

**PLAT RECORDING SHEET**

**PLAT NAME:** Firethorne West Sec. 19

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

**ACREAGE:** 22.59

**LEAGUE:** J.D. Vermillion

**ABSTRACT NUMBER:** A-339

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 73

**NUMBER OF RESERVES:** 2

**OWNERS:** 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, hereinafter referred to as Owners of the 22.59 acre tract described in the above and foregoing map of Firethorne West Sec. 19, do hereby make and establish said subdivision and development plot 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 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 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 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 subdivision of Firethorne West Sec. 19 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.

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 19th day of May, 2014.

JDC/FIRETHORNE, Ltd., a Texas limited partnership

By: JDC GP, Inc.  
a Texas Corporation,  
its general partner

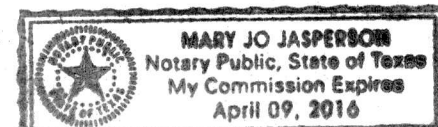
By: Wayne C. Meyer, Vice President

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 19th day of May, 2014.

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



This plat of Firethorne West Sec. 19 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. 19 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 Graft, Mayor

Kimberly Kopecky, Secretary

STATE OF TEXAS §  
COUNTY OF FORT BEND §

A METES & BOUNDS description of a certain 22.59 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 22.59 acre tract being more particularly described as follows with all bearings being based on North as obtained with Real Time Kinematics Global Positioning Equipment:

COMMENCING at a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") at the northeast corner of said J.D. Vermillion Survey, being common with the southeast corner of the Jesse Thompson Survey, Abstract No. 394, and the northwest corner of the Fort Bend County Municipal Utility District No. 151 Wastewater Treatment Plant plot of which is recorded in Plat No. 20050112 of the Fort Bend County Plat Records and in the west line of the William Ames Survey, Abstract No. 104, from which a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") bears North 89°24'47" East, 329.58 feet and a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") bears South 00°25'04" East, 910.21 feet;

THENCE, South 89°24'47" West, along the north line of said called 430.083 acre tract, 447.98 feet to a point for corner;

THENCE, South 00°34'20" East, 581.35 feet to a point for corner;

THENCE, South 89°24'47" West, 110.00 feet to a point for corner;

THENCE, South 00°34'20" East, 413.40 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, South 00°34'20" East, passing a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") at the northernmost northwest corner of West Firethorne Road Sec. 4 Street Dedication, plat of which is recorded in Plat No. 20120176 of the Fort Bend County Plat Records at 90.13 feet, continuing in all a total distance of 119.96 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") at the beginning of a non-tangent curve to the right;

THENCE, along the west line of said West Firethorne Road Sec 4 Street Dedication, the following six (6) courses and distances:

1. Along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 37°04'14", an arc length of 16.18 feet, and a long chord bearing South 71°05'35" West, 15.89 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");

2. South 89°37'42" West, 5.99 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");

3. South 00°24'38" East, 60.00 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");

4. North 89°35'22" East, 8.67 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") at the beginning of a curve to the right;

5. Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 34°15'24", an arc length of 14.95 feet, and a long chord bearing South 73°16'56" East, 14.73 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") at the beginning of a reverse curve to the left;

6. Along the arc of said reverse curve to the left having a radius of 2060.00 feet, a central angle of 19°07'14", an arc length of 687.46 feet, and a long chord bearing South 12°18'23" East, 684.27 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") for the southwest corner of said West Firethorne Road Sec 4 Street Dedication;

THENCE, North 68°08'00" East, along the south line of said West Firethorne Road Sec 4 Street Dedication, 10.00 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") at the beginning of a non-tangent curve to the left, for the northwest corner of West Firethorne Road Sec 3 Street Dedication, plat of which is recorded in Plat No. 20120177 of the Fort Bend County Plat Records;

THENCE, along the west line of said West Firethorne Road Sec 3 Street Dedication, the following two (2) courses and distances:

1. Along the arc of said non-tangent curve to the left having a radius of 2050.00 feet, a central angle of 01°03'36", an arc length of 37.92 feet, and a long chord bearing South 22°23'47" East, 37.92 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");

2. South 22°55'35" East, 62.07 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying") in the north line of a called 175 foot drainage easement recorded in Clerk's File No. 2010023599 of the Fort Bend County Official Public Records of Real Property;

THENCE, South 89°35'22" West, along the north line of said drainage easement, 1145.99 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, North 13°48'57" West, 153.53 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, North 00°24'47" West, 501.32 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");

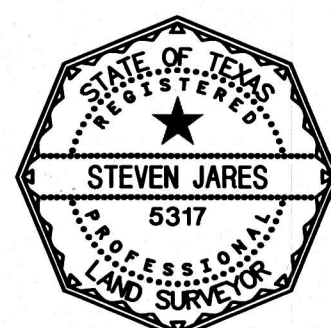
THENCE, North 01°16'50" East, 126.48 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, North 04°48'36" East, 122.51 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, North 09°41'30" East, 49.43 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");

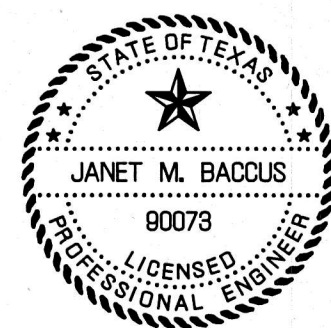
THENCE, North 89°35'22" East, 967.72 feet to the POINT OF BEGINNING, CONTAINING 22.59 acres of land in Fort Bend County, Texas.

I, Steven Jares, an 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter (3/4) inch and a length of not less than three (3) feet as shown hereon; and that the plat boundary corners have been tied to the nearest survey corner.

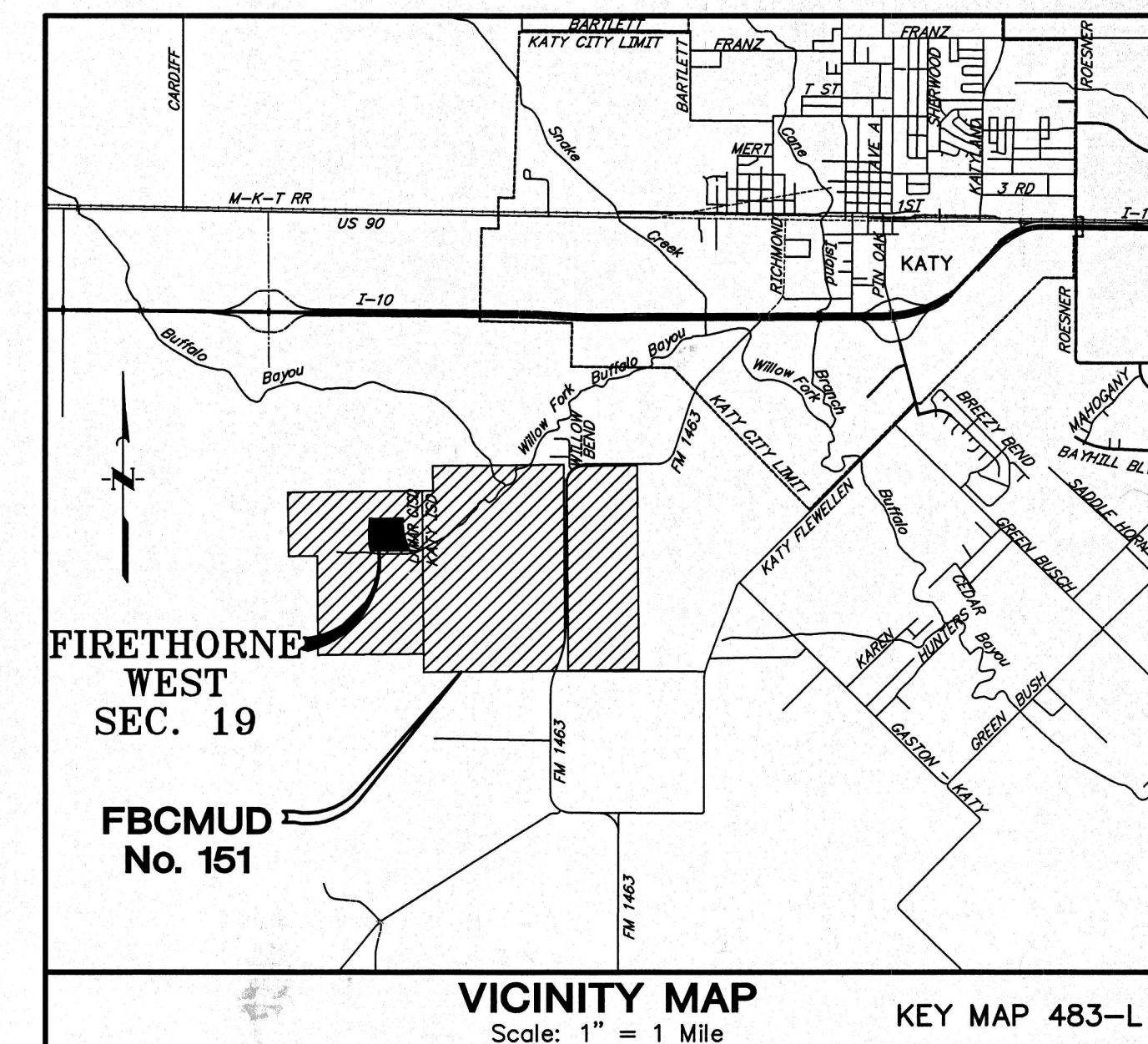


Steven Jares  
Steven Jares  
Registered Professional Land Surveyor  
No. 5317

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



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plot 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

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. Dekerchant  
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 \_\_\_\_\_ in Plat 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, County Clerk  
Fort Bend County, Texas

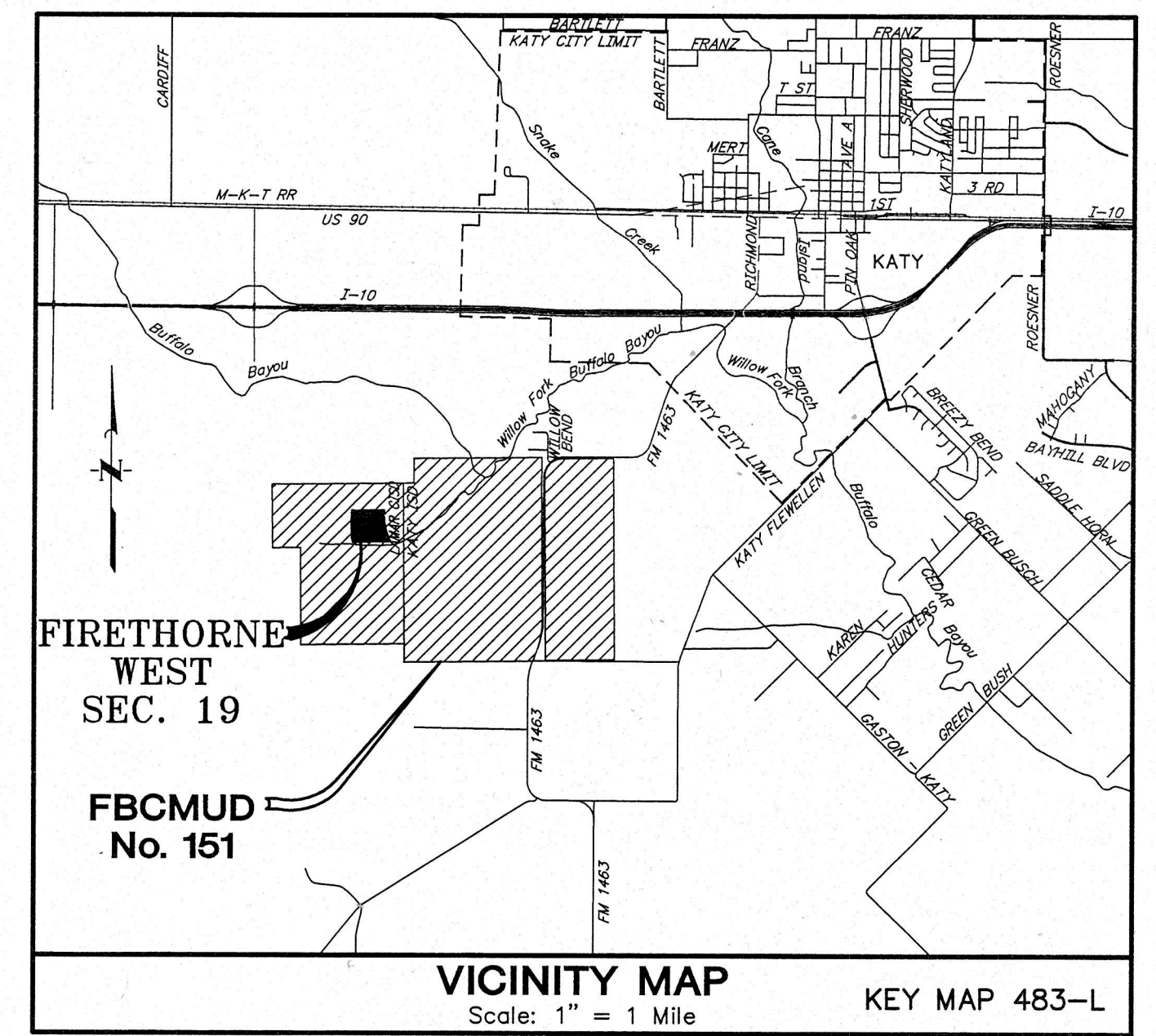
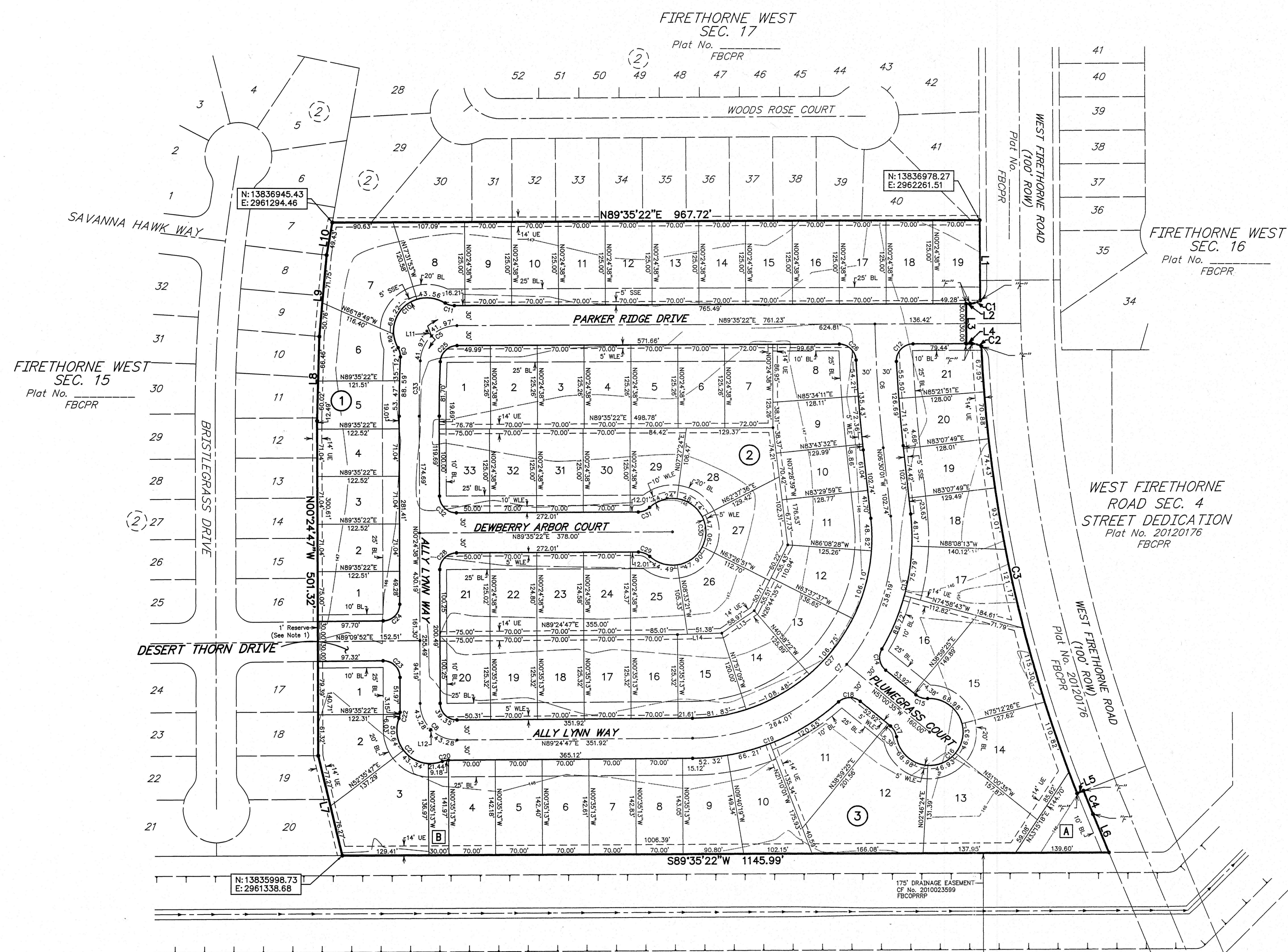
By: \_\_\_\_\_  
Deputy

# FIRETHORNE WEST SEC. 19

A SUBDIVISION OF 22.59 ACRES OF LAND  
OUT OF THE  
J.D. VERMILLION SURVEY, A-339  
FORT BEND COUNTY, TEXAS  
73 LOTS 2 RESERVES 3 BLOCKS  
MAY 2014

DEVELOPER/OWNER:  
JDC/Firethorne, Ltd.  
28100 North Firethorne Road  
Katy, Texas 77484  
(281) 395-1440

ENGINEER:  
J.C. JONES & CARTER, INC.  
Texas Board of Professional Engineers Registration No. E-410  
6300 Collins St., Suite 100, Houston, Texas 77030  
(281) 371-0300



- General Notes
- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and vest in the dedicating, his heirs, assigns or successors.
  - 2) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
  - 3) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
  - 4) AE ..... "Aerial Easement"
  - BL ..... "Building Line"
  - CL ..... "Clerk's File"
  - DE ..... "Drainage Easement"
  - ESM ..... "Easement"
  - FC ..... "Find 3/4" Iron Rod (w/Cap "Cotton Surveying")"
  - FC ..... "Film Code"
  - FBCDR ..... "Fort Bend County Deed Records"
  - FBCDPRRP ..... "Fort Bend County Official Public Records of Real Property"
  - FBCPR ..... "Fort Bend County Plat Records"
  - No ..... "Number"
  - ROW ..... "Right-of-Way"
  - SSS ..... "Sanitary Sewer Easement"
  - Sq Ft ..... "Square Feet"
  - Stm SE ..... "Storm Sewer Easement"
  - Temp ..... "Temporary"
  - UE ..... "Utility Easement"
  - Vol - Pg ..... "Volume and Page"
  - WLE ..... "Waterline Easement"
  - ① ..... "Block Number"
  - ..... "Set 3/4-inch Iron Rod With Cap Stamped "Cotton Surveying" as Per Certification"
- 6) All easements are centered on lot lines unless shown otherwise.
  - 7) All building lines along street rights-of-way are as shown on the plat.
  - 8) 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.
  - 9) This tract is located within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, and within Fort Bend County Municipal Utility District No. 151.
  - 10) According to the Flood Insurance Rate Map (FIRM), No. 48157C0040L for Fort Bend County, Texas effective April 2, 2014, this section is partially located in Shaded Zone "X", which includes areas of 0.2% annual chance flood.
  - 11) The minimum slab elevation for this section shall be 147.50 (NGVD 29, 1987 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.
  - 12) All elevations are based on FEMA RM 4. This benchmark is described on FEMA panel number 48157C00151. A disk set in top of southeast and southwest abutment of Pin Oak Road Bridge over Willow Fork Buffalo Bayou. ELEVATION = 126.90 FEET NGVD 29, 1987 ADJUSTMENT
  - 13) All bearings shown hereon are based on North as obtained with Real Time Kinematics Global Positioning Equipment.
  - 14) All sidelot building lines to be 5' unless otherwise noted.
  - 15) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated 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.
  - 16) This plat is located in lighting zone LZ3.
  - 17) The Texas State Plane Coordinates, North American Datum 83 (grid) shown hereon are based on National Geodetic Survey Monument Designation - HGCSD 66, PID - AW5411. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.999875471.
  - 18) 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.
  - 19) There are no pipeline easements within the platted area.

- A RESTRICTED RESERVE "A"**  
Restricted to Landscape Purposes Only  
0.1993 AC  
8,683 Sq Ft
- B RESTRICTED RESERVE "B"**  
Restricted to Drainage/Open Space Purposes Only  
0.0957 AC  
4,167 Sq Ft

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	37°04'14"	16.18'	S71°05'35"W	15.89'	8.38'
C2	25.00'	34°15'24"	14.95'	S73°16'56"E	14.73'	7.70'
C3	2060.00'	19°07'14"	687.46'	S12°18'23"E	684.27'	346.95'
C4	2050.00'	1°03'36"	37.92'	S22°23'47"E	37.92'	18.96'
C5	55.00'	8°23'30"	83.94'	S45°29'07"W	78.03'	52.60'
C6	2218.00'	4°48'29"	186.13'	N04°05'46"W	186.07'	93.12'
C7	300.00'	95°54'48"	502.20'	N41°27'23"E	445.58'	332.68'
C8	55.00'	90°10'36"	86.56'	N45°29'55"W	77.90'	55.17'
C9	25.00'	32°57'39"	14.38'	N14°12'19"W	14.18'	7.40'
C10	50.00'	206°53'53"	180.55'	N45°15'55"E	97.26'	209.08'
C11	25.00'	32°49'36"	14.32'	N73°59'48"W	14.13'	7.36'
C12	25.00'	92°46'20"	40.48'	N43°12'13"E	36.20'	26.24'
C13	330.00'	36°34'40"	210.67'	N11°47'18"E	207.11'	109.07'
C14	25.00'	81°05'14"	35.38'	N10°27'58"W	32.50'	21.38'
C15	25.00'	42°50'00"	18.69'	N72°23'35"W	18.26'	9.81'
C16	50.00'	265°40'01"	231.84'	N38°59'48"W	141.33'	333.93'
C17	25.00'	42°50'00"	18.69'	N29°35'35"W	18.26'	9.81'
C18	25.00'	81°05'14"	35.38'	S88°26'48"W	32.50'	21.38'
C19	330.00'	41°30'36"	239.08'	N68°39'29"E	233.89'	125.06'
C20	25.00'	21°02'22"	9.18'	N78°53'36"E	9.13'	4.64'
C21	50.00'	132°19'20"	115.41'	N45°29'55"W	91.45'	112.98'
C22	25.00'	21°02'22"	9.18'	N10°06'33"E	9.13'	4.64'
C23	25.00'	90°25'30"	39.46'	N45°37'23"W	35.49'	25.19'
C24	25.00'	89°34'30"	39.08'	N44°22'37"E	35.22'	24.82'
C25	25.00'	87°26'30"	38.15'	N45°52'07"E	34.56'	23.91'
C26	25.00'	87°21'44"	38.12'	N46°43'46"W	34.53'	23.87'
C27	270.00'	95°54'48"	451.98'	N41°27'23"E	401.02'	289.41'
C28	25.00'	90°00'00"	39.27'	N44°35'22"E	35.36'	25.00'
C29	25.00'	42°50'00"	18.69'	N68°59'37"W	18.26'	9.81'
C30	50.00'	265°40'01"	231.84'	S00°24'38"E	73.33'	53.93'
C31	25.00'	42°50'00"	18.69'	N68°10'22"E	18.26'	9.81'
C32	25.00'	90°00'00"	39.27'	N45°24'38"W	35.36'	25.00'
C33	1860.00'	2°33'30"	83.05'	N00°52'07"E	83.04'	41.53'

LINE	BEARING	DISTANCE
L1	S00°34'20"E	119.96'
L2	S89°37'42"W	5.99'
L3	S00°24'38"E	60.00'
L4	N89°35'22"E	8.67'
L5	N68°08'00"E	10.00'
L6	S22°35'35"E	15.53'
L7	N15°48'57"W	153.53'
L8	N01°16'50"E	126.48'
L9	N04°48'36"E	122.51'
L10	N09°41'30"E	49.43'
L11	N44°07'53"W	10.00'
L12	N44°30'05"E	1.65'
L13	N54°55'29"E	58.97'
L14	N88°06'25"E	66.40'

**FIRETHORNE WEST SEC. 7**  
Plat No. 20110118  
FBCPR

**WEST FIRETHORNE ROAD SEC. 4 STREET DEDICATION**  
Plat No. 20120176  
FBCPR

**WEST FIRETHORNE ROAD SEC. 3 STREET DEDICATION**  
Plat No. 20120177  
FBCPR

DISTRICT NAMES	
WCID	N/A
MUD	FORT BEND COUNTY MUD NO. 151
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	FULSHEAR ETJ
UTILITIES CO.	CENTERPOINT, CONSOLIDATED COMMUNICATIONS

# FIRETHORNE WEST SEC. 19

A SUBDIVISION OF 22.59 ACRES OF LAND  
OUT OF THE  
J.D. VERMILLION SURVEY, A-339  
FORT BEND COUNTY, TEXAS

73 LOTS      2 RESERVES      3 BLOCKS  
MAY 2014

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  
8335 Guffon Dr., Suite 100, Houston, Texas 77081 (713) 777-5327