

PLAT RECORDING SHEET

PLAT NAME: Firethorne West Sec. 16

PLAT NO: _____

ACREAGE: 16.95

LEAGUE: J.D. Vermillion

ABSTRACT NUMBER: A-339

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 41

NUMBER OF RESERVES: 6

OWNERS: Firethorne Community Association, Inc. and JDC/Firethorne, LTD

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, JDC/FIRETHORNE, LTD. a Texas limited partnership, by JDC GP, Inc. a Texas Corporation, its general partner acting by and through Wayne C. Meyer, Vice President, and Firethorne Community Association, Inc., acting by and through Wayne C. Meyer, President, hereinafter referred to as Owners of the 16.95 acre tract described in the above and foregoing map of Firethorne West Sec. 16, do hereby make and establish said subdivision and development 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, Owners have dedicated and by these presents does 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 designed 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 does 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 designed 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 intended for the construction of single family residential dwelling units thereon and shall be restricted for some 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 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, Owners do hereby covenant and agree that all of the property within the boundaries of this plat 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, planting and other obstructions to the operations and maintenance of the drainage facility and that such adjoining 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 subdivision of Firethorne West Sec. 16 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.

The roads and streets in this subdivision are not dedicated to the public and we do hereby dedicate same as easements for the use and benefit of all purchasers or owners of lots fronting thereon or adjacent thereto, which easements shall include rights of ingress, egress, and passage over and along such streets in favor of JDC/FIRETHORNE, LTD., its successors and assigns, its invitees, designees, and successors-in-title, to each lot shown hereon, and in favor of the invitees and designees of each successor-in-title to each lot shown hereon, but not in favor of the public. However, JDC/FIRETHORNE, LTD. does hereby reserve unto itself, its successors and assigns, the right to dedicate the roads and streets in this subdivision to the public and/or grant additional ingress and egress easements thereon without the joinder of any lot owner or other parties. Notwithstanding the fact that the roads and streets in this subdivision are not dedicated to the public, the law enforcement officers of Fort Bend County, Texas, the State of Texas, other official law enforcement bodies, fire department officials and fire protection personnel, vehicles, and equipment are hereby expressly given the right to enter upon the roads and streets in the subdivision to enforce all applicable regulations and laws and to protect the safety of the residents and their property.

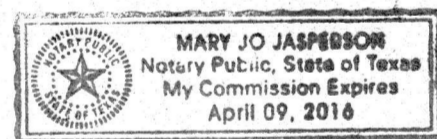
IN TESTIMONY WHEREOF, JDC/FIRETHORNE, LTD. a Texas limited partnership, by JDC GP, Inc. has caused these presents to be signed by Wayne C. Meyer, Vice President, hereunto authorized this 8th day of May, 2014, and Firethorne Community Association, Inc., acting through Wayne C. Meyer, President, this 9th day of May, 2014.

JDC/FIRETHORNE, Ltd., a Texas limited partnership
By: JDC GP, Inc. a Texas Corporation, its general partner
By: Wayne C. Meyer, Vice President
Firethorne Community Association, Inc.
By: Wayne C. Meyer, President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Wayne C. Meyer, Vice President of JDC GP, Inc. 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 stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of May, 2014.

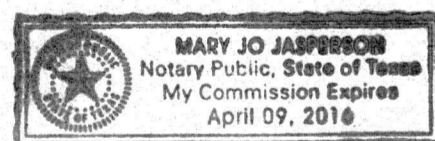


Mary Jo Jasperson
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Wayne C. Meyer, President of Firethorne Community Association, Inc. 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 stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of May, 2014.



Mary Jo Jasperson
Notary Public in and for the State of Texas

This plat of Firethorne West Sec. 16 is approved by the City Planning Commission of the City of Fulshear, Texas this 7th day of

June, 2019.

Amy Pearce, Chairman

Dar Hakimzadeh, Co-Chair

This plat of Firethorne West Sec. 16 was approved on 6/18/19 by the City of Fulshear Council, and signed on this 20th

day of June, 2019, provided; however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

Aaron Groff, Mayor

Kimberly Kopecky, City Secretary

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a certain 16.95 acre tract of land situated in the J.D. Vermillion Survey, Abstract No. 339 in Fort Bend County, Texas; being out of a called 429.590 acre tract of land conveyed to JDC/Firethorne, Ltd. by Special Warranty Deed recorded in Clerk's File No. 2005132315 of the Fort Bend County Official Public Records of Real Property; said 16.95 acre tract being more particularly described as follows with all bearings being based on North as obtained with Real Time Kinematics Global Positioning Equipment;

BEGINNING at a 3/4-inch iron pipe (with cap stamped "Cotton Surveying") found marking the northeast corner of said 429.590 acre tract, same being a common corner of said J.D. Vermillion Survey, Abstract No. 339, the Jesse Thompson Survey, Abstract No. 394 and the William Ames Survey, Abstract No. 104, same being on the south line of a called 316 acre tract recorded in Volume 252, Page 419 of the Fort Bend County Deed Records, same being the northwest corner of Restricted Reserve "A", Fort Bend County Municipal Utility District No. 151 Wastewater Treatment Plant (10.448 acres) recorded in Plot No. 20050112 of the Fort Bend County Plat Records, same being in the north line of a 60-foot Exxon Corporation multipurpose easement recorded in Volume 1863, Page 2135 of the Fort Bend County Deed Records;

THENCE, South 00°25'04" East, along the common line of said J.D. Vermillion Survey, Abstract No. 339 and said William Ames Survey, Abstract No. 104, same being the common line of said 429.590 acre tract and said Restricted Reserve "A" (10.448 acres), at 60.00 feet passing the south line of said 60-foot multipurpose easement, at 910.21 feet passing a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found, same being a common corner of said Restricted Reserve "A" (10.448 acres) and Restricted Reserve "A", Firethorne Detention Pond (79.0 acres) recorded in Plot No. 20110060 of the Fort Bend County Plat Records, at 1191.28 feet passing the northeast corner of a called 3,500 acre Drill Site recorded in Clerk's File No. 2005101368 of the Fort Bend County Official Public Records of Real Property, continuing in all 1527.59 feet to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found for the southeast corner of said 3,500 acre tract, same being in the northerly line of a 170-foot Drainage Easement recorded in Clerk's File No. 2010023599 of the Fort Bend County Official Public Records of Real Property;

THENCE, South 49°11'21" West, 167.22 feet along the common line of said 3,500 acre tract and the northerly line of said 170-foot Drainage Easement to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found for an angle point of said 3,500 acre tract, same being the most easterly corner of Restricted Reserve "A" (0.8889 acre), West Firethorne Road Sec. 4 Street Dedication, plot of which is recorded in Plot No. 20120176 of the Fort Bend County Plat Records;

THENCE, South 89°34'56" West, 231.02 feet along the common line of said 3,500 acre tract and a reentrant line of said Restricted Reserve "A" (0.8889 acre) to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found for the southwest corner of said 3,500 acre tract, same being a common corner of said Restricted Reserve "A" (0.8889 acre) and Restricted Reserve "B" (0.6082 acre) recorded in Plot No. 20120176 of the Fort Bend County Plat Records; THENCE, North 00°25'04" West, 444.67 feet along the westerly line of said 3,500 acre tract and the most easterly line of said Restricted Reserve "B" (0.6082 acre) to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found for a common corner of said 3,500 acre tract, and said Restricted Reserve "B" (0.6082 acre); THENCE, South 89°34'56" West, 74.57 feet along a reentrant line of said Restricted Reserve "B" (0.6082 acre) to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found at the beginning of a curve to the right;

THENCE, along a common easterly line of aforementioned West Firethorne Road Sec. 4 Street Dedication, and said Restricted Reserve "B" (0.6082 acre) and the arc of said curve to the right, having a radius of 1940.00 feet, a central angle of 02°28'02", an arc length of 83.54 feet, and a long chord bearing North 01°49'14" West, 83.53 feet to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found;

THENCE, North 00°34'21" West, 21.61 feet, continuing along said common line to 3/4-inch iron rod (with cap stamped "Cotton Surveying") found for the common northeast corner of said West Firethorne Road Sec. 4 Street Dedication and said Restricted Reserve "B" (0.6082 acre);

THENCE, South 89°24'47" West, along the north line of said West Firethorne Road Sec. 4 Street Dedication, at 10.00 feet pass a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found for the northwest corner of said of said Restricted Reserve "B" (0.6082 acre), at 110.00 feet pass a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found marking the northeast corner of Restricted Reserve "C" (0.0055 acre) of said West Firethorne Road Sec. 4 Street Dedication, and continuing in all 120.00 feet to the common northwest corner of said West Firethorne Road Sec. 4 Street Dedication and said Restricted Reserve "C" (0.0055 acre) to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found;

THENCE, North 00°34'20" West, 503.53 feet to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") set;

THENCE, North 89°24'47" East, 110.00 feet to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") set;

THENCE, North 00°34'20" West, at 521.35 feet pass the south line of the aforementioned 60-foot multipurpose easement, and continuing in all 581.35 feet to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") set in the common line of the aforementioned said J.D. Vermillion Survey, Abstract No. 339, the Jesse Thompson Survey, Abstract No. 394, same being in the aforementioned common line of said 429.590 acre tract and said 316 acre tract, and being referenced by a one inch iron pipe found (disturbed) at the base of an old fence post (remains), said iron pipe bearing South 89°24'47" West, 4068.22 feet and marking the northwest corner of said 429.590 acre tract;

THENCE, North 89°24'47" East, 447.98 feet along the common line of said J.D. Vermillion Survey, Abstract No. 339, the Jesse Thompson Survey, Abstract No. 394, same being the aforementioned common line of said 429.590 acre tract and said 316 acre tract to the POINT OF BEGINNING, CONTAINING 16.95 acres or land in Fort Bend County, Texas.

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, 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 any other area or subdivision within the watershed.

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

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 Plot No. _____ 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
Deputy
By: _____

FIRETHORNE WEST SEC. 16

A SUBDIVISION OF 16.95 ACRES OF LAND

OUT OF THE

J. D. VERMILLION SURVEY, A-339

FORT BEND COUNTY, TEXAS

41 LOTS

6 RESERVES

1 BLOCK

APRIL 2014

OWNER:
Firethorne Community Association, Inc.
28100 North Firethorne Road
Katy, Texas 77494
(281) 693-0003

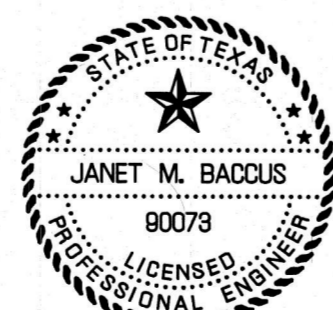
DEVELOPER/OWNER:
JDC/Firethorne, Ltd.
28100 North Firethorne Road
Katy, Texas 77494
(281) 395-1440

ENGINEER:
JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
Texas Board of Professional Engineers Registration No. P-499
6336 Gullfawn Dr., Suite 100 Houston, Texas 77061 (713) 777-5337



Steven A. Jares
Registered Professional Land Surveyor
No. 5317

I, Janet M. Baccus, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County and the City of Fulshear, to the best of my knowledge.



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

CALLED 316 ACRE TRACT
(FIRST TRACT)
TO R & Y INTERESTS, LTD
BY SPECIAL WARRANTY DEED
CF No. 2011051595
FBCPPRRP

Jesse Thompson Survey, A-394
J.D. Vermillion Survey A-339

RESTRICTED RESERVE "D"
Restricted to Pipeline, Drill Site, Access Easement
WWTP Access Road Purposes Only
4.8960 AC
213,271 Sq Ft

RESTRICTED RESERVE "C"
Restricted to
Landscape Purposes Only
0.1639 AC
7,140 Sq Ft

FUTURE
FIRETHORNE WEST
SECTION 17
Plat No. _____
FBCPR

RESTRICTED RESERVE "A"
Restricted to
Landscape Purposes Only
0.1156 AC
5,035 Sq Ft

RESTRICTED RESERVE "B"
Restricted to
Landscape Purposes Only
0.0844 AC
3,675 Sq Ft

FUTURE
FIRETHORNE WEST
SECTION 19
Plat No. _____
FBCPR

FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT No. 151
WASTEWATER TREATMENT PLANT
Plat No. 20050112
FBCPR

FIRETHORNE DETENTION POND
Plat No. 20110060
FBCPR

A RESTRICTED RESERVE "A"
Restricted to
Landscape Purposes Only
0.1156 AC
5,035 Sq Ft

B RESTRICTED RESERVE "B"
Restricted to
Landscape Purposes Only
0.0844 AC
3,675 Sq Ft

C RESTRICTED RESERVE "C"
Restricted to
Landscape Purposes Only
0.1639 AC
7,140 Sq Ft

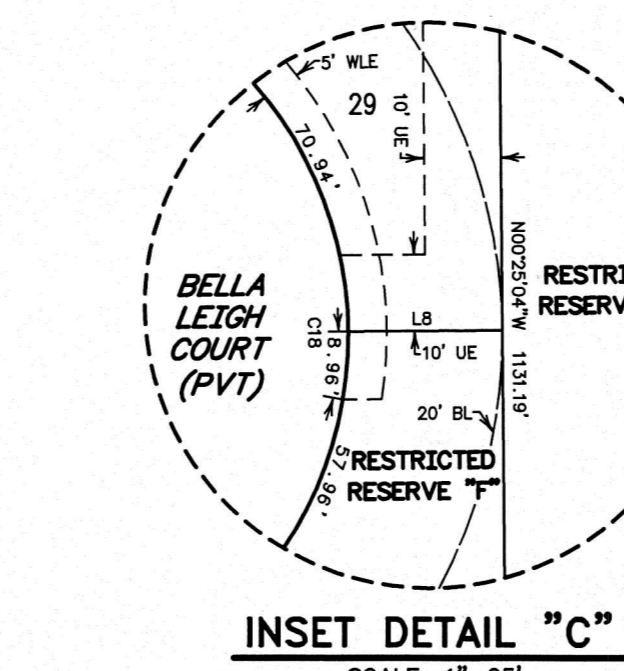
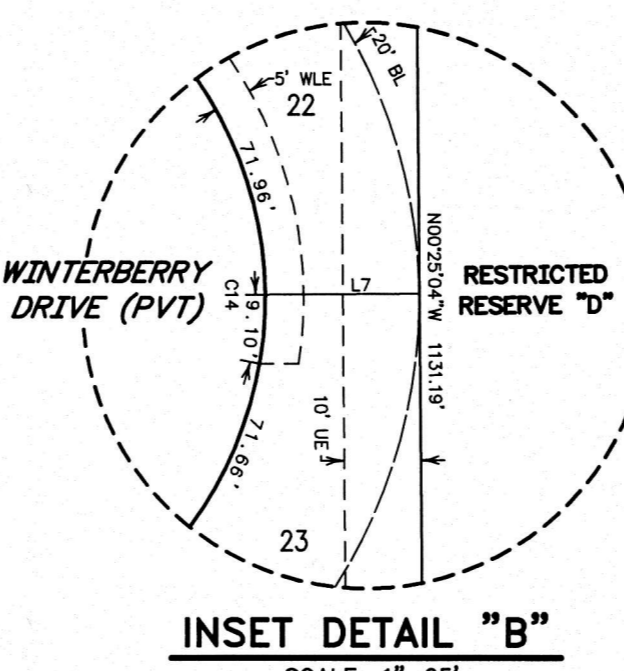
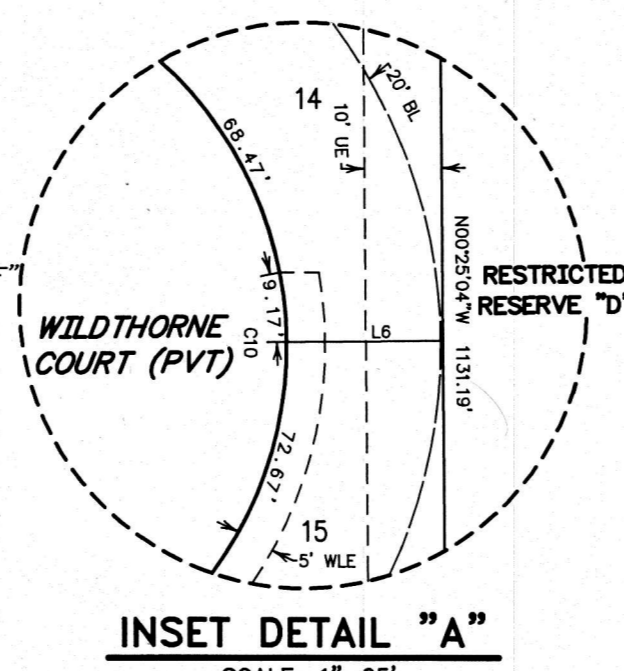
D RESTRICTED RESERVE "D"
Restricted to Pipeline, Drill Site,
Access Easement, WWTP Access Road
Purposes Only
4.8960 AC
213,271 Sq Ft

E RESTRICTED RESERVE "E"
Restricted to
Mailbox/Open Space Purposes Only
0.1823 AC
7,942 Sq Ft

F RESTRICTED RESERVE "F"
Restricted to Cell Tower &
Park Purposes Only
0.1849 AC
8,056 Sq Ft

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S89°34'56"W | 74.57' |
| L2 | N00°34'21"W | 21.61' |
| L3 | N89°24'27"E | 110.00' |
| L4 | N45°35'13"W | 1.57' |
| L5 | N34°20'18"E | 20.11' |
| L6 | N89°34'56"E | 20.30' |
| L7 | N89°34'56"E | 20.04' |
| L8 | N89°34'56"E | 20.00' |

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
|-------|----------|-------------|------------|---------------|--------------|---------|
| C1 | 1940.00' | 02°28'02" | 83.54' | N01°49'14"W | 83.53' | 41.78' |
| C2 | 55.00' | 90°00'00" | 86.39' | N44°24'47"E | 77.78' | 55.00' |
| C3 | 55.00' | 90°00'00" | 86.39' | N45°35'13"W | 77.78' | 55.00' |
| C4 | 25.00' | 90°00'53" | 39.28' | N45°34'47"W | 35.36' | 25.01' |
| C5 | 25.00' | 90°00'00" | 39.27' | N44°24'47"E | 35.36' | 25.00' |
| C6 | 25.00' | 21°02'22" | 9.18' | N11°06'24"W | 9.13' | 4.64' |
| C7 | 50.00' | 133°20'09" | 116.36' | N45°32'09"E | 81.62' | 115.92' |
| C8 | 25.00' | 28°19'16" | 12.36' | N82°27'04"W | 12.23' | 6.31' |
| C9 | 25.00' | 42°50'00" | 18.69' | N67°59'47"E | 18.26' | 9.81' |
| C10 | 50.00' | 265°40'01" | 231.84' | N00°35'13"W | 73.33' | 53.93' |
| C11 | 25.00' | 42°50'00" | 18.69' | N69°10'13"W | 18.26' | 9.81' |
| C12 | 25.00' | 90°00'00" | 39.27' | N45°35'13"W | 35.36' | 25.00' |
| C13 | 25.00' | 42°50'00" | 18.69' | N67°59'47"E | 18.26' | 9.81' |
| C14 | 50.00' | 265°40'01" | 231.84' | N00°35'13"W | 73.33' | 53.93' |
| C15 | 25.00' | 42°50'00" | 18.69' | N69°10'13"W | 18.26' | 9.81' |
| C16 | 25.00' | 90°00'00" | 39.27' | N44°24'47"E | 35.36' | 25.00' |
| C17 | 25.00' | 42°50'00" | 18.69' | N67°59'47"E | 18.26' | 9.81' |
| C18 | 50.00' | 265°40'01" | 231.84' | N00°35'13"W | 73.33' | 53.93' |
| C19 | 25.00' | 42°50'00" | 18.69' | N69°10'13"W | 18.26' | 9.81' |
| C20 | 25.00' | 49°47'25" | 21.73' | N64°31'04"E | 21.05' | 11.60' |
| C21 | 50.00' | 166°29'43" | 145.29' | N57°07'47"W | 99.31' | 422.30' |
| C22 | 25.00' | 26°42'17" | 11.65' | N12°45'56"E | 11.55' | 5.93' |
| C23 | 25.00' | 90°00'00" | 39.27' | N45°35'13"W | 35.36' | 25.00' |
| C24 | 25.00' | 89°59'07" | 39.26' | N44°25'13"E | 35.35' | 24.99' |
| C25 | 85.00' | 6°01'28" | 8.94' | N86°24'03"E | 8.93' | 4.47' |



FIRETHORNE WEST SEC. 16

A SUBDIVISION OF 16.95 ACRES OF LAND
OUT OF THE
J.D. VERMILLION SURVEY, A-339
FORT BEND COUNTY, TEXAS

41 LOTS 6 RESERVES 1 BLOCK

APRIL 2014

OWNER:
Firethorne Community Association, Inc.
28100 North Firethorne Road
Katy, Texas 77494
(281) 693-0003

DEVELOPER/OWNER:
JDC/Firethorne, Ltd.
28100 North Firethorne Road
Katy, Texas 77494
(281) 395-1440

ENGINEER:
J.C. JONES & CARTER, INC.
ENGINEERS - PLANNERS - SURVEYORS
Texas Board of Professional Engineers Registration No. 2-219
6335 Gulton Dr., Suite 100, Houston, Texas 77081 (713) 777-5227