

**PLAT RECORDING SHEET**

**PLAT NAME:** Firethorne West Sec. 15

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

**ACREAGE:** 17.50

**LEAGUE:** J.D. Vermillion

**ABSTRACT NUMBER:** A-339

**NUMBER OF BLOCKS:** 2

**NUMBER OF LOTS:** 65

**NUMBER OF RESERVES:** 2

**OWNERS:** Fort Bend County MUD No. 151 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 Fort Bend County Municipal Utility District No. 151, acting by and through Aaron T. Rendon, President, hereinafter referred to as Owners of the 17.50 acre tract described in the above and foregoing map of Firethorne West Sec. 15, do hereby make and establish said subdivision and development plat 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. 15 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 to 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 12<sup>th</sup> day of May, 2014, and Fort Bend County Municipal Utility District No. 151 acting through Aaron T. Rendon, President, this 21<sup>st</sup> 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*  
Wayne C. Meyer, Vice President

Fort Bend County Municipal Utility District No. 151

By: *Aaron T. Rendon*  
Aaron T. Rendon, 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 12<sup>th</sup> day of May, 2014.

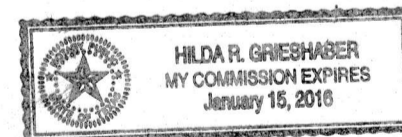


*Mary Jo Jasperson*  
Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Aaron T. Rendon, President of Fort Bend County Municipal Utility District No. 151, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21<sup>st</sup> day of May, 2014.



*Hilda R. Grieshaber*  
Notary Public in and for the State of Texas

This plat of Firethorne West Sec. 15 is approved by the City Planning Commission of the City of Fulshear, Texas this 7<sup>th</sup> day of

June, 2019.  
*Amy Pearce*  
Amy Pearce, Chairman

*Dar Hakimzadeh*  
Dar Hakimzadeh, Co-Chair

This plat of Firethorne West Sec. 15 was approved on 6-10-19 by the City of Fulshear Council, and signed on this 20<sup>th</sup>

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*  
Aaron Groff, Mayor

*Kimberly Kopecky*  
Kimberly Kopecky, City Secretary

STATE OF TEXAS §  
COUNTY OF FORT BEND §

A METES & BOUNDS description of a certain 17.50 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 17.50 acre tract being more particularly described as follows with all bearings being based on North as obtained with 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 plat 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;

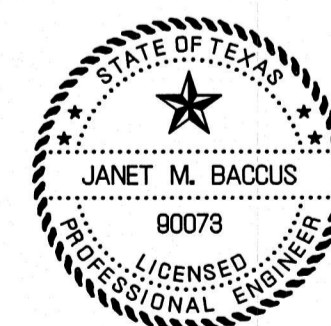
THENCE, South 89°24'47" West, along the north line of said called 430.083 acre tract, 2054.23 feet to a point;  
THENCE, South 08°32'04" East, 265.95 feet to a point;  
THENCE, South 09°39'30" West, 375.06 feet to the POINT OF BEGINNING of the herein described tract;  
THENCE, South 78°27'53" East, 613.68 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");  
THENCE, South 09°41'30" West, 283.60 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");  
THENCE, South 04°48'36" West, 122.51 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");  
THENCE, South 01°16'50" West, 126.48 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");  
THENCE, South 00°24'47" East, 501.32 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");  
THENCE, South 13°48'57" East, 153.53 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");  
THENCE, South 89°35'22" West, 519.55 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") for the northwest corner 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 00°24'38" East, 37.50 feet along the west line of said drainage easement to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");  
THENCE, South 89°35'22" West, 118.46 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");  
THENCE, North 00°25'04" West, 694.36 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");  
THENCE, North 01°19'17" East, 288.43 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");  
THENCE, North 04°02'46" East, 60.00 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");  
THENCE, North 09°39'30" East, 305.05 feet to the POINT OF BEGINNING, CONTAINING 17.50 acres of land in Fort Bend County, Texas.

I, Steven A. Jares, 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 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.

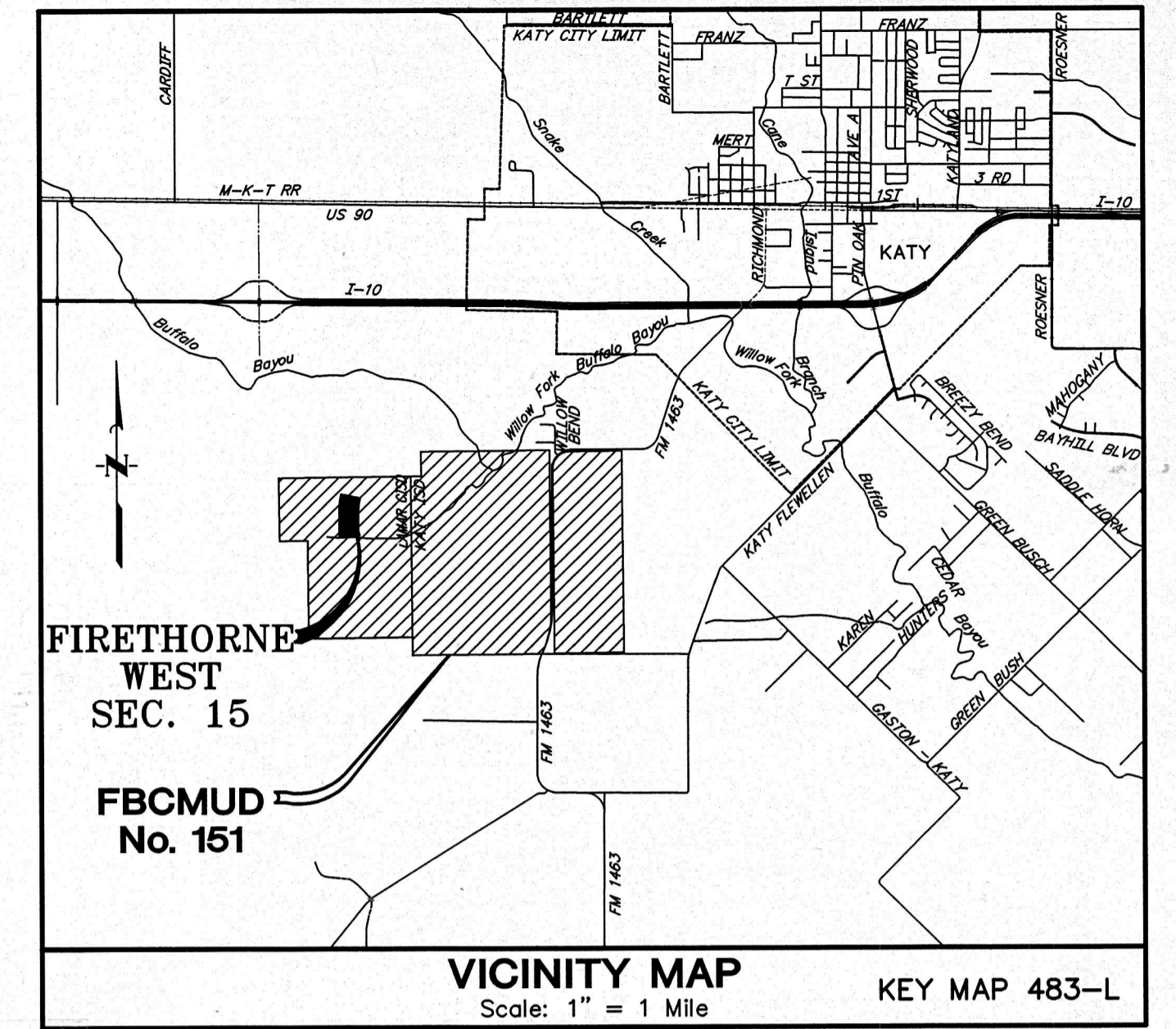


*Steven A. Jares*  
Steven A. Jares  
Registered Professional Land Surveyor  
No. 5317

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



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. Date  
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 Prestige  
Commissioner, Precinct 2

KF 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 \_\_\_\_\_ 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

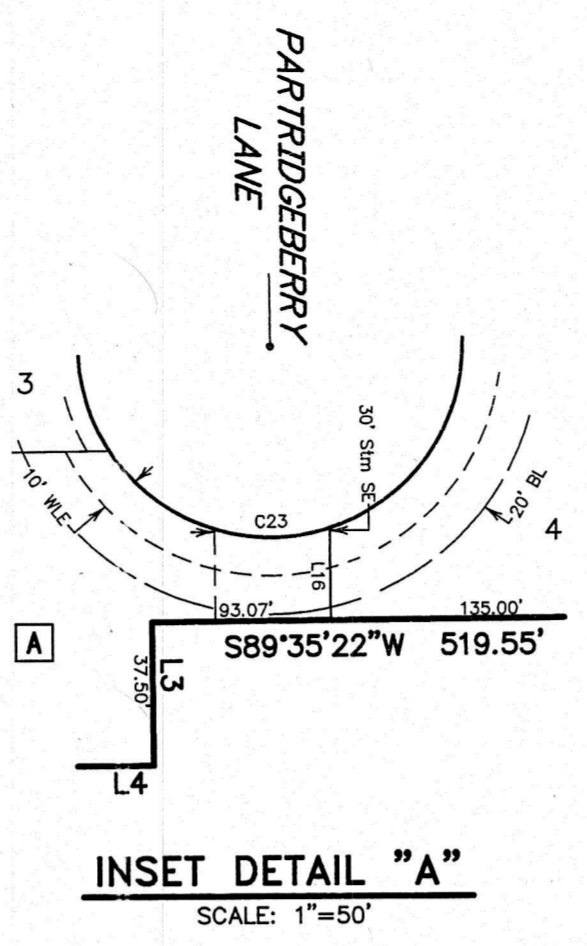
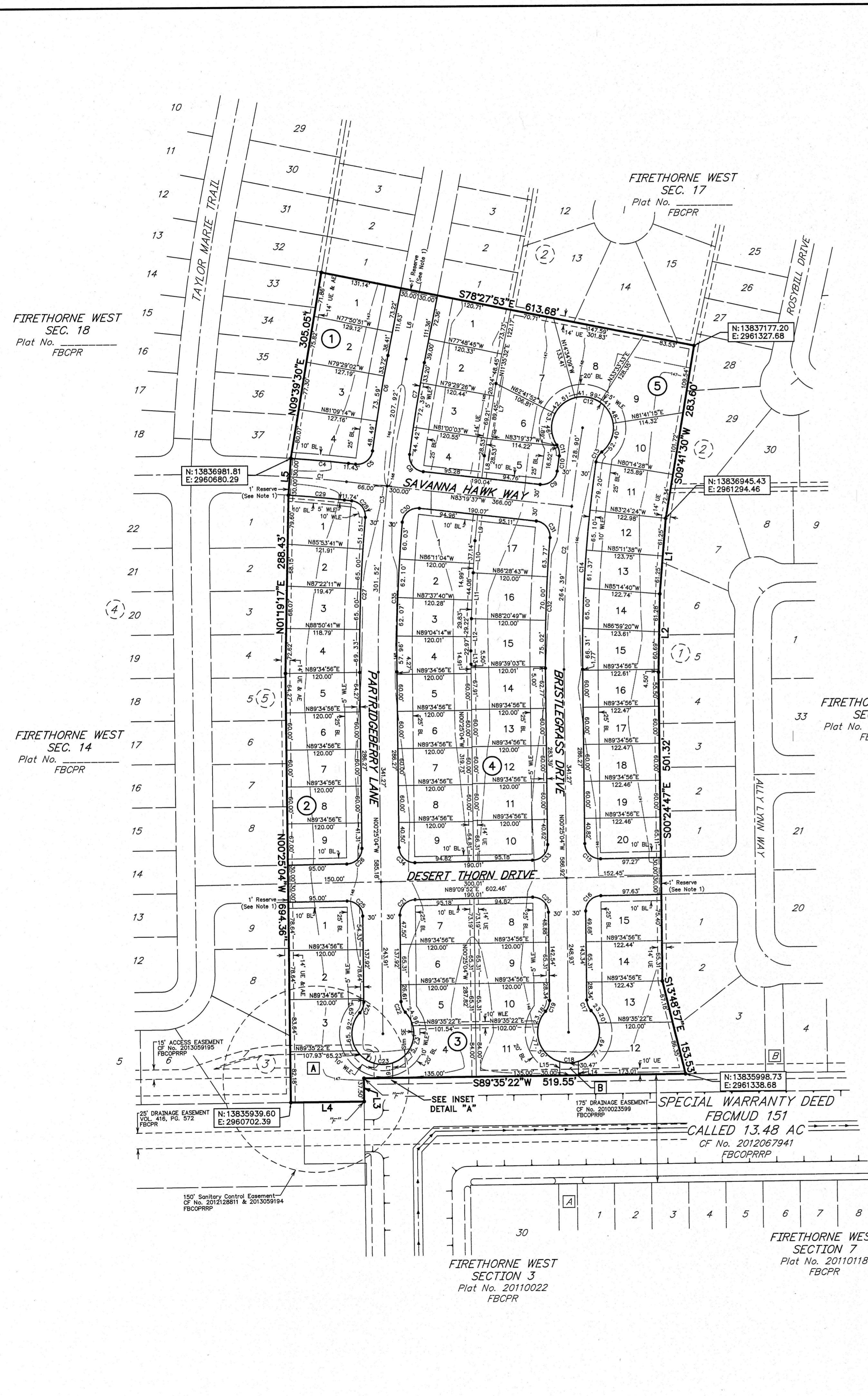
# FIRETHORNE WEST SEC. 15

A SUBDIVISION OF 17.50 ACRES OF LAND  
OUT OF THE  
J.D. VERMILLION SURVEY, A-339  
FORT BEND COUNTY, TEXAS  
65 LOTS 2 RESERVES 2 BLOCKS  
MAY 2014

OWNER:  
Fort Bend County Municipal  
Utility District No. 151  
c/o Allen Boone Humphries Robinson, LLC  
3200 Southwest Freeway, Ste. 2000  
Houston, Texas 77027

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

ENGINEER:  
JONES & CARTER, INC.  
ENGINEERS, PLANNERS & SURVEYORS  
Texas Board of Professional Engineers Registration No. P-233  
608 Collier Dr., Suite 100, Houston, Texas 77024  
(713) 971-8222



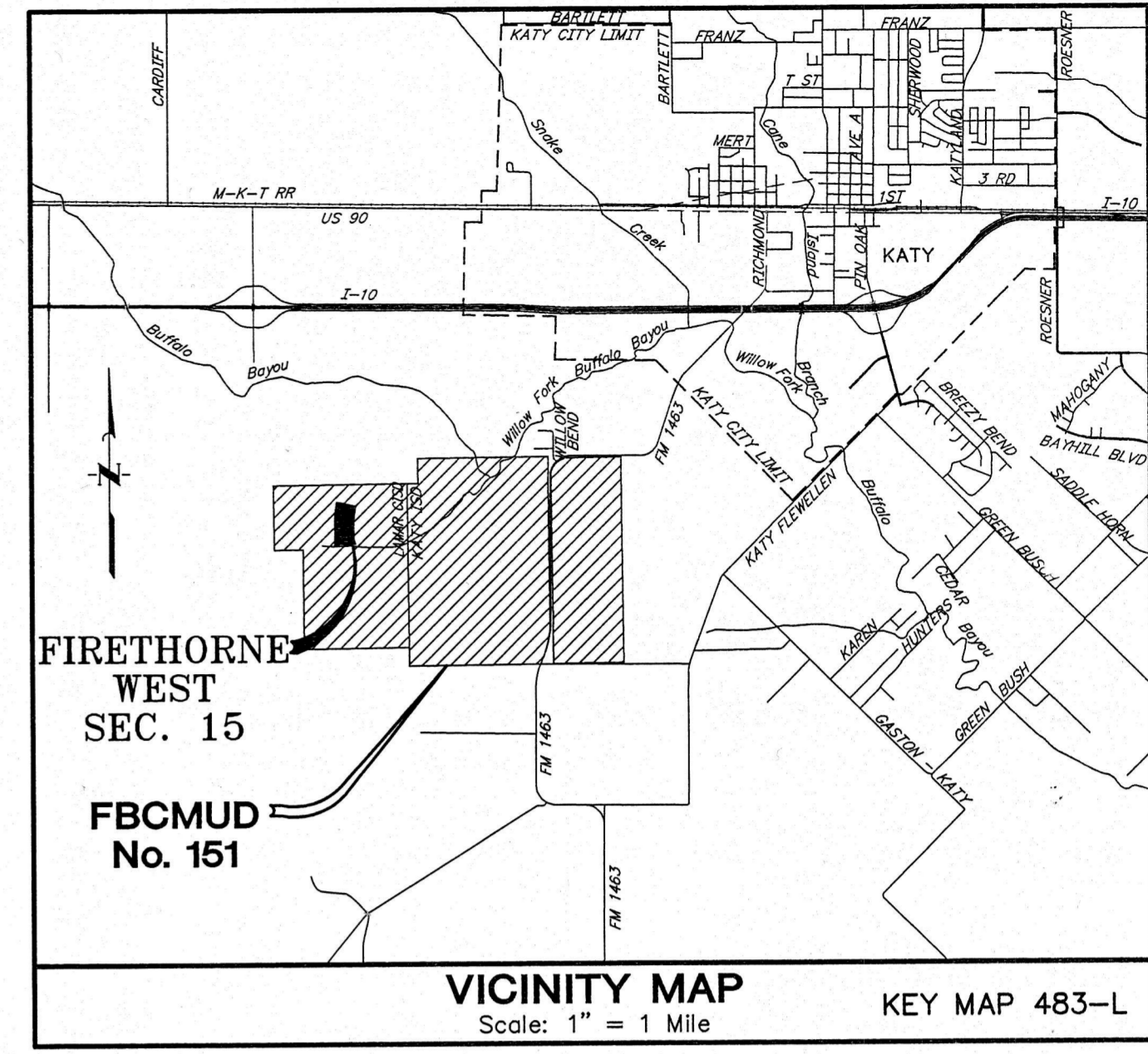
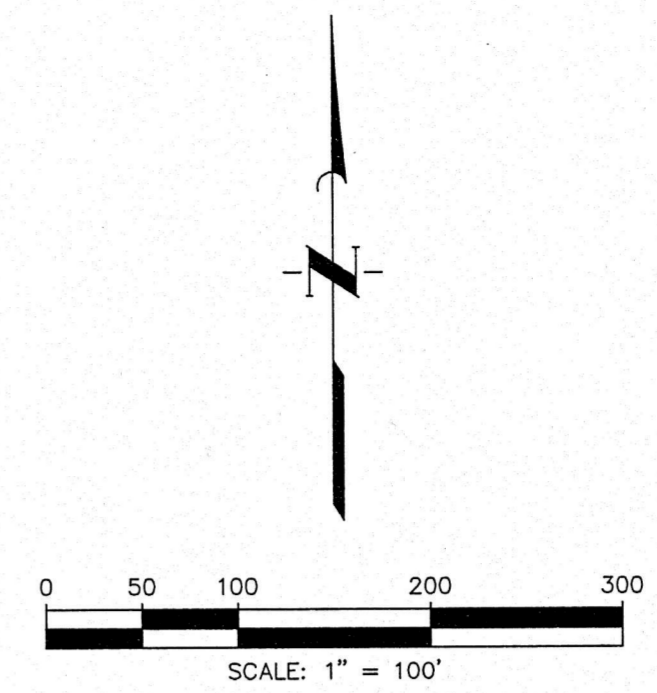
**INSET DETAIL "A"**  
SCALE: 1"=50'

**A RESTRICTED RESERVE "A"**  
Restricted to Water Well & Drainage Purposes Only  
0.2479 AC  
10,799 Sq Ft

**B RESTRICTED RESERVE "B"**  
Restricted to Drainage Purposes Only  
0.0143 AC  
623 Sq Ft

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2008.61'	2°37'37"	92.09'	N84°38'25"W	92.09'	46.06'
C2	2195.00'	10°15'58"	393.29'	N04°42'55"E	392.76'	197.17'
C3	2495.00'	11°41'56"	509.44'	N05°25'54"E	508.55'	255.61'
C4	2038.61'	2°37'37"	93.47'	N84°38'25"W	93.46'	46.74'
C5	25.00'	88°55'38"	38.80'	N52°12'34"E	35.02'	24.54'
C6	2525.00'	3°32'07"	155.79'	N09°30'48"E	155.77'	77.92'
C7	2465.00'	3°29'12"	150.01'	N09°32'15"E	149.99'	75.03'
C8	25.00'	91°07'16"	39.76'	N37°45'59"W	35.70'	25.48'
C9	25.00'	88°47'03"	38.74'	N52°16'52"E	34.98'	24.48'
C10	2225.00'	0°38'41"	25.03'	N08°12'41"E	25.03'	12.52'
C11	25.00'	42°10'49"	18.40'	N12°33'23"W	17.99'	9.64'
C12	50.00'	265°39'31"	231.83'	N80°49'02"W	73.34'	53.94'
C13	25.00'	43°30'42"	18.99'	N30°15'22"E	18.53'	9.98'
C14	2165.00'	8°55'06"	336.98'	N04°02'28"W	336.64'	168.83'
C15	25.00'	90°25'04"	39.45'	N45°37'36"W	35.48'	25.18'
C16	25.00'	89°34'56"	39.09'	N44°22'24"E	35.23'	24.82'
C17	25.00'	42°50'00"	18.69'	N21°50'04"W	18.26'	9.81'
C18	50.00'	265°40'01"	231.84'	N89°34'56"E	73.33'	53.93'
C19	25.00'	42°50'00"	18.69'	N20°59'56"E	18.26'	9.81'
C20	25.00'	90°25'04"	39.45'	N45°37'36"W	35.48'	25.18'
C21	25.00'	89°34'56"	39.09'	N44°22'24"E	35.23'	24.82'
C22	25.00'	42°50'00"	18.69'	N21°50'04"W	18.26'	9.81'
C23	50.00'	265°40'01"	231.84'	N89°34'56"E	73.33'	53.93'
C24	25.00'	42°50'00"	18.69'	N20°59'56"E	18.26'	9.81'
C25	25.00'	90°25'04"	39.45'	N45°37'36"W	35.48'	25.18'
C26	25.00'	89°34'56"	39.09'	N44°22'24"E	35.23'	24.82'
C27	2525.00'	5°41'31"	250.84'	N02°25'41"E	250.73'	125.52'
C28	25.00'	88°36'04"	38.66'	N39°01'35"W	34.92'	24.40'
C29	1978.61'	2°37'37"	90.72'	N84°38'25"W	90.71'	45.37'
C30	25.00'	91°27'44"	39.91'	N50°56'31"E	35.80'	25.65'
C31	25.00'	88°24'52"	38.58'	N39°07'11"W	34.86'	24.32'
C32	2225.00'	5°30'19"	213.79'	N02°20'06"E	213.71'	106.98'
C33	25.00'	89°34'56"	39.09'	N44°22'24"E	35.23'	24.82'
C34	25.00'	90°25'04"	39.45'	N45°37'36"W	35.48'	25.18'
C35	2465.00'	5°37'44"	242.16'	N02°23'48"E	242.07'	121.18'

LINE	BEARING	DISTANCE
L1	S04°48'36"W	122.51'
L2	S01°16'50"W	126.48'
L3	S00°24'38"E	37.50'
L4	S89°35'22"W	118.47'
L5	N04°02'46"E	60.00'
L6	N11°16'52"E	111.49'
L7	N09°34'19"E	117.98'
L8	N06°40'11"E	36.51'
L9	N06°24'56"E	42.56'
L10	N03°37'55"E	52.13'
L11	N02°32'47"E	73.91'
L12	N01°16'22"E	52.19'
L13	N00°28'41"W	21.52'
L14	N00°25'04"W	22.30'
L15	N00°25'04"W	22.30'
L16	N00°24'38"W	24.00'



**VICINITY MAP**  
Scale: 1" = 1 Mile

**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 rest in the dedicator, 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"
- CF ..... "Clerk's File"
- DE ..... "Drainage Easement"
- EM ..... "Easement"
- FE ..... "End 3/4" Iron Rod (w/Cap "Cotton Surveying")"
- FM ..... "Film Copy"
- FBCDR ..... "Fort Bend County Deed Records"
- FBCPR ..... "Fort Bend County Official Public Records of Real Property"
- FBCPP ..... "Fort Bend County Plat Records"
- No ..... "Number"
- ROW ..... "Right-of-Way"
- SSE ..... "Sanitary Sewer Easement"
- Sq Ft ..... "Square Feet"
- Stm SE ..... "Storm Sewer Easement"
- Temp ..... "Temporary"
- UE ..... "Utility Easement"
- Vol ..... "Volume and Page"
- WLE ..... "Waterline Easement"
- ..... "Block Number"
- ..... Set 3/4-inch Iron Rod With Cap Stamped "Cotton Surveying" as Per Certification

# FIRETHORNE WEST SEC. 15

A SUBDIVISION OF 17.50 ACRES OF LAND  
OUT OF THE  
J.D. VERMILLION SURVEY, A-339  
FORT BEND COUNTY, TEXAS

65 LOTS      2 RESERVES      5 BLOCKS  
MAY 2014

DISTRICT NAMES	
WCID	N/A
MUD	FORT BEND COUNTY MUD NO. 151
LID	N/A
DD	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

OWNER:  
Fort Bend County Municipal  
Utility District No. 151  
c/o Allen Boone Humphries Robinson, LLC  
3200 Southwest Freeway, Ste. 2600  
Houston, Texas 77027

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. F-219  
6555 Gullhorn Dr., Suite 100 Houston, Texas 77061 (713) 777-5337