PLAT RECORDING SHEET

PLAT NAME:	Walnut Creek, Section Eighteen
DI ATINO.	
PLAT NO:	
ACREAGE:	13.399
LEAGUE:	Wiley Martin League
ABSTRACT NU	UMBER: <u>56</u>
NUMBER OF E	BLOCKS: 2
NUMBER OF I	LOTS: 50
NUMBER OF F	RESERVES: 1
OWNERS: Fr	iendswood Development Company
(DEPUTY CLERK)	

STATE OF TEXAS

COUNTY OF FORT BEND

We, FRIENDSWOOD DEVELOPMENT COMPANY, acting by and through Michael W. Johnson, Vice President of LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner, owner hereinafter referred to as Owners of the 13.399 acre tract described in the above and foregoing map of WALNUT CREEK SECTION EIGHTEEN, 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 (except those streets designated as private 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, We 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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

FURTHER, We 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. & 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 any other governmental agency shall have 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, 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, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of WALNUT CREEK SECTION EIGHTEEN where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing plat and do hereby make and establish all building setback lines and dedicate to the use of the public forever 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, FRIENDSWOOD DEVELOPMENT COMPANY has caused these presents to be signed by Michael W. Johnson, Vice President of LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner,

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas Limited Partnership

dba Friendswood Development Company

By: LENNAR TEXAS HOLDING COMPANY

STATE OF TEXAS

COUNTY OF HARRIS

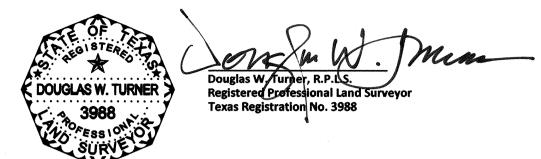
BEFORE ME, the undersigned authority, on this day personally appeared Michael W. Johnson, Vice President of LENNAR TEXAS HOLDING COMPANY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein 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

YOLANDA BARAJAS
Notary ID # 4912704
My Commission Expires
September 29, 2020

I, Douglas W. Turner, am authorized 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 on the ground under my supervision; that except as shown, all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes or rods (or other objects of a permanent nature) 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.



By: James Urbish, Chairma

By: Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of WALNUT CREEK SECTION EIGHTEEN in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plat this . day of Dove more , 2018.



William Benton, Mayor

Danyel Swint, Secretary

I, BRIAN D. GEROULD, A Professional Engineer licensed in the State of Texas do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.





NOTES

1. B.L. indicates a building line

A.E. indicates an aerial easement U.E. indicates a utility easement

STM. S.E. indicates a storm sewer easement W.L.E. indicates a water line easement

W.M.E. indicates a water interestement

W.M.E. indicates a water meter easement

S.S.E. indicates a sanitary sewer easement

S.S.E. indicates a sanitary sewer easement VOL., PG. indicates Volume, Page

F.B.C.P.R. indicates Fort Bend County Public Records F.B.C.M.R. indicates Fort Bend County Map Records

F.B.C.D.R. indicates Fort Bend County Deed Records
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County

ESMT. indicates an easement

H.L. & P. indicates Houston Lighting and Power F.H.E. indicates a fire hydrant easement

D.E. indicates a drainage easement TEMP. indicates temporary

indicates a found 5/8" iron rod
 indicates a set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)

indicates a street name change

2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale factor: 1.000132378.

3. All non-perimeter easements on property lines are centered unless otherwise noted.

4. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.

5. Unless otherwise indicated, the building lines (B.L.) whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of the City of Rosenberg, Texas, in effect at the time of this plat.

6. Walnut Creek Section Eighteen is located within UNSHADED ZONE X per FEMA Flood Insurance Rate Map (FIRM) Panel 48157C0265L which bears an effective date of April 2, 2014. The nearest base flood elevation is 77.50' (NAVD 88).

7. All property to drain into the drainage easement only through an approved drainage structure.

8. The minimum slab elevation shall be 82.60', eighteen inches (18") above the 100-year flood plain elevation, or eighteen inches (18") above natural ground, or eighteen inches (18") above the top of curb at the front of the lot or twelve inches (12") above maximum ponding elevation, whichever is higher. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen inches (18") above natural ground.

9. 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.

10. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility.

11. Sidewalks shall be built or caused to be built through restrictive covenants not less than five (5) feet in width on both sides of all dedicated public 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.

12. This plat lies within Fort Bend County lighting ordinance zone No. LZ2

13. Lots are restricted to single family residential use.

14. This plat lies wholly within Fort Bend County Municipal Utility District No. 152, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the ETJ of the City of Rosenberg and Fort Bend County.

15. BENCHMARK: AW4239, an NGS disk with the stamping W 811 1943, located 13.0 miles northeast from Guy, Texas as follows. 7.65 miles northeast along Farm Road 1994 from the junction with State Highway 36 in Guy, thence 5.35 miles northeast along Farm Road 762, at the junction of Smithers Lake Road 49.5 feet southeast of the center line of Farm Road 762, 42.0 feet southwest of the center line of Smithers Lake Road, 11.5 feet east-southeast of a T junction telephone pole with a metal box and guy wire, 10.0 feet east-southeast of a fence corner post, 3.0 feet southwest of a fence, 8.9 feet southeast of a witness post, about level with the road, and set in the top of a concrete post projecting 0.2 foot above the ground.

NAVD 88 (2001 ADJ.) ELEVATION = 75.10

PROJECT BENCHMARK: A bronze disk will be set in concrete 5 feet south of the north R.O.W. line of Walnut Manor Lane at the intersection with Laurel Shadows Lane.

TEMPORARY BENCHMARK: A benchmark will be set near the Walnut Creek Section Seventeen plat boundary corner near the north R.O.W. line of Thornberry Springs Lane.

16. Each lot shall have a minimum five (5) foot interior side lot set back line.

17. A minimum distance of 10' shall be maintained between residential dwellings.

18. Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NAVD 88 (2001 ADJ.).

19. This plat was prepared to meet City of Rosenberg and Fort Bend County requirements.

20. One-foot reserve dedicated to the public in fee as a buffer separation between the side and 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, his heirs, assigns or successors.

21. This plat was prepared from information furnished by Stewart Title Company, File No. 17157037707 Effective Date December 1, 2017. The surveyor has not abstracted the above property.

22. 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.

23. Five eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.

24. The pipelines and/or pipeline easements within the limits of the proposed subdivision are as shown.

25. Lots 1, 20, and 21 of Block 1 are denied direct access to Thornberry Springs Lane. Lot 1 of Block 2 is denied direct access to Keystone Ridge Lane.

26. Restrictions: Those recorded in/under Clerk's File No. 2005095085 of the Official Public Records of Fort Bend County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction

(a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.

27. All Drainage Easements are to be maintained by Fort Bend County Municipal Utility District No. 152.

28. All Landscaping and Open Space Reserves are to be maintained by the Homeowners Association.

29. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval.

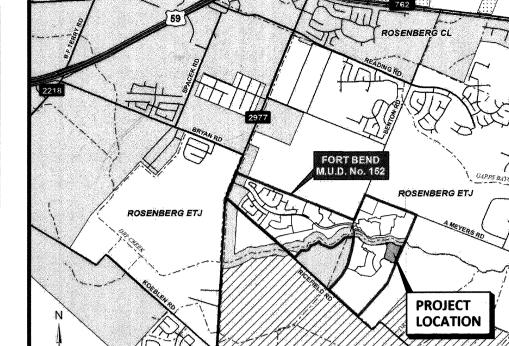
Development permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.

PARK I AND DEDICATION TARKE

PARK LAND DEDICATION TABLE	AIRF
TOTAL NUMBER OF LOTS: 50 LOTS	
PUBLIC PARK REQUIREMENT: 50 LOTS/160 = 0.31 AC.	
PUBLIC PARK DEDICATION: 0	
PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER. RECREATION SITE IS ±3.9 ACRES.	7-22
NO. OF PLATTED LOTS THUS FAR (SEC.1-18, 20, 21, 25) = 1017 LOTS. 1017/2 = 508.5 LOTS	
508.5 LOTS/160 = 3.18 ACRES OF CREDIT USED.	

PARK LAND DEDICATION: 50 LOTS/2 = 25 LOTS 25 LOTS X \$350.00/LOT=\$8,750.00

MONEY IN LIEU OF PUBLIC



VICINITY MAP

N.T.S.

KEY MAP: 645D & 646A

I, Richard W. Stolleis, 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

PROVED by the Commissioners'	Court of Fort Bend County, Texas,	this day of	
2010			

Vincent M. Morales, Jr.
Precinct 1, County Commission

W.A. "Andy" Meyers Precinct 3, County Commiss

KP GEORGE County Judge

Grady Prestage
Precinct 2, County Comm

KEN DEMERCHANT
Precinct 4, County Commissione

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 recordation in my office on

______, 2019, at ______ o'clock ____M. Filed in plat number(s)

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

Ву: ____

WALNUT CREEK SECTION EIGHTEEN

A SUBDIVISION OF 13.399 ACRES

CONTAINING

50 LOTS, 2 BLOCKS AND 1 RESTRICTED RESERVE

WILEY MARTIN LEAGUE, A-56
FORT BEND COUNTY, TEXAS

OWNER: FRIENDSWOOD DEVELOPMENT COMPANY

PLANNER: BGE KERRY R. GILBERT & ASSOCIATES

ENGINEED



13430 NW. Freeway, Suite 700 Houston, Tx. 77040 713.462.3178 TBPE F-002726 TBPLS 10110700

September 12, 2018 IDS JOB NO. 0371-166-00

Sheet 1 of 2



LINE TABLE						CU	RVE TABLE		
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
L1	N69°11'33"E	76.48'	C1	1°48'34"	290.00'	9.16'	4.58'	S83°47'37"E	9.16'
L2	N66°19'37"E	73.36'	СЗ	19°55'37"	320.00'	111.29'	56.21'	N72°55'31"W	110.73'
L3	S68°24'56"E	48.88'	C4	4°59'39"	2,000.00'	174.33'	87.22'	N65°27'32"W	174.27'
L4	S59°51'56"E	49.61'	C5	7°38'08"	2,000.00'	266.53'	133.46'	S18°34'07"W	266.34'
L5	N67°36'49"W	60.00'	C6	16°26'24"	2,000.00'	573.87'	288.92'	N17°25'16"E	571.90'
L6	N22°23'11"E	43.25'	C7	19°55'37"	290.00'	100.86'	50.94'	N72°55'31"W	100.35'
L7	N75°14'10"W	55.90'	C8	3°27'05"	2,030.00'	122.28'	61.16'	N64°41'15"W	122.26'
L8	N07°06'40"E	60.00'	C9	88°47'59"	25.00'	38.75'	24.48'	N22°00'48"W	34.98'
L9	N14°01'35"E	, 67.07'	C11	6°15'56"	2,030.00'	221.99'	111.11'	S19°15'13"W	221.88'
L10	N11°08'32"W	42.73'	C12	39°33'36"	25.00'	17.26'	8.99'	S35°54'03"W	16.92'
L11	N62°57'43"W	22.92'	C13	265°27'58"	50.00'	231.66'	54.12'	S77°03'08"E	73.45'
L12	N62°57'43"W	129.47'	C14	46°05'09"	25.00'	20.11'	10.63'	N06°44'32"W	19.57'
L14	S22°23'11"W	193.29'	C15	6°05'09"	1,970.00'	209.25'	104.72'	N19°20'37"E	209.15'
L15	S22°23'11"W	364.89'	C16	91°16'05"	25.00'	39.82'	25.56'	N68°01'14"E	35.74'
L16	S75°14'57"E	2.25'	C17	3°23'01"	1,970.00'	116.33'	58.18'	S64°39'13"E	116.32'
L18	N80°47'56"W	4.46'	C18	87°06'21"	25.00'	38.01'	23.77'	S19°24'32"E	34.45'
L19	N62°57'43"W	152.39'	C19	13°38'58"	2,030.00'	483.61'	242.95'	S17°19'09"W	482.46'
L20	N22°23'11"E	95.45'	C20	36°54'34"	25.00'	16.10'	8.34'	S28°56'57"W	15.83'
L22	S22°23'11"W	437.32'	C21	265°02'11"	50.00'	231.29'	54.53'	S85°06'51"E	73.71'
L23	N22°23'11"E	309.45'	C21	48°26'43"	25.00'	251.29	11.25'	N13°24'35"W	20.51'
L24	S62°57'43"E	76.49'	C22	13°12'48"	1,970.00'	454.32'	228.17'	N17°25'10"E	453.31'
			C24	87°47'02" 14°41'56"	25.00'	38.30'	24.05'	N67°55'05"E	34.66'

	W- ★ -E	
60'	0'	<u>6</u> 0'
SCALE	1"=60'	

	RESERVE TABLE					
	RESERVE NAME	AREA ACRES	AREA SQ. FT.	RESTRICTED TO		
A	RESTRICTED RESERVE A	1.335	58,162	LANDSCAPING/ OPEN SPACE/ UTILITIES	' 	
				,		

C2, C10 NOT IN CURVE TABLE. L13, L17, L21 NOT IN LINE TABLE.

l	OT AREA SUMMAR	LOT WIDTH TABLE		
LOT NO.	AREA (SQ. FT.)	AREA (ACRES)	WIDTH < 60'	0 LOTS (0%)
B1-1	8,712	0.200	WIDTH ≥ 60'	50 LOTS (100%)
B1-2	7,684	0.176		50 LOTS
B1-3	7,672	0.176	TOTAL LOTS	30 1013
B1-4	7,648	0.176		
B1-5	7,610	0.175		
B1-6	7,694	0.177		
B1-7	7,898	0.181		
B1-8	8,105	0.186		
B1-9	10,468	0.240		
B1-10	11,304	0.260		
B1-11	14,672	0.337		
B1-12	7,860	0.180		
B1-13	7,839	0.180		
B1-14	7,740	0.178		
B1-15	7,685	0.176		
B1-16	7,513	0.172		
B1-17	7,437	0.171		
B1-18	7,403	0.170		
B1-19	7,327	0.168		
B1-20	8,583	0.197	,	3
B1-21	8,658	0.199		
B1-22	7,200	0.165		
B1-23	7,200	0.165		
B1-24	7,308	0.168 0.173		
B1-25 B1-26	7,523	0.173		
	7,858 8,478			
B1-27	8,336	0.195 0.191		
B1-28 B1-29	8,479	0.195		
B1-29	7,319	0.168		
B1-30	9,682	0.222		
B1-31	12,554	0.288		
B1-32	7,726	0.177		
B1-34	8,054	0.185		
B1-35	7,765	0.178		
B1-36	7,583	0.174		
B1-37	7,506	0.172		
B1-38	7,500	0.172		
B1-39	7,500	0.172		w
B1-40	7,500	0.172	'	1
B1-41	7,500	0.172		
B1-42	7,500	0.172		
B1-43	7,500	0.172		
B1-44	7,500	0.172		
B2-1	8,510	0.195		
B2-2	7,547	0.173		
B2-3	7,484	0.172		WAL
B2-4	7,347	0.169		
B2-5	7,551	0.173		
B2-6	9,202	0.211		

WALNUT CREEK SECTION EIGHTEEN

A SUBDIVISION OF 13.399 ACRES

CONTAINING

50 LOTS, 2 BLOCKS AND 1 RESTRICTED RESERVE

WILEY MARTIN LEAGUE, A-56 FORT BEND COUNTY, TEXAS

OWNER: FRIENDSWOOD DEVELOPMENT COMPANY
681 GREENS PARKWAY, SUITE 220 - HOUSTON, TEXAS 77067 - PHONE: 281-975-1000

PLANNER: BGE KERRY R. GILBERT & ASSOCIATES
23501 CINCO RANCH BOULEVARD, SUITE A-250 - KATY, TEXAS 77494 - (281) 579-0340

ENGINEER:



Suite 700 Houston, Tx. 77040 713.462.3178

September 12, 2018 IDS JOB NO. 0371-166-00

Sheet 2 of 2