

PLAT RECORDING SHEET

PLAT NAME: Huntington Place, Section 3

PLAT NO: _____

ACREAGE: 17.638

LEAGUE: William Pettus League

ABSTRACT NUMBER: 68

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 63

NUMBER OF RESERVES: 4

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

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, WOODMERE DEVELOPMENT COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH RICHARD RUE, PRESIDENT, BEING AN OFFICER OF WOODMERE GP, LLC., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF WOODMERE DEVELOPMENT COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 17.638 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HUNTINGTON PLACE SECTION 3, 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 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 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 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 THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY 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, 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, OWNERS 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 PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS 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 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 COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WOODMERE GP, LLC., ITS GENERAL PARTNER, THEREUNTO AUTHORIZED BY ITS PRESIDENT RICHARD RUE, THIS _____ DAY OF _____, 2019.

WOODMERE DEVELOPMENT COMPANY, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: WOODMERE GP, LLC., A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: _____
RICHARD RUE, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD RUE, PRESIDENT OF WOODMERE GP, LLC., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF WOODMERE DEVELOPMENT COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:

- 1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD27) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986797.
- 2. THE MINIMUM SLAB ELEVATION SHALL BE 60.50 FEET ABOVE MEAN SEA LEVEL (NAVD 88 2001 ADJUSTMENT). 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.
- 3. THIS PLAT WAS PREPARED TO MEET THE CITY OF ALVIN AND FORT BEND COUNTY REQUIREMENTS.
- 4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2018-0424 DATED JANUARY 8, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 5. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 189, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND ISD, THE CITY OF ALVIN ETJ OF FORT BEND COUNTY, TEXAS.
- 6. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C0455L, REVISED APRIL 2, 2014, THIS PROPERTY LIES WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- 7. 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.
- 8. ALL PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION ARE AS SHOWN.
- 9. 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.
- 10. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 11. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 12. THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- 13. THIS PLAT LIES WITHIN FORT BEND LIGHTING ORDINANCE ZONE NO. 2.
- 14. BENCHMARK: TSARP MONUMENT 010565: FLOODPLAIN REFERENCE MARK NUMBER 010565 IS A CGS BRASS DISC STAMPED L 668 1942 AT INTERSECTION OF FM 521 AND SYCAMORE STREET EAST LOCATED ON THE HEADWALL, ON THE S. SIDE OF SYCAMORE, SW OF INTERSECTION IN KEY MAP 651D (FORT BEND KM) IN THE CLEAR CREEK WATERSHED NEAR STREAM A104-07-00. ELEVATION = 72.28 FEET
- 15. SIDEWALKS SHALL BE BUILT, OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-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.
- 16. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION HAVE BEEN CONSTRUCTED.
- 17. 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.
- 18. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF RESERVE "D" IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 189
- 19. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION, UNLESS OTHERWISE NOTED.
- 20. THERE ARE 13 PROPOSED STREET LIGHTS.

I, CAMERON S. LOWE, 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 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 1927, SOUTH CENTRAL ZONE.

CAMERON S. LOWE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6713



I, JASON KELLY, 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.

JASON KELLY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 91021



CITY OF ALVIN APPROVAL

PAUL HORN, MAYOR

DIXIE ROBERTS, CITY SECRETARY

MICHELLE SEGÓVIA, CITY ENGINEER

DATE

A 17.638 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM PETTUS LEAGUE, A-68, FORT BEND COUNTY, TEXAS, OUT OF LOTS 3, 4, 5, 6, AND 39 OF EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION RECORDED UNDER VOLUME 618, PAGE 725, OF THE DEED RECORDS OF FORT BEND COUNTY TEXAS (F.B.C.O.P.R.), ALSO BEING A PORTION OF THAT CERTAIN CALLED 46.415 ACRE TRACT DESCRIBED IN THE DEED TO BGM LAND INVESTMENTS, LTD., RECORDED UNDER FILE NUMBER 2006124259, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 14.592 ACRE TRACT DESCRIBED IN THE DEED TO WOODMERE DEVELOPMENT CO., LTD., RECORDED UNDER FILE NUMBER 2017142192, F.B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 179.359 ACRE TRACT DESCRIBED AS "TRACT F" IN THE DEED TO BGM LAND INVESTMENTS, LTD., RECORDED UNDER FILE NUMBER 2006086726, F.B.C.O.P.R., AND A PORTION OF THAT CERTAIN CALLED 27.843 ACRE TRACT DESCRIBED IN THE DEED TO BGM LAND INVESTMENTS, LTD., RECORDED UNDER FILE NUMBER 2011054292, F.B.C.O.P.R., SAID 17.638 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 27):

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE SOUTHEAST CORNER COUNTRY FAIR LANE (100' WIDE) AS SHOWN ON HUNTINGTON PLACE SECTION 2, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20180107, F.B.C.O.P.R.;

THENCE, ALONG THE EAST LINE OF SAID HUNTINGTON PLACE SECTION 2 THE FOLLOWING 7 (SEVEN) COURSES:

- 1)NORTH 21° 41' 41" EAST, 120.61 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;
- 2)NORTH 63° 32' 48" EAST, 69.35 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;
- 3)NORTH 45° 46' 01" EAST, 62.79 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;
- 4)NORTH 25° 00' 53" EAST, 61.85 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;
- 5)NORTH 04° 36' 44" EAST, 60.71 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;
- 6)NORTH 13° 37' 06" WEST, 59.77 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;
- 7)NORTH 33° 38' 56" WEST, 131.64 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET AN EASTERLY CORNER OF SAID HUNTINGTON PLACE SECTION 2, COMMON TO THE SOUTHWEST CORNER OF THE AFORESAID 14.592 ACRE TRACT;

THENCE, NORTH 86° 58' 26" EAST, DEPARTING THE EAST LINE OF SAID HUNTINGTON PLACE SECTION 2, 1,094.67 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 20° 59' 16" EAST, 120.51 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 18° 58' 13" EAST, 52.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 01' 18" EAST, 310.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 86° 58' 42" EAST, 13.02 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 01' 18" EAST, 195.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 86° 58' 42" WEST, 280.64 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 01' 18" EAST, 80.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

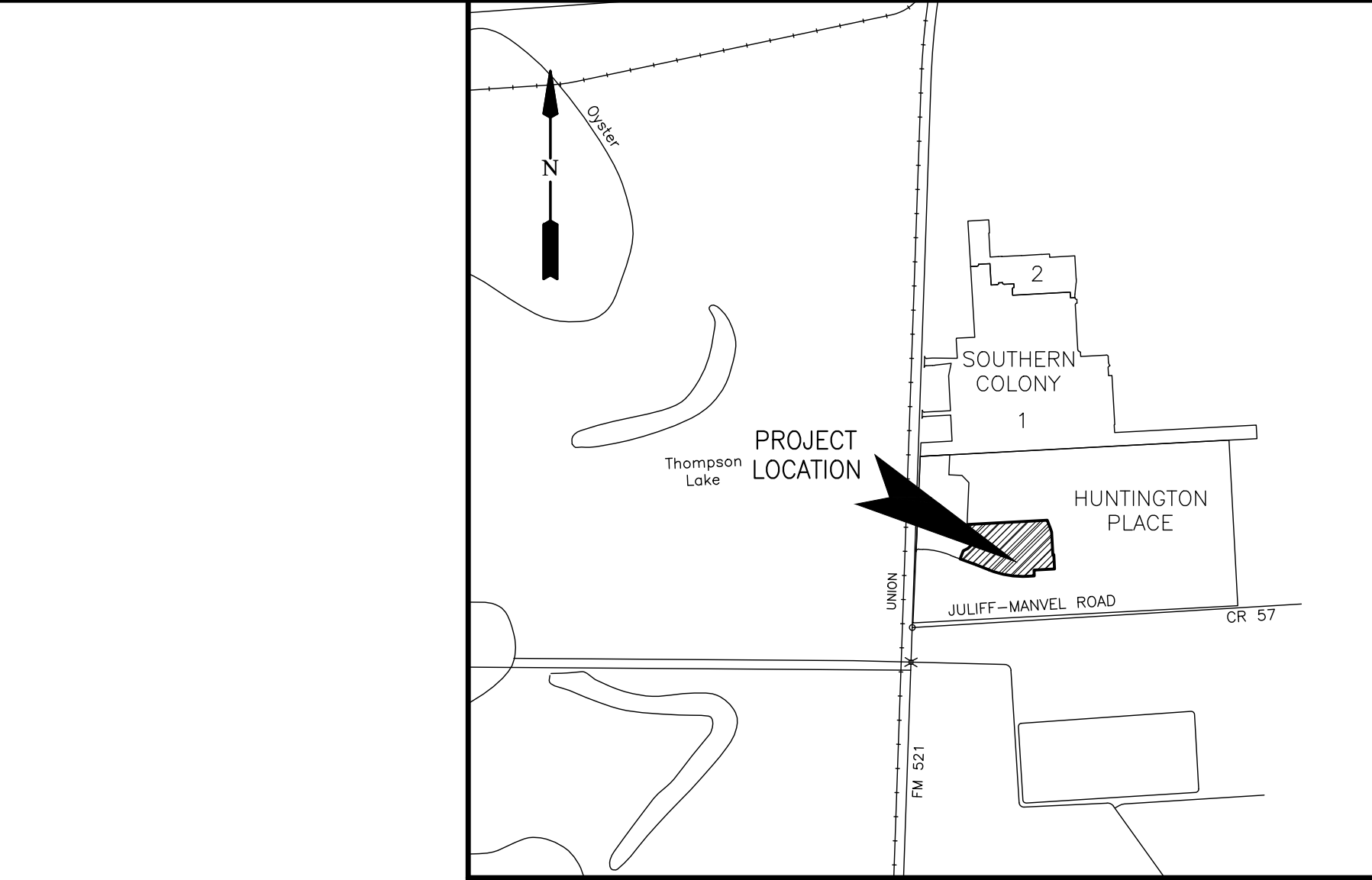
THENCE, SOUTH 86° 58' 42" WEST, 92.13 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 534.92 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,240.00 FEET, A CENTRAL ANGLE OF 24° 42' 59", AND A CHORD WHICH BEARS NORTH 80° 39' 48" WEST, 530.78 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 68° 18' 19" WEST, 194.22 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 20.00 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 01° 54' 37", AND A CHORD WHICH BEARS NORTH 69° 15' 37" WEST, 20.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 70° 12' 55" WEST, 209.97 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 17.638 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP NO. 691B

I, RICHARD W. STOLLEIS, 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.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

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. 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

HUNTINGTON PLACE

SECTION 3

A PLANNED UNIT DEVELOPMENT

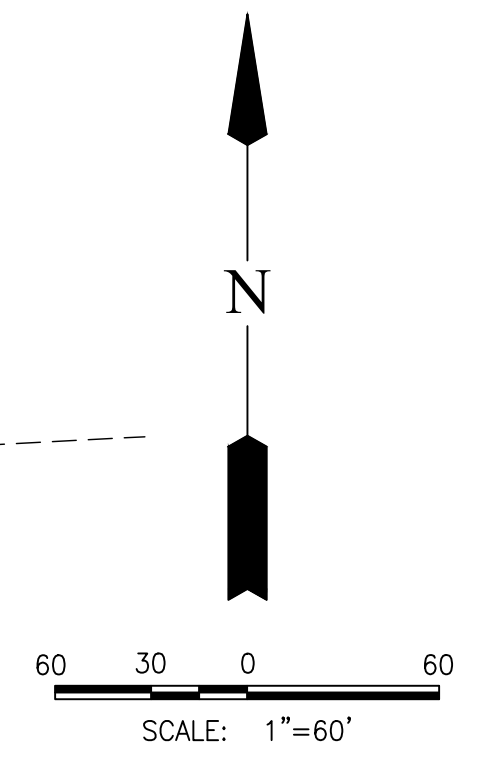
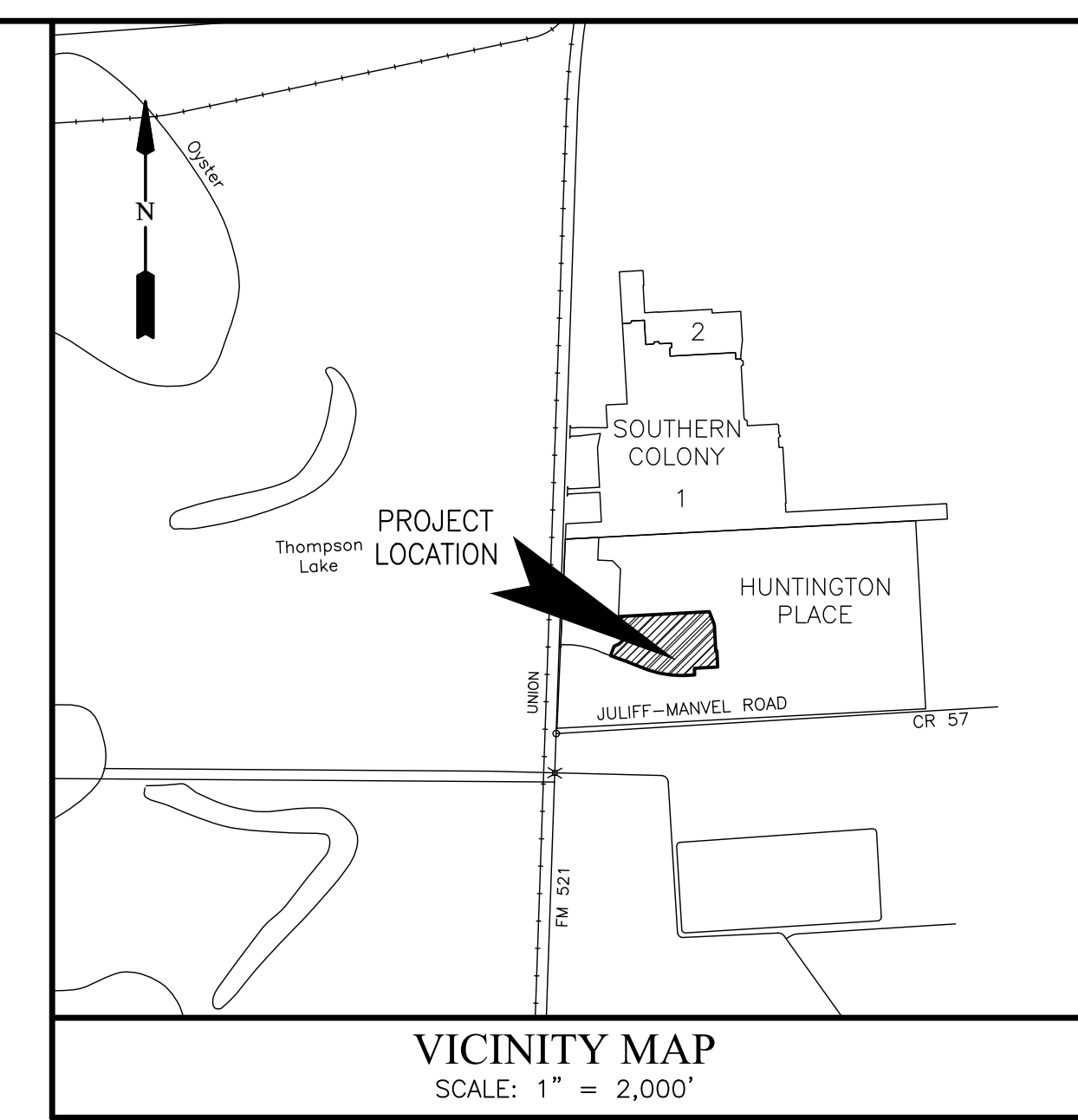
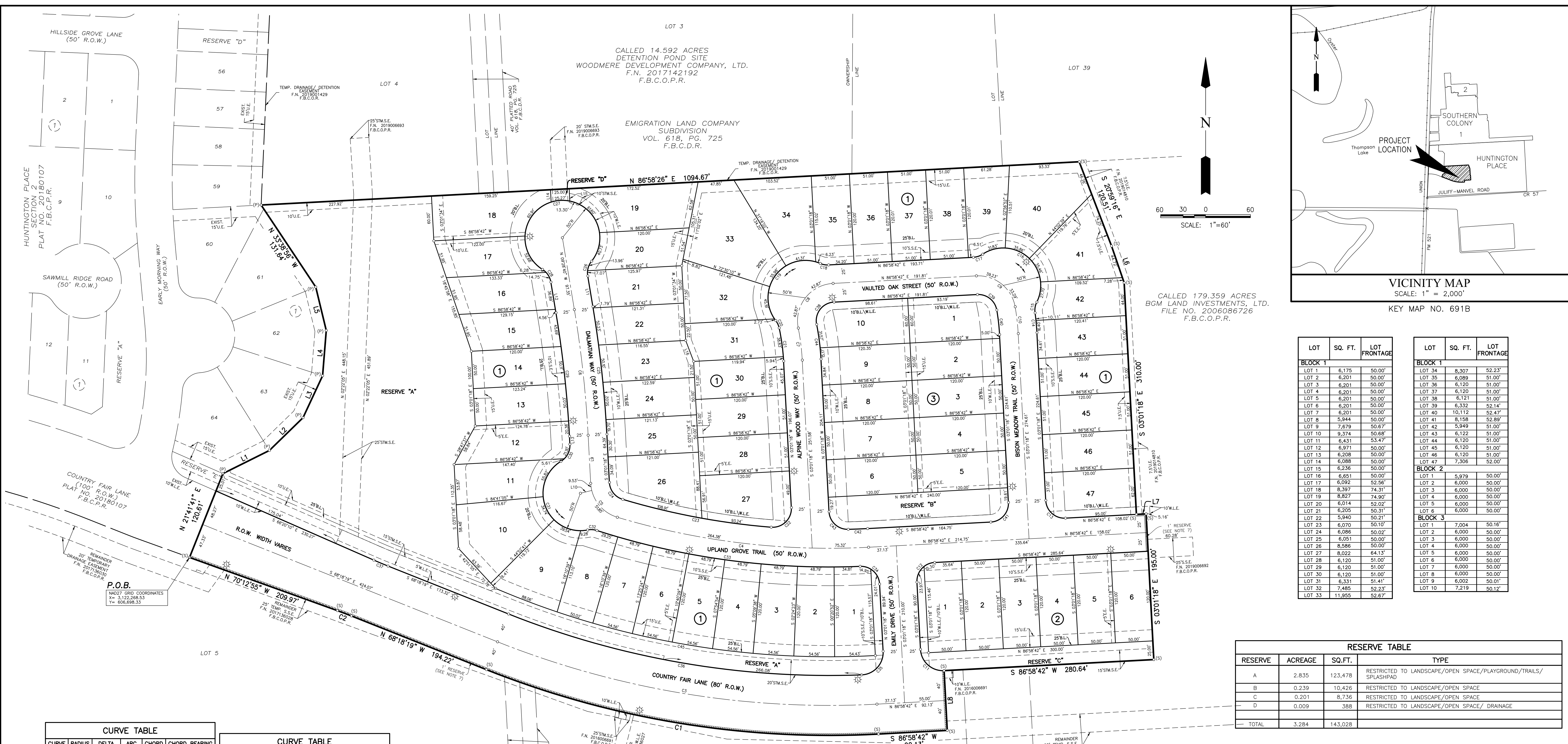
SUBDIVISION OF 17.638 ACRES OF LAND SITUATED IN THE WILLIAM PETTUS LEAGUE, ABSTRACT 68, FORT BEND COUNTY, TEXAS.

63 LOTS 4 RESERVES (3.284 ACRES) 3 BLOCKS
APRIL 26, 2019 JOB NO. 1037-2025.403

OWNERS:
WOODMERE DEVELOPMENT COMPANY, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: WOODMERE GP, LLC., ITS GENERAL PARTNER
RICHARD RUE, PRESIDENT
15915 KATY FREEWAY, SUITE 405, HOUSTON, TEXAS 77094
PH: (281) 450-9172

SURVEYOR: **LJA Surveying, Inc.**
2929 Briarpark Drive Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.L.S. Firm No. 10194382

ENGINEER: **LJA Engineering, Inc.**
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386



SCALE: 1" = 60'

SCALE: 1" = 2,000'

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 1		
LOT 1	6,175	50.00'
LOT 2	6,201	50.00'
LOT 3	6,201	50.00'
LOT 4	6,201	50.00'
LOT 5	6,201	50.00'
LOT 6	6,201	50.00'
LOT 7	6,201	50.00'
LOT 8	5,944	50.00'
LOT 9	6,779	50.67'
LOT 10	9,374	50.88'
LOT 11	6,431	53.47'
LOT 12	6,971	50.00'
LOT 13	6,208	50.00'
LOT 14	6,088	50.00'
LOT 15	6,236	50.00'
LOT 16	6,851	50.00'
LOT 17	6,092	52.56'
LOT 18	6,397	74.31'
LOT 19	6,827	74.90'
LOT 20	6,014	52.02'
LOT 21	6,205	50.31'
LOT 22	5,940	50.31'
LOT 23	6,070	50.10'
LOT 24	6,086	50.02'
LOT 25	6,051	50.00'
LOT 26	6,586	50.00'
LOT 27	8,022	64.13'
LOT 28	6,120	51.00'
LOT 29	6,120	51.00'
LOT 30	6,120	51.00'
LOT 31	6,331	51.41'
LOT 32	7,485	52.23'
LOT 33	11,955	52.67'

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 1		
LOT 34	8,307	52.23'
LOT 35	6,089	51.00'
LOT 36	6,120	51.00'
LOT 37	6,120	51.00'
LOT 38	6,121	51.00'
LOT 39	6,332	52.14'
LOT 40	10,112	52.47'
LOT 41	8,158	52.89'
LOT 42	5,949	51.00'
LOT 43	6,122	51.00'
LOT 44	6,120	51.00'
LOT 45	6,120	51.00'
LOT 46	6,120	51.00'
LOT 47	7,306	52.00'
BLOCK 2		
LOT 1	5,979	50.00'
LOT 2	6,000	50.00'
LOT 3	6,000	50.00'
LOT 4	6,000	50.00'
LOT 5	6,000	50.00'
LOT 6	6,000	50.00'
BLOCK 3		
LOT 1	7,004	50.16'
LOT 2	6,000	50.00'
LOT 3	6,000	50.00'
LOT 4	6,000	50.00'
LOT 5	6,000	50.00'
LOT 6	6,000	50.00'
LOT 7	6,000	50.00'
LOT 8	6,000	50.00'
LOT 9	6,002	50.01'
LOT 10	7,219	50.12'

RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.835	123,478	RESTRICTED TO LANDSCAPE/OPEN SPACE/PLAYGROUND/TRAILS/SPLASHPAD
B	0.239	10,426	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.201	8,736	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.009	388	RESTRICTED TO LANDSCAPE/OPEN SPACE/ DRAINAGE
TOTAL	3.284	143,028	

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1240.00'	24°42'59"	534.92'	530.78'	N 80°39'48" W
C2	600.00'	1°54'37"	20.00'	20.00'	N 69°15'37" W
C3	1200.00'	24°42'59"	517.66'	513.66'	S 80°39'48" E
C4	990.00'	19°39'36"	339.70'	338.04'	S 83°11'30" E
C5	50.00'	70°20'24"	61.38'	57.60'	S 38°11'30" E
C6	1500.00'	6°22'22"	169.02'	168.93'	N 06°14'59" W
C7	300.00'	8°14'23"	43.14'	43.11'	N 07°08'30" W
C8	50.00'	98°14'23"	85.73'	75.61'	S 37°51'30" W
C9	50.00'	83°06'28"	72.53'	66.33'	N 51°28'04" W
C10	300.00'	6°53'32"	36.08'	36.07'	N 06°28'04" W
C11	30.00'	90°00'00"	47.12'	42.43'	S 48°01'18" E
C12	25.00'	90°00'00"	39.27'	35.36'	S 41°58'42" E
C13	25.00'	90°00'00"	39.27'	35.36'	S 48°01'18" E
C14	325.00'	4°40'27"	26.51'	26.51'	S 05°21'31" E
C15	25.00'	34°06'51"	14.89'	14.67'	S 09°21'41" W
C16	50.00'	149°56'54"	130.85'	96.58'	S 48°33'21" E
C17	25.00'	30°30'30"	13.31'	13.16'	N 71°43'27" E
C18	25.00'	26°13'54"	11.45'	11.35'	S 79°54'21" E
C19	50.00'	150°37'30"	131.45'	96.73'	N 37°53'51" E
C20	25.00'	25°03'58"	10.94'	10.85'	N 24°52'56" W
C21	275.00'	9°19'39"	44.77'	44.72'	N 07°41'07" W
C22	25.00'	97°39'26"	42.61'	37.64'	N 45°48'25" E
C23	965.00'	12°00'10"	202.16'	201.79'	S 79°21'47" E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C24	25.00'	70°20'24"	30.69'	28.80'	S 38°11'30" E
C25	1525.00'	6°27'22"	171.84'	171.75'	S 06°14'59" E
C26	25.00'	48°11'23"	21.03'	20.41'	S 14°37'02" W
C27	50.00'	276°22'46"	241.19'	66.67'	N 80°31'20" E
C28	25.00'	48°11'23"	21.03'	20.41'	N 33°34'21" W
C29	1475.00'	6°27'22"	166.20'	166.12'	N 06°14'59" W
C30	25.00'	61°40'10"	26.91'	25.63'	N 27°48'47" E
C31	50.00'	159°42'53"	139.38'	98.44'	N 21°12'35" W
C32	25.00'	28°53'44"	12.61'	12.47'	N 86°37'09" W
C33	1015.00'	20°08'28"	356.80'	354.97'	N 82°14'32" W
C34	25.00'	89°17'28"	38.96'	35.14'	N 47°40'02" W
C35	30.00'	90°54'22"	47.60'	42.76'	N 42°25'53" E
C36	1160.00'	23°48'37"	482.06'	478.60'	S 80°12'37" E
C37	600.00'	1°58'09"	20.62'	20.62'	S 67°19'14" E
C38	25.00'	98°14'23"	42.87'	37.80'	N 37°51'30" E
C39	25.00'	83°06'28"	36.26'	33.17'	S 51°28'04" E
C40	275.00'	6°53'32"	33.08'	33.06'	S 06°28'04" E
C41	25.00'	90°00'00"	39.27'	35.36'	S 41°58'42" W
C42	965.00'	1°32'21"	25.93'	25.92'	S 87°44'53" W
C43	25.00'	88°27'39"	38.60'	34.88'	N 47°15'07" W
C44	325.00'	8°14'23"	46.74'	46.70'	N 07°08'30" W
C45	1135.00'	26°14'35"	519.86'	515.33'	S 79°58'26" E

LINE	BEARING	DISTANCE
L1	N 63°32'48" E	69.35'
L2	N 45°46'01" E	62.79'
L3	N 25°00'53" E	61.85'
L4	N 04°36'44" E	60.71'
L5	N 13°37'06" W	59.77'
L6	S 18°58'13" E	52.00'
L7	N 86°58'42" E	13.02'
L8	S 03°01'18" E	80.00'
L9	S 03°01'18" E	64.39'
L10	N 76°03'20" E	15.60'
L11	S 09°28'40" E	41.45'
L12	N 09°28'40" W	41.45'
L13	S 03°01'18" W	10.80'
L14	S 03°01'34" E	16.59'
L15	N 03°01'34" W	16.59'
L16	S 20°49'40" E	29.94'

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATERLINE 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.P.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
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - E.E. INDICATES ELECTRICAL EASEMENT
 - A.E. INDICATES AERIAL EASEMENT
 - R.O.W. INDICATES RIGHT OF WAY
 - I.R. INDICATES IRON ROD
 - I.P. INDICATES IRON PIPE
 - (P) INDICATES FOUND PREVIOUSLY SET 5/8" I.R. WITH CAP STAMPED "LJA ENG"
 - (S) INDICATES FOUND 5/8" I.R. WITH CAP STAMPED "LJA SURVEY"
 - EXIST. INDICATES EXISTING
 - P.O.B. INDICATES POINT OF BEGINNING
 - INDICATES VOLUME
 - PG. INDICATES PAGE
 - INDICATES STREET LIGHT

HUNTINGTON PLACE

SECTION 3

A PLANNED UNIT DEVELOPMENT
SUBDIVISION OF 17.638 ACRES OF LAND SITUATED IN THE
WILLIAM PETTUS LEAGUE, ABSTRACT 68,
FORT BEND COUNTY, TEXAS.

63 LOTS 4 RESERVES (3.284 ACRES) 3 BLOCKS
APRIL 26, 2019 JOB NO. 1037-2025.403

OWNERS:
WOODMERE DEVELOPMENT COMPANY, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: WOODMERE GP, L.L.C., ITS GENERAL PARTNER
RICHARD RUE, PRESIDENT
15915 KATY FREEWAY, SUITE 405, HOUSTON, TEXAS 77094
PH: (281) 450-9172

SURVEYOR: **LJA Surveying, Inc.** ENGINEER: **LJA Engineering, Inc.**

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