOCKS 1 RESERVE
DATE: NOVEMBER 2018 SCALE: 1" = 60'

OWNER:

WOODMERE DEVELOPMENT CO., LTD.,
A TEXAS LIMITED PARTNERSHIP

15915 KATY FREEWAY #405
HOUSTON, TEXAS 77094
PHONE: 281-646-1727
ROGER MEDORS, MANAGER



16340 Park Ten Place - Suite 350
Houston, Texas 77084
(713) 461-9600

TEXAS FIRM REGISTRATION NO. F-487

JACK P. MILLER, P.E.

SURVEYOR



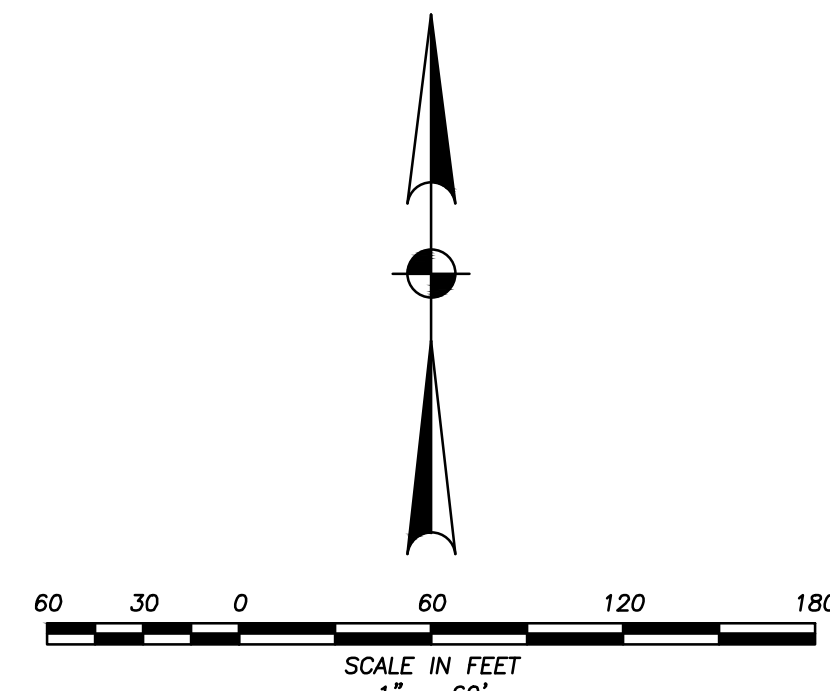
1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944

TEXAS FIRM REGISTRATION NO. 10047100
BRIAN E. WILSON, R.P.L.S.

LINE	BEARING	LENGTH
L1	S7°49'49"W	66.33'
L2	S7°45'03"W	63.44'
L3	S47°55'17"E	15.00'
L4	S42°04'43"W	14.43'
L5	N42°27'21"E	110.00'
L6	S47°32'39"E	21.55'
L7	N47°32'39"W	2.20'
L8	N47°32'39"W	13.92'
L9	N42°27'21"E	110.00'
L10	N7°49'49"E	28.36'

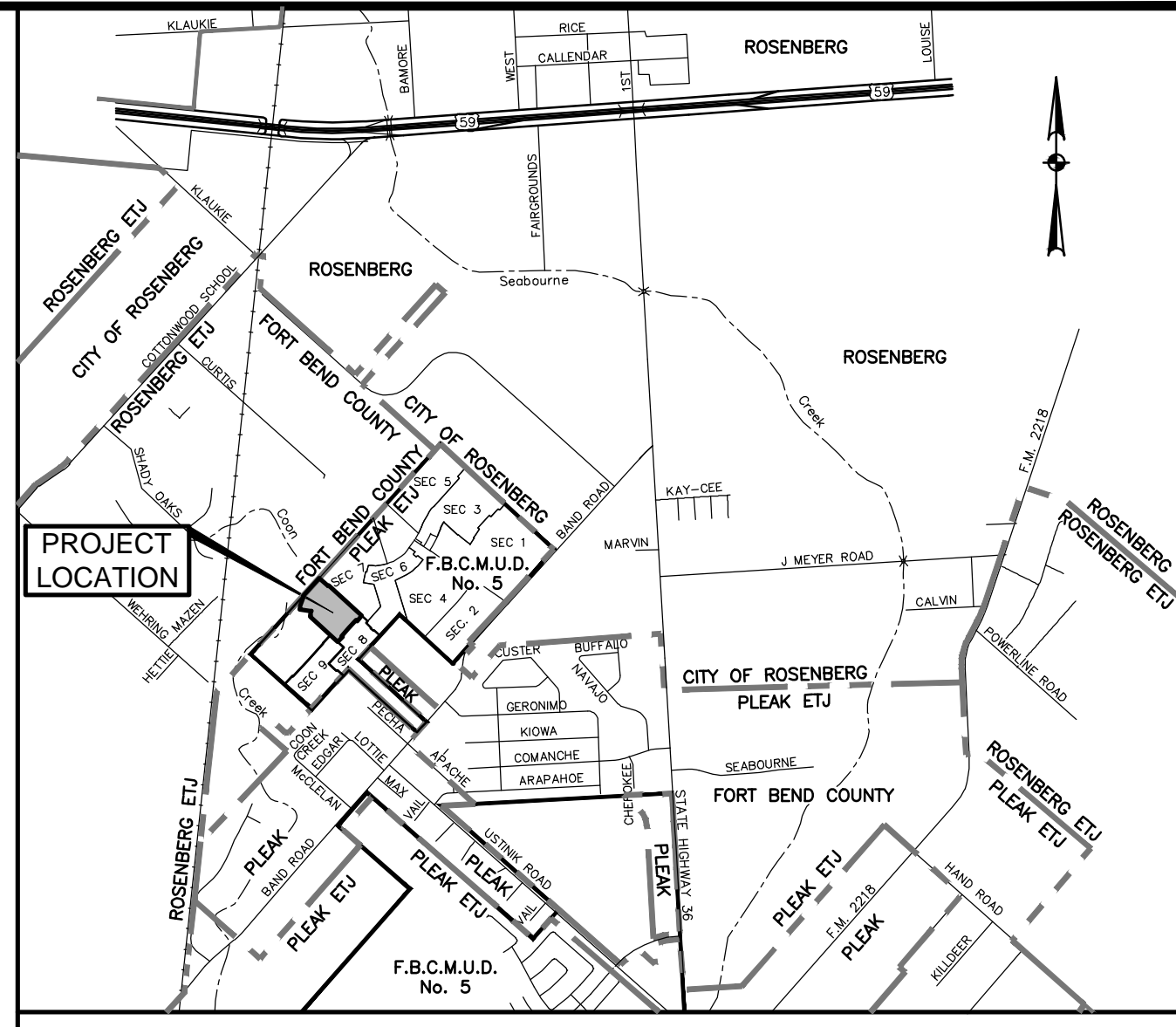
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	330.00'	3°20'07"	19.21'	N9°29'53"E	19.21'
C2	25.00'	12°15'02"	5.35'	S13°57'20"W	5.34'
C3	300.00'	18°37'47"	97.54'	N56°51'33"W	97.12'
C4	300.00'	34°14'54"	179.32'	S24°57'16"W	176.67'
C5	270.00'	1°35'03"	7.46'	N48°20'11"W	7.46'
C6	25.00'	110°47'27"	48.34'	S75°28'34"W	41.15'
C7	330.00'	34°14'54"	197.26'	S24°57'16"W	194.33'
C8	25.00'	89°37'22"	39.11'	S2°43'58"E	35.24'
C9	25.00'	90°22'38"	39.43'	S87°16'02"W	35.47'
C10	270.00'	14°19'05"	67.47'	S34°55'10"W	67.30'
C11	25.00'	85°14'43"	37.20'	S14°51'44"E	33.86'
C12	330.00'	9°56'26"	57.25'	N52°30'52"W	57.18'

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO UTILITY/OPEN SPACE USE	0.131 AC. - 5,707 S.F.
TOTAL			0.131 AC. - 5,707 S.F.



- LEGEND**
- AC. = ACRE
 - A.E. = AERIAL EASEMENT
 - B.L. = BUILDING LINE
 - ETJ = EXTRATERRITORIAL JURISDICTION
 - F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
 - F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
 - F.B.C.M.U.D. = FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT
 - F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
 - LTD. NO. = LIMITED NUMBER
 - PG. = PAGE
 - R = RADIUS
 - R.O.W. = RIGHT-OF-WAY
 - S.F. = SQUARE FEET
 - S.S.E. = SANITARY SEWER EASEMENT
 - STM.S.E. = STORM SEWER EASEMENT
 - U.E. = UTILITY EASEMENT
 - VOL. = VOLUME
 - W.L.E. = WATER LINE EASEMENT
 - X = EASTING COORDINATE
 - Y = NORTHING COORDINATE
 - = F.B.C.M.U.D. No. 5 LIMITS, CITY LIMITS
 - ① = BLOCK NUMBER
 - = SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
 - ⊙ = FOUND 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)

- LOT SUMMARY:**
- 665 TOTAL LOTS IN SECTIONS 1 - 10
 - 6.9410 ACRES IN PARK RESERVES IN SECTIONS 1 - 10
 - 157 - 55' WIDE LOTS IN SECTIONS 1 - 10
23.61% OF THE LOTS ARE 55' WIDE.



VICINITY MAP
SCALE: 1" = 1/2 MILE

FAIRPARK VILLAGE SECTION 10

A SUBDIVISION OF 11.012 ACRES OF LAND LOCATED IN THE GEORGE S. PENTECOST SURVEY, A-298 VILLAGE OF PLEAK FORT BEND COUNTY, TEXAS

53 LOTS 4 BLOCKS 1 RESERVE
DATE: NOVEMBER 2018 SCALE: 1" = 60'

OWNER:

WOODMERE DEVELOPMENT CO., LTD.,
A TEXAS LIMITED PARTNERSHIP
15915 KATY FREEWAY #405
HOUSTON, TEXAS 77094
PHONE: 281-646-1727
ROGER MEDORS, MANAGER

ENGINEER
r.g.miller
engineers

16340 Park Ten Place - Suite 350
Houston, Texas 77084
(713) 461-9600

TEXAS FIRM REGISTRATION NO. F-487

SURVEYOR
MILLER
SURVEY GROUP

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE: 281-413-1900 FAX 713-413-1944

TEXAS FIRM REGISTRATION NO. 10047100
BRIAN E. WILSON, R.P.L.S.

JACK P. MILLER, P.E.

SHEET 1 OF 2

L:\3260-FBOMUD-5\FAIRPARK_VILLAGE\3257.010 FAIRPARK VILLAGE SEC. 10\CAD\PLAT\3257-010_PLATF_051718.DWG Dec. 11, 2018-5:21 AM TROY NIXON