

**PLAT RECORDING SHEET**

**PLAT NAME:** Greatwood Lake, Sec. 2A

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

**ACREAGE:** 27.962

**LEAGUE:** Abner Kuykendall League

**ABSTRACT NUMBER:** 48

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 76

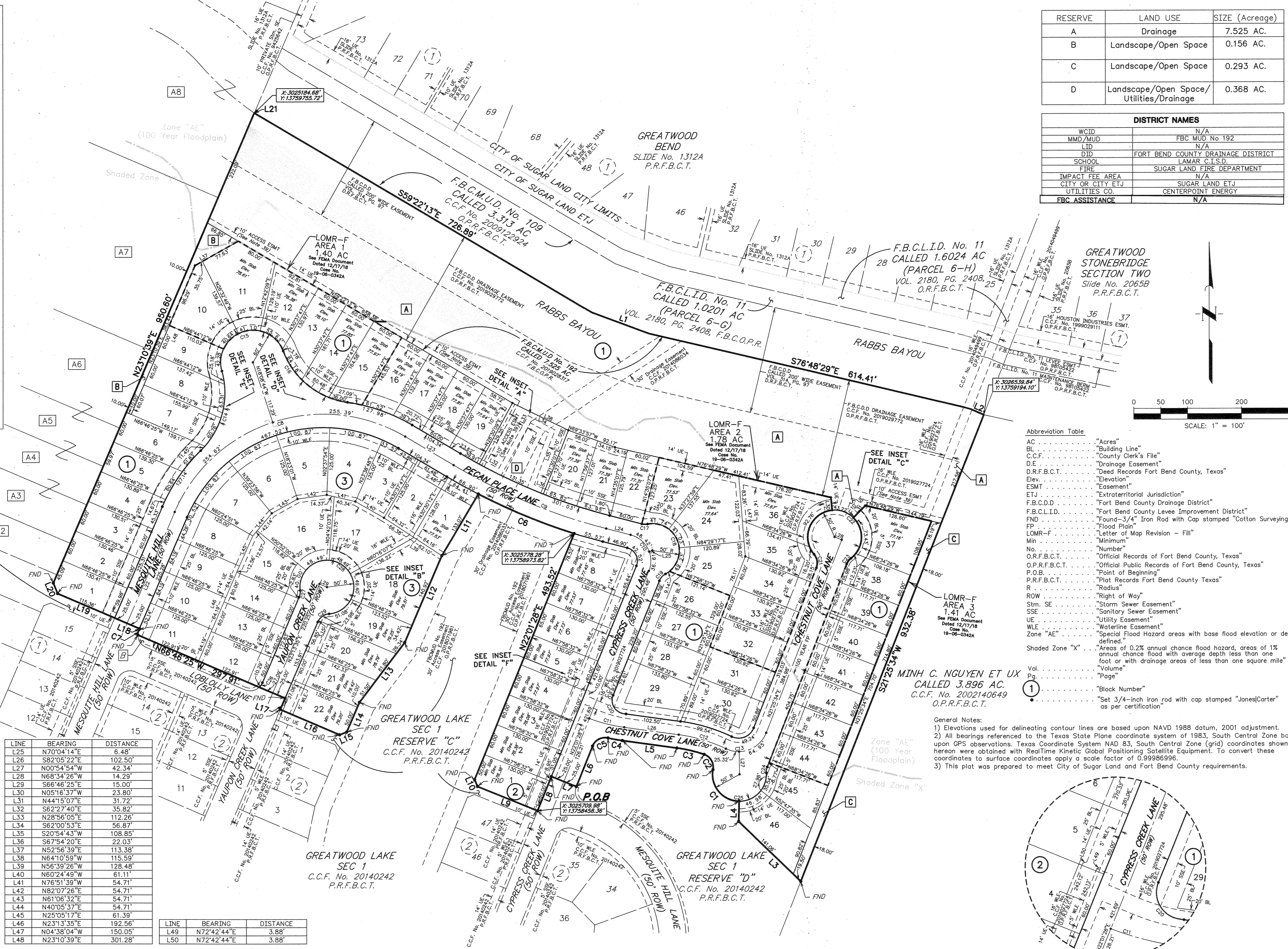
**NUMBER OF RESERVES:** 4

**OWNERS:** Pointe Greatwood, LLC & Fort Bend County Municipal Utlilty

District No. 192

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

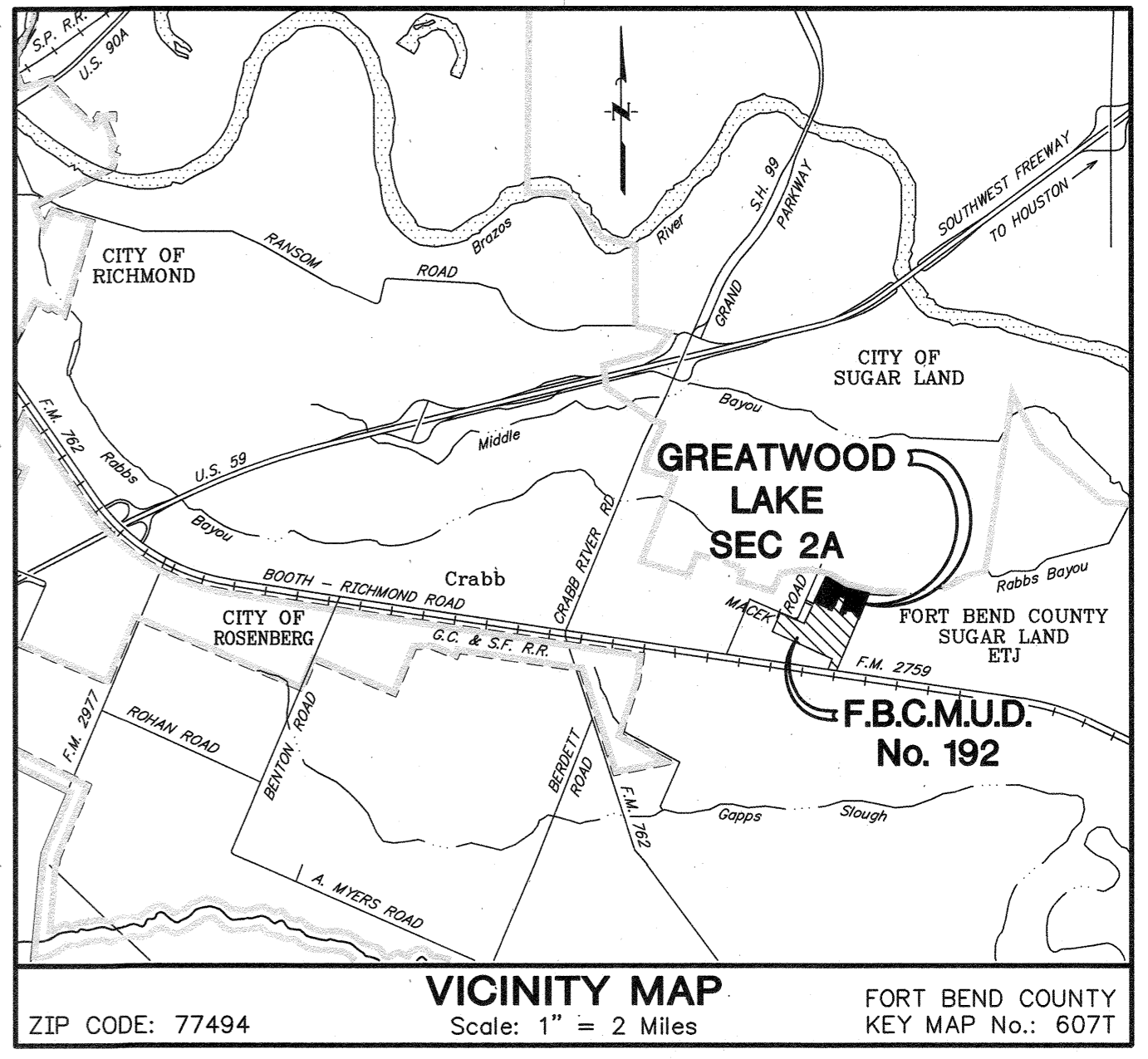
- A1** ENVIRONMENTAL INDUSTRIAL SERVICES GROUP, INC. CALLED 0.515 AC. (EXHIBIT "A", TRACT J) C.C.F. NO. 2012093025 O.P.R.F.B.C.T.
- A2** ORALTA MOLINA CALLED 0.41 AC. (EXHIBIT "A") VOL. 953, PG. 411 O.P.R.F.B.C.T.
- A3** BETTYE J. ANDERS CALLED 0.50 AC. VOL. 2187, PG. 867 O.P.R.F.B.C.T.
- A4** BETTYE ANDERS CALLED 0.5 AC. (EXHIBIT "A") VOL. 2425, PG. 1186 O.P.R.F.B.C.T.
- A5** BETTYE ANDERS CALLED 0.5 AC. (EXHIBIT "A") VOL. 2425, PG. 1183 O.P.R.F.B.C.T.
- A6** BETTYE ANDERS CALLED 1.0 AC. (EXHIBIT "A") VOL. 2425, PG. 1179 O.P.R.F.B.C.T.
- A7** MELINDA R. ADAR CALLED 2.0 AC. (EXHIBIT "A") C.C.F. NO. 2001034123 O.P.R.F.B.C.T.
- A8** ROBERT R. GONZALES & WIFE, CANDELARIA R. GONZALES CALLED 1.5 AC. (EXHIBIT "A") C.C.F. NO. 1990085874 O.P.R.F.B.C.T.



RESERVE	LAND USE	SIZE (Acreage)
A	Drainage	7.525 AC.
B	Landscape/Open Space	0.156 AC.
C	Landscape/Open Space	0.293 AC.
D	Landscape/Open Space/Utilities/Drainage	0.368 AC.

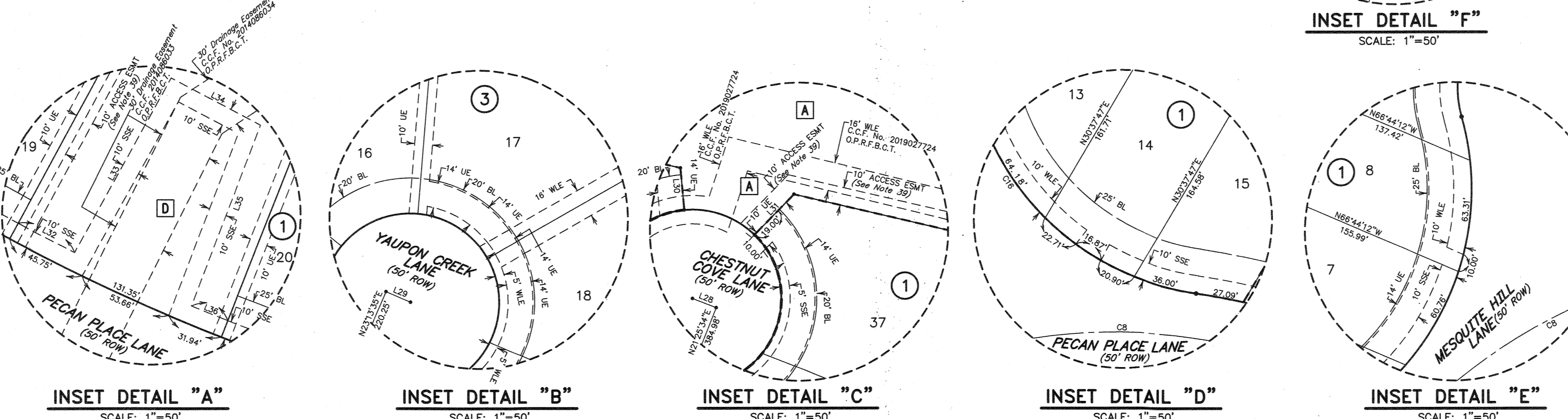
DISTRICT NAMES		
WCID	N/A	
MMO/MUD	FBC MUD No. 192	
LD	N/A	
SLID	FORT BEND COUNTY DRAINAGE DISTRICT	
SCHOOL	LAMAR C.T.S.D.	
FIRE	SUGAR LAND FIRE DEPARTMENT	
IMPACT FEE AREA	N/A	
CITY OR CITY ETJ	SUGAR LAND ETJ	
UTILITIES CO.	CENTERPOINT ENERGY	
FBC ASSISTANCE	N/A	



- Abbreviation Table
- AC "Acres"
  - BL "Building Line"
  - C.C.F. "County Clerk's File"
  - D.E. "Drainage Easement"
  - D.R.F.B.C.T. "Deed Records Fort Bend County, Texas"
  - Elev. "Elevation"
  - ESMT "Easement"
  - ETJ "Extraterritorial Jurisdiction"
  - F.B.C.L.D. "Fort Bend County Drainage District"
  - F.B.C.L.I.D. "Fort Bend County Levee Improvement District"
  - FND "Found-3/4" Iron Rod with Cap stamped "Cotton Surveying"
  - FP "Flood Plain"
  - LOMR-F "Letter of Map Revision - Fill"
  - Min. "Minimum"
  - No. "Number"
  - O.P.R.F.B.C.T. "Official Records of Fort Bend County, Texas"
  - O.P.R.P.B.C.T. "Official Public Records of Fort Bend County, Texas"
  - P.O.B. "Point of Beginning"
  - P.R.F.B.C.T. "Plat Records Fort Bend County Texas"
  - R. "Radius"
  - ROW "Right of Way"
  - Stm. SE "Storm Sewer Easement"
  - SSE "Sanitary Sewer Easement"
  - UE "Utility Easement"
  - WLE "Waterline Easement"
  - Zone "AE" "Special Flood Hazard areas with base flood elevation or depth defined."
  - Shaded Zone "X" "Areas of 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile"
  - Vol. "Volume"
  - Page "Page"
  - "Block Number"
  - "Set 3/4-inch iron rod with cap stamped 'Jones/Carter' as per certification"

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S69°33'57"E	113.41'	L25	N70°04'14"E	6.48'
L2	S66°29'03"E	25.99'	L26	S82°05'22"E	102.50'
L3	N45°58'10"W	160.56'	L27	N00°54'54"W	42.34'
L4	N01°02'17"E	37.50'	L28	N68°34'26"W	14.29'
L5	N82°05'22"W	102.50'	L29	S66°46'25"E	15.00'
L6	S22°01'28"W	80.79'	L30	N05°16'37"W	23.80'
L7	N67°58'32"W	50.00'	L31	N44°15'07"E	31.72'
L8	S22°01'28"W	68.95'	L32	S62°27'40"E	35.92'
L9	N67°58'32"W	120.00'	L33	N28°56'08"E	112.28'
L10	N22°58'32"W	14.14'	L34	S62°00'53"E	56.87'
L11	S30°37'47"W	133.07'	L35	S20°54'43"W	108.85'
L12	S23°11'12"W	175.34'	L36	S67°54'20"E	22.03'
L13	S37°04'53"W	139.64'	L37	N52°56'39"E	113.38'
L14	S23°13'35"W	60.00'	L38	N64°10'59"W	115.59'
L15	S68°13'35"W	14.14'	L39	N56°39'28"W	128.48'
L16	N66°46'25"W	120.00'	L40	N60°24'49"W	61.11'
L17	N23°13'35"E	22.94'	L41	N76°51'39"W	54.71'
L18	N23°13'35"E	2.05'	L42	N82°07'26"E	54.71'
L19	N66°49'21"W	165.36'	L43	N61°06'33"E	54.71'
L20	N21°49'21"W	21.21'	L44	N40°05'37"E	54.71'
L21	S53°00'40"E	1.94'	L45	N25°05'17"E	61.39'
L22	N23°13'35"E	225.30'	L46	N23°13'35"E	192.56'
L23	S59°22'13"E	104.34'	L47	N04°38'04"W	150.05'
L24	S75°24'53"E	46.90'	L48	N23°10'59"E	301.28'
L49	N72°42'44"E	3.88'			
L50	N72°42'44"E	3.88'			

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.00'	99°20'54"	86.70'	N39°17'16"W	76.24'	58.90'
C2	25.00'	81°37'50"	35.62'	N30°25'44"W	32.68'	21.59'
C3	275.00'	10°50'42"	52.05'	N76°40'00"W	51.97'	38.10'
C4	325.00'	0°45'12"	26.96'	S79°42'46"E	26.95'	13.49'
C5	25.00'	80°38'22"	35.19'	N62°20'39"E	32.35'	21.22'
C6	1,125.00'	09°48'27"	192.57'	N67°40'51"W	192.33'	96.52'
C7	25.00'	23°34'44"	10.29'	N11°26'14"E	10.22'	5.22'
C8	300.00'	97°24'12"	90.26'	S71°55'41"W	450.77'	341.50'
C9	1,100.00'	16°02'41"	308.04'	N67°23'33"W	307.03'	155.03'
C10	50.00'	97°26'21"	85.03'	N26°41'43"W	75.15'	56.95'
C11	300.00'	12°47'27"	66.97'	S75°41'38"E	66.83'	33.63'
C12	300.00'	17°32'53"	91.88'	N73°18'55"W	91.52'	46.30'
C13	55.00'	94°01'57"	51.00'	N19°29'53"W	80.47'	59.01'
C14	150.00'	61°22'07"	160.70'	N14°57'25"E	153.09'	89.01'
C15	60.00'	175°09'50"	183.43'	S71°51'16"W	119.89'	1,420.82'
C16	150.00'	61°22'07"	160.66'	N51°14'53"W	153.09'	89.01'
C17	25.00'	24°05'07"	10.89'	S87°53'26"E	10.80'	5.53'
C18	50.00'	161°44'11"	141.14'	N19°29'53"W	98.73'	311.05'
C19	25.00'	39°20'45"	17.17'	N41°41'50"E	16.83'	8.94'
C20	25.00'	103°09'43"	45.01'	S29°33'24"E	39.17'	31.52'
C21	25.00'	61°34'05"	26.86'	N09°21'28"W	25.59'	14.89'
C22	50.00'	272°33'44"	237.85'	N83°51'39"W	69.11'	47.81'
C23	25.00'	30°59'39"	13.52'	S36°55'24"W	13.36'	6.93'
C24	25.00'	245°10'5"	10.89'	S08°57'02"W	10.80'	5.53'
C25	50.00'	193°54'41"	169.22'	S86°34'10"E	99.26'	409.84'
C26	25.00'	23°34'41"	10.29'	N35°00'56"E	10.22'	5.22'
C27	25.00'	29°55'35"	13.06'	N08°15'48"E	12.91'	6.68'
C28	50.00'	272°06'30"	237.46'	N50°38'45"W	69.40'	48.19'
C29	25.00'	62°10'55"	27.13'	N54°19'02"E	25.82'	15.08'



# GREATWOOD LAKE SEC 2A

**A SUBDIVISION OF 27.692 ACRES OF LAND OUT OF THE ABNER KUYKENDALL LEAGUE, A-48 CITY OF SUGAR LAND ETJ FORT BEND COUNTY, TEXAS**

**76 LOTS      4 RESERVES      3 BLOCKS**

**APRIL 2019**

**OWNER:**  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 192  
Darrell Kainer - President  
c/o Allen Boone Humphres Robinson LLP  
3200 Southwest Freeway, Ste 2600  
Houston, TX 77027  
713-860-6400

**OWNER/DEVELOPER:**  
POINTE GREATWOOD, LLC  
Neal Heckel - President  
6860 Dallas Parkway  
Ste 200  
Plano, TX 75024  
972-663-9386

**PREPARED BY:**  
SURVEYOR/ENGINEER:  
**JONES CARTER**  
Texas Board of Professional Land Surveying Registration No. 3306526  
1229 Corporate Drive, Suite 100 - Houston, Texas 77019 - 281.362.2031

SHEET 2 OF 2

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, Pointe Greatwood, LLC, a Texas limited liability company acting by and through Neal Heckel, its President, and Fort Bend County Municipal Utility District No. 192 acting by and through Darrell Kainer, its President herein called "Owners" hereby make subdivision of said property according to the lines, streets, lots, building lines, and easements shown thereon and designate said subdivision as Greatwood Lake Sec 2A, 27.692 acres, located in the Abner Kuykendall League, A-48, City of Sugar Land ETJ, Fort Bend County, Texas, and hereby dedicates to the public use as such, the streets and easements shown thereon forever and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets dedicated or occasioned by alteration of the surface of any portion of streets to conform to such grades, and do hereby bind ourselves, our successors and assigns to warrant and defend forever 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 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 each 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 each 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 dedicate to the public a strip of land twenty feet (20') 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 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 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, Pointe Greatwood, LLC, a Texas limited liability company has caused these presents to be signed by Neal Heckel, President, hereunto authorized, and its common seal hereunto affixed this 2nd day of May, 2019.

IN TESTIMONY WHEREOF, Fort Bend County Municipal Utility District No. 192 has caused these presents to be signed by Darrell Kainer, President, hereunto authorized, and its common seal hereunto affixed this 6th day of May, 2019.

IN TESTIMONY WHEREOF, Fort Bend County Municipal Utility District No. 192 has caused these presents to be signed by Lester Jones, Secretary, hereunto authorized, and its common seal hereunto affixed this 8th day of May, 2019.

Pointe Greatwood, LLC, a Texas limited liability company  
By: Neal Heckel  
Neal Heckel, President

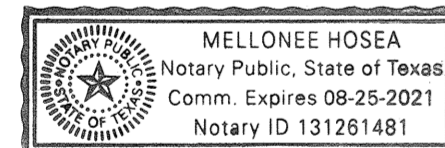
Fort Bend County Municipal Utility District No. 192  
By: Darrell Kainer  
Darrell Kainer, President

Attest: Lester Jones  
Lester Jones, Secretary

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Neal Heckel, President, of Pointe Greatwood, 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 set out and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of May, 2019.

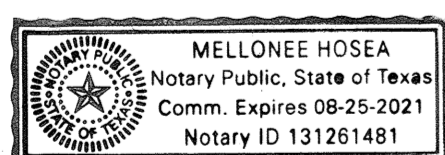


Mellonee Hosea  
Notary Public in and for the State of Texas  
My Commission Expires 8-25-2021

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Darrell Kainer, President of Fort Bend County Municipal Utility District No. 192 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 entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6 day of May, 2019.

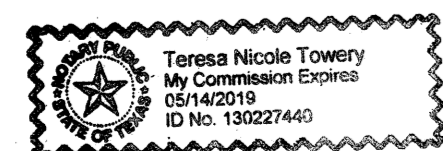


Mellonee Hosea  
Notary Public in and for the State of Texas  
My Commission Expires 8-25-2021

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Lester Jones, Secretary of Fort Bend County Municipal Utility District No. 192 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 entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of May, 2019.



Tansia Nicole Towery  
Notary Public in and for the State of Texas  
My Commission Expires 5-14-2019

This is to certify that the Planning and Zoning Commission of the City of Sugar Land, Texas has approved this plat and subdivision of Greatwood Lake Sec 2A in conformance with laws of the State of Texas and the ordinances of the City of Sugar Land as shown hereon and authorizes recording of this plat

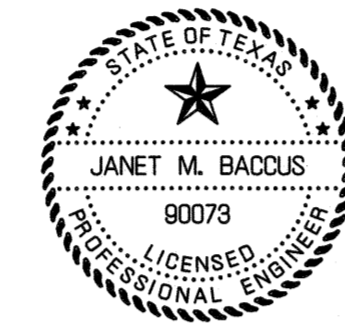
this 25th day of April, 2019.

Kathryn Huebner  
Kathryn Huebner, Chair

Glenda Gundermann  
Glenda Gundermann, City Secretary



I, Janet M. Bacaus, 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.

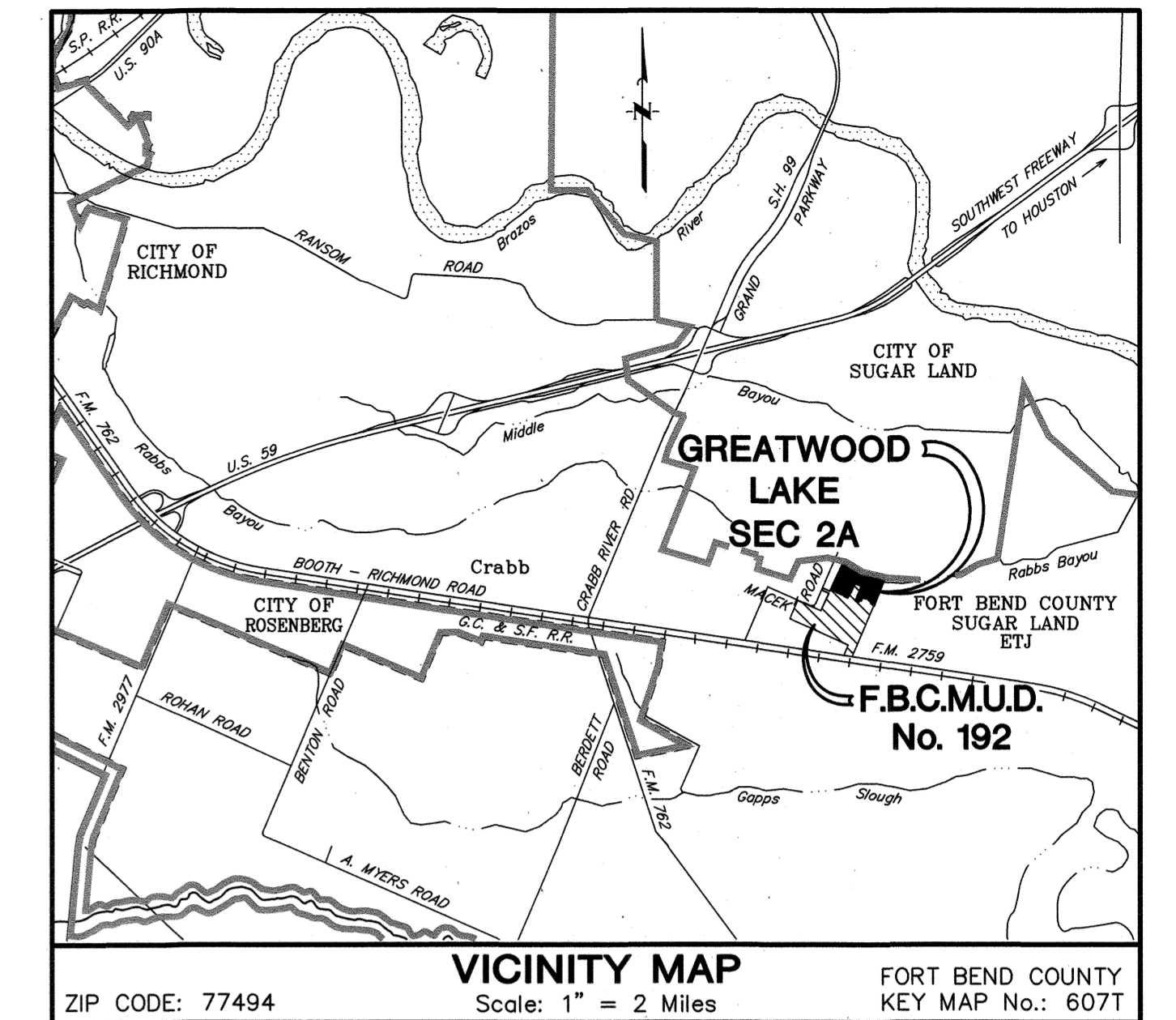


Janet M. Bacaus  
Janet M. Bacaus, P.E.  
Professional Engineer No. 90073

CERTIFICATE FOR SURVEYOR

I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and other points of reference were marked on the ground before I signed and sealed this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum 5/8-inch diameter iron rod with surveyor's cap.

Chris D. Kalkomey  
Chris D. Kalkomey  
Texas Registration No. 5869



THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

I, J. Stacy Slawinski, 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.

J. Stacy Slawinski, P.E.  
Fort Bend County Engineer

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

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 \_\_\_\_\_ m. 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  
Fort Bend County, Texas  
Deputy

By: \_\_\_\_\_

# GREATWOOD LAKE SEC 2A

A SUBDIVISION OF 27.692 ACRES OF LAND  
OUT OF THE  
ABNER KUYKENDALL LEAGUE, A-48  
CITY OF SUGAR LAND ETJ  
FORT BEND COUNTY, TEXAS

76 LOTS      4 RESERVES      3 BLOCKS

OWNER:  
FORT BEND COUNTY MUNICIPAL  
UTILITY DISTRICT No. 192  
Darrell Kainer - President  
c/o Allen Boone Humphries Robinson LLP  
3200 Southwest Freeway, Ste 2600  
Houston, TX 77027  
713-860-6400

OWNER/DEVELOPER:  
APRIL 2019  
POINTE GREATWOOD, LLC  
Neal Heckel - President  
6860 Dallas Parkway  
Ste 200  
Plano, TX 75024  
972-663-9386

PREPARED BY:  
SURVEYOR/ENGINEER:  
**J.C. JONES | CARTER**

Texas Board of Professional Land Surveying Registration No. 12064204  
1229 Corporate Drive, Suite 100 - Rosenberg, Texas 77473 • 281.342.2033