

**PLAT RECORDING SHEET**

**PLAT NAME:** Trails of Katy Kingsland Reserve

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

**ACREAGE:** 2.0919

**LEAGUE:** Thomas Cresap Survey

**ABSTRACT NUMBER:** 369

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** Ventana Development Katy, Ltd.

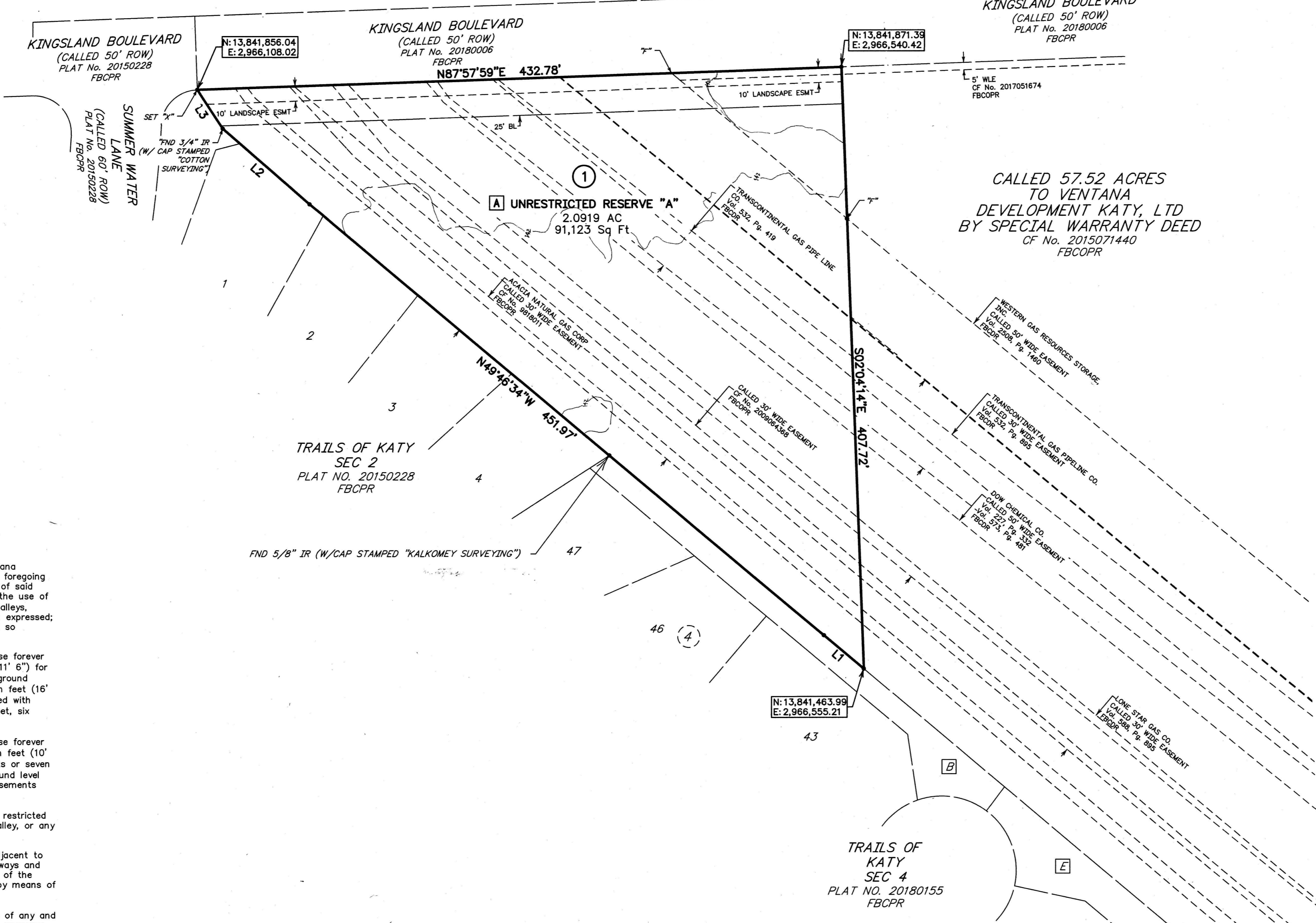
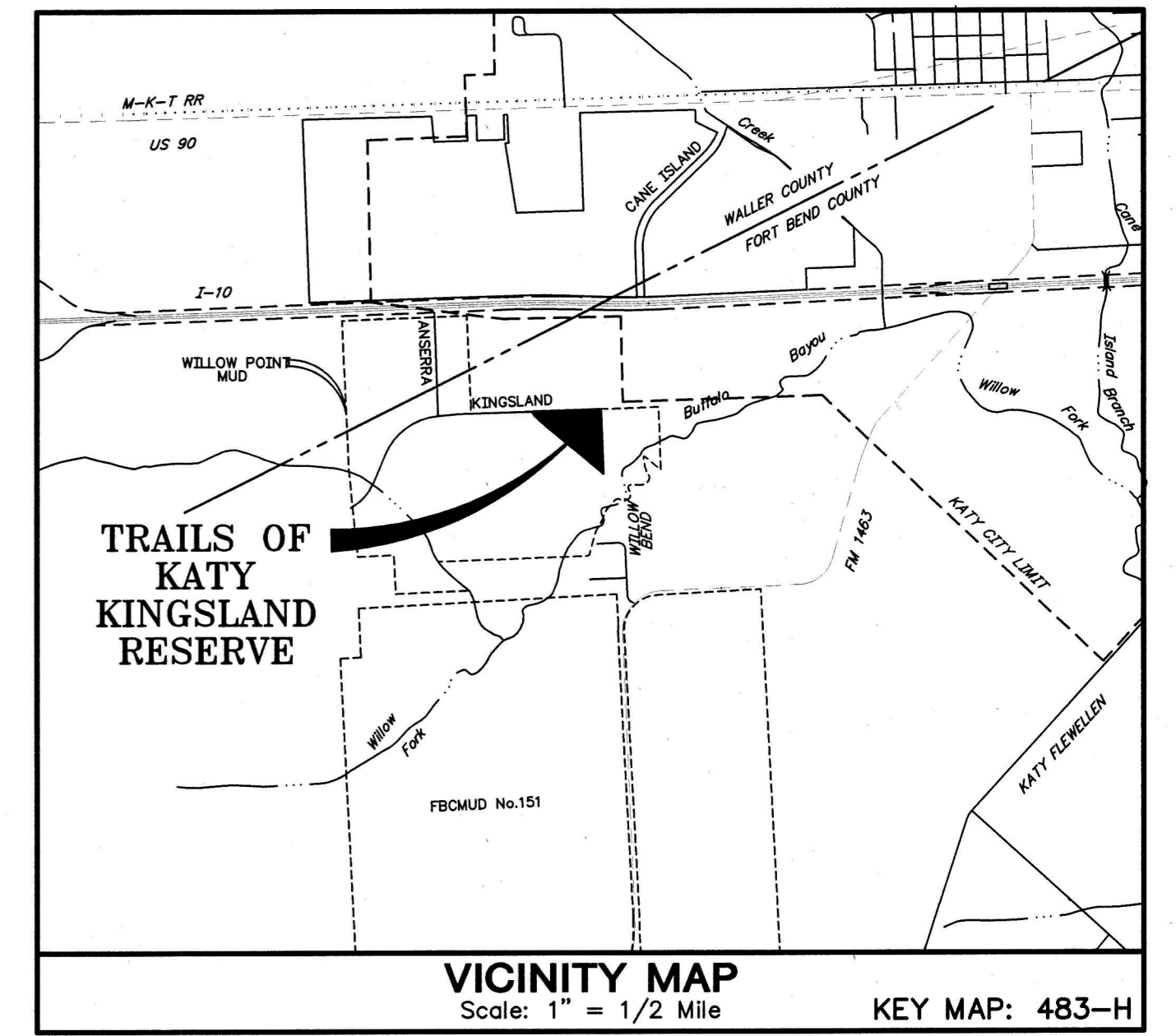
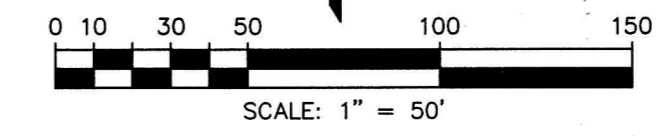
\_\_\_\_\_  
**(DEPUTY CLERK)**

- General Notes
- BL ..... "Building Line"
  - CF ..... "Clerk's File"
  - DE ..... "Drainage Easement"
  - DRFBCT ..... "Deed Records Fort Bend County Texas"
  - ESM ..... "Easement"
  - FPM ..... "Found 3/4" Iron Rod w/Cap Stamped "Jones/Carter Property Corner"
  - No. .... "Number"
  - FBCOPR ..... "Fort Bend County Official Public Records"
  - FBCDR ..... "Fort Bend County Deed Records"
  - ROW ..... "Right-of-Way"
  - Sq Ft ..... "Square Feet"
  - Stm SE ..... "Storm Sewer Easement"
  - UE ..... "Utility Easement"
  - Vol - Pg ..... "Volume and Page"
  - WLE ..... "Waterline Easement"
  - ..... "Block Number"
- 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 provisions 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.
  - 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.
  - 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 38 foot West of centerline of Pederson Road, also being 26 foot South-Southwest of and of a 32 inch pipe culvert, also being 13 feet South of a fence corner and power poles, 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 135.85' (NAVD 88).
  - All easements are centered on lot (lot's) unless shown otherwise.
  - All building lines along street rights-of-way are as shown on the plat.
  - 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.
  - This tract is located within the extraterritorial jurisdiction of the City of Houston, Fort Bend County, Texas, and within Willow Point Municipal Utility District.
  - Per the Flood Insurance Rate Map (FIRM) No. 48157C0040L for Fort Bend County, Texas as revised April 2, 2014, the approximate 100-year Base Flood Elevation is 140.20'.
  - The minimum slab elevation shall be 144.17'. 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.
  - All bearings are based on the Texas Coordinate System, South Central Zone, NAD 83, based upon GPS observations of NGS triangulation station "Brookshire".
  - Contours shown hereon are based upon NAVD88 datum.
  - Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
  - This plat is located in lighting zone LZ3.
  - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99988896.
  - All pipelines within the platted area are shown hereon.
  - Per the Flood Insurance Rate Map (FIRM) No. 48157C0040L with an effective date of April 2, 2014 and revision letter 16-06-1376P-480301 with an effective date of February 14, 2017, for Fort Bend County, Texas, Trails of Katy Kingsland Reserve is located within Unshaded Zone "X", Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
  - 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.
  - 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.

LINE	BEARING	DISTANCE
L1	N49°45'12"W	35.07'
L2	N48°42'51"W	77.59'
L3	N32°55'15"W	31.42'

DISTRICT NAMES	
WCID	N/A
MUD	WILLOW POINT MUD
LID	N/A
SCHOOL	FORT BEND COUNTY DRAINAGE DISTRICT KATY ISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT, CONSOLIDATED COMMUNICATIONS

CALLED 37.255 ACRES  
TO WARD-BROWN PARTNERS,  
L.L.C.  
CF No. 201002054  
FBCOPR



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 2.0919 acre tract described in the above and foregoing map of TRAILS OF KATY KINGSLAND RESERVE, 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 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 bays, 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.

IN TESTIMONY WHEREOF, the Ventana Development Katy, Ltd., has caused these presents to be signed by Jim Grover, Vice-President thereunto authorized, this 7 day of September 2018.

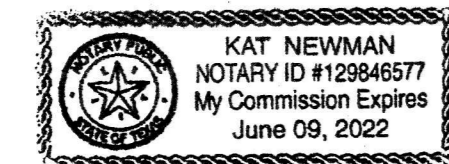
Ventana Development Katy, Ltd.  
By: Jim Grover  
Vice-President

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 7 day of September 2018.

Notary Public in and for the State of Texas  
Katrina Newman  
Print Name  
My commission expires: 6/9/2022



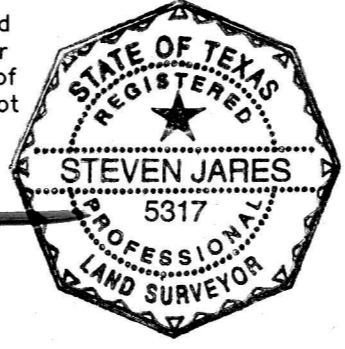
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of TRAILS OF KATY KINGSLAND RESERVE in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 18th day of September 2018.

By: Martha L. Stein Title Chair  
By: Patrick Walsh, P.E. Secretary

I, Sean P. Burch, 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.  
Sean P. Burch  
Sean P. Burch, P.E.  
Professional Engineer No. 114201



I, Steven Jares, 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.



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.  
Fort Bend County Engineer  
Date \_\_\_\_\_

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Vincent M. Morales, Jr. Commissioner, Precinct 1  
Grady Prestage Commissioner, Precinct 2

KP George  
County Judge

W.A. "Andy" Meyers Commissioner, Precinct 3  
Ken R. DeMerchant 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 \_\_\_\_\_, 2019, 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 KINGSLAND RESERVE

A SUBDIVISION OF 2.0919 ACRES OF LAND  
OUT OF THE  
THOMAS CRESAP SURVEY, A-369,  
FORT BEND COUNTY, TEXAS

0 LOTS      1 RESERVE      1 BLOCK  
AUGUST 2018

DEVELOPER/OWNER:  
Ventana Development Katy, Ltd.  
410 Brooks Street  
Sugar Land, Texas 77478  
(713) 781-5553

ENGINEER/SURVEYOR:  
JONES | CARTER  
Texas Board of Professional Engineers Registration No. F-438  
6302 West Loop South, Suite 150 • Houston, TX 77021 • 713.777.5337  
TBPLS FIRM No. 10046100

