

**PLAT RECORDING SHEET**

**PLAT NAME:** West Firethorne Road Sec. 2 Street Dedication

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

**ACREAGE:** 1.579

**LEAGUE:** J.D. Vermillion

**ABSTRACT NUMBER:** A-339

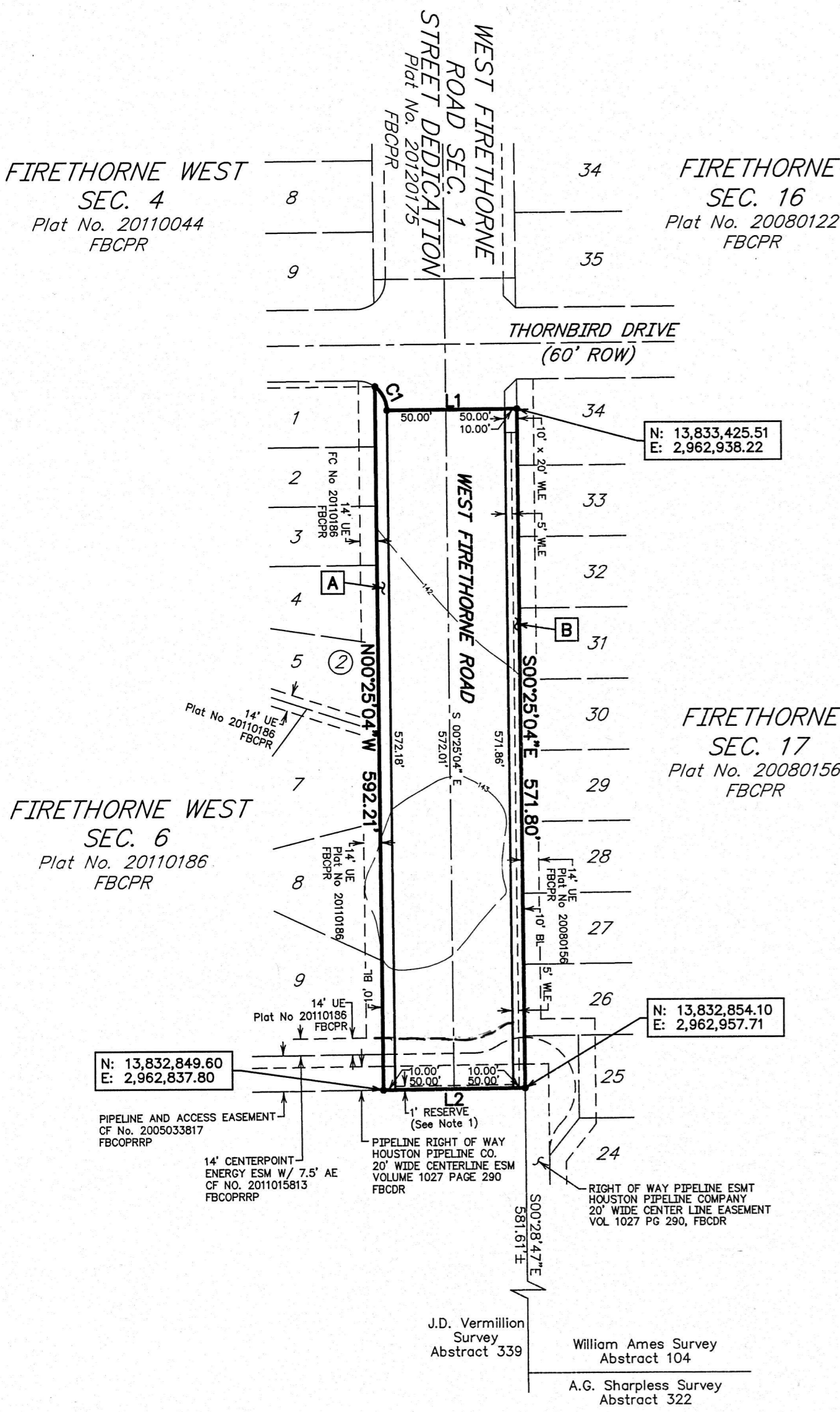
**NUMBER OF BLOCKS:** 0

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 2

**OWNERS:** JDC/Firethorne, Ltd.

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



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	53°07'48"	23.18'	S26°58'58"E	22.36'	12.50'

LINE	BEARING	DISTANCE
L1	N89°34'56"E	110.00'
L2	S89°23'17"W	120.00'

STATE OF TEXAS §  
 COUNTY OF FORT BEND §

A METES & BOUNDS description of a certain 1.579 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 conveyed to JDC/Firethorne, Ltd. by Special Warranty Deed as recorded in Clerk's File No. 2005132315 of the Fort Bend County Official Public Records of Real Property; said 1.579 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") marking the southwest corner of Firethorne Section 16, plat of which is recorded in Plat No. 20080122 of the Fort Bend County Plat Records, being common with the northwest corner of Firethorne Sec. 17, plat of which is recorded in Plat No. 20080156 of the Fort Bend County Plat Records, also being in the east line of Firethorne West Sec. 4, plat of which is recorded in Plat No. 20110044 of the Fort Bend County Plat Records;

THENCE, South 00°25'04" East, along the west line of said Firethorne Sec. 17, being common with the east line of said Firethorne West Sec. 4, 85.00 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, South 00°25'04" East, along the west line of said Firethorne Sec. 17 at 528.00 feet passing the southwest corner of said Firethorne Sec. 17, in all a total distance of 571.80 feet to a point for corner;

THENCE, South 89°23'17" West, 120.00 feet to a point at the southeast corner of Firethorne West Sec. 6, plat of which is recorded in Plat No. 20110186 of the Fort Bend County Plat Records;

THENCE, North 00°25'04" West, along the east line of said Firethorne West Sec. 6, 592.21 feet to a point at the northeast corner of said Firethorne West Sec. 6, and in the south line of the aforementioned Firethorne West Sec. 4, also being the beginning of a non-tangent curve to the right;

THENCE, along the south line of said Firethorne West Sec. 4 and along the arc of said non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 53°07'48", an arc length of 23.18 feet, and a long chord bearing South 26°58'58" East, 22.36 feet to a point for corner;

THENCE, North 89°34'56" East, continuing along the south line of said Firethorne West Sec. 4, 110.00 feet to the POINT OF BEGINNING, CONTAINING 1.579 acres of land in Fort Bend County, Texas.

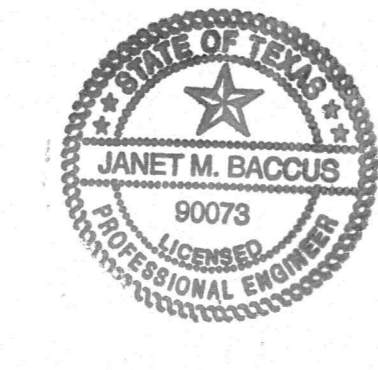
I, Steven Jares, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, point of beginning, 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-quarters (3/4) inch and a length of not less than three (3) feet; 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. Bacaus, 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. Bacaus*  
 Janet M. Bacaus, P.E.  
 Professional Engineer  
 No. 90073



STATE OF TEXAS §  
 COUNTY OF FORT BEND COUNTY §

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 Owner of the 1.579 acre tract described in the above and foregoing map of West Firethorne Road Sec. 2 Street Dedication, 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, Owner has 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 on 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, Owner has 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 on 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, Owner does 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, Owner does 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, Owner does 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, Owner does hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of West Firethorne Road Sec. 2 Street Dedication 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.

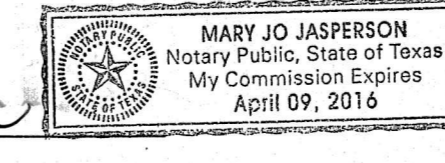
IN TESTIMONY WHEREOF, JDC/FIRETHORNE, LTD. a Texas limited partnership, by JDC GP, Inc. a Texas Corporation, its general partner acting by and through Wayne C. Meyer, Vice President, hereunto authorized this 7th day of August, 2014.

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

STATE OF TEXAS §  
 COUNTY OF FORT BEND COUNTY §

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 7th day of August, 2014.



Notary Public in and for the State of Texas

General Notes

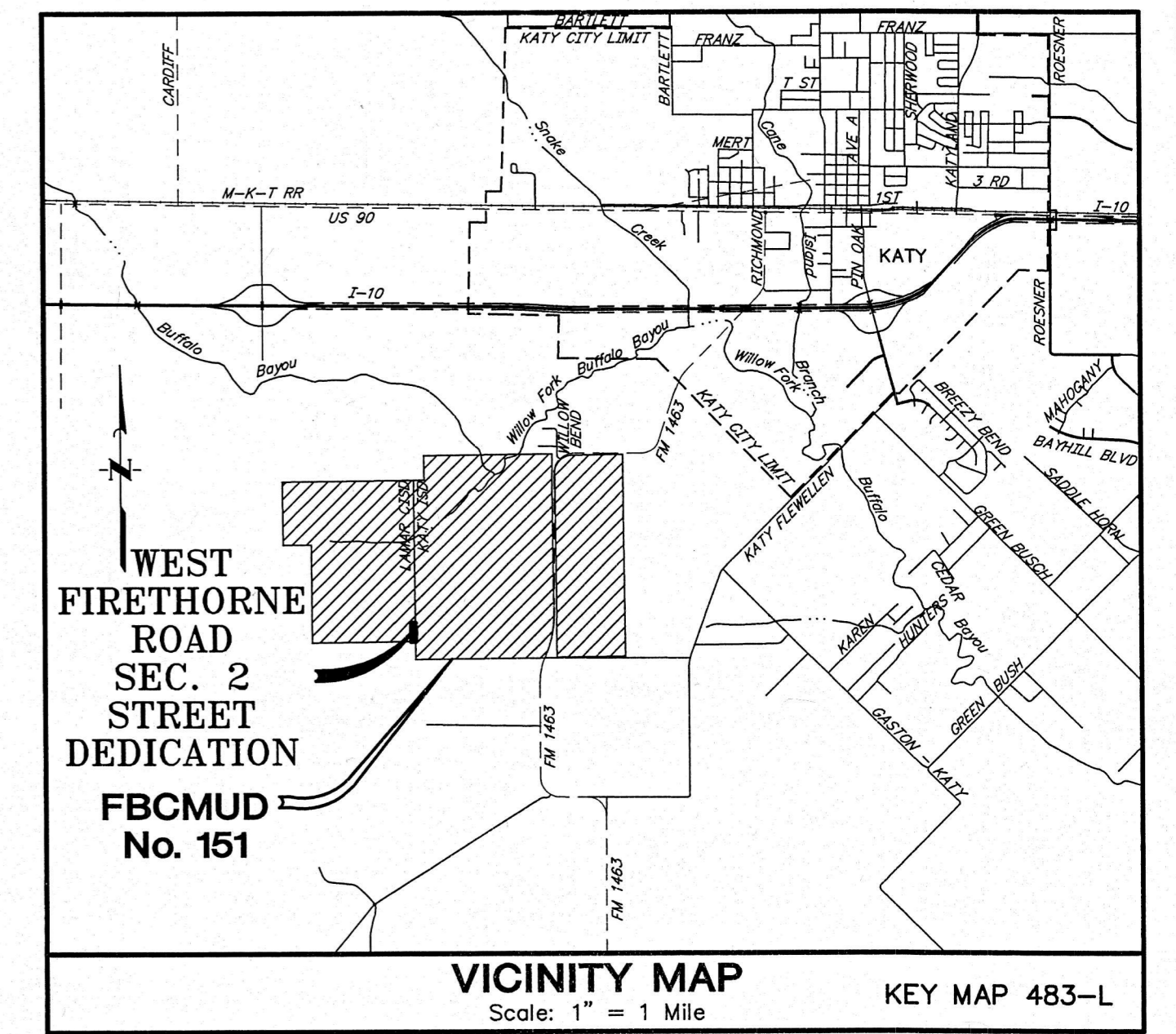
- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the 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 be retained in the dedicator, his heirs, assigns or successors.
- 2) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- 3) AE . . . . . "Aerial Easement"  
 BL . . . . . "Building Line"  
 CF . . . . . "Clerk's File"  
 DE . . . . . "Drainage Easement"  
 Esm . . . . . "Easement"  
 FC . . . . . "Film Code"  
 FBCCR . . . . . "Fort Bend County Deed Records"  
 FBCCRPRP . . . . . "Fort Bend County Official Public Records of Real Property"  
 FBCPR . . . . . "Fort Bend County Plat Records"  
 No . . . . . "Number"  
 ROW . . . . . "Right-of-Way"  
 SSE . . . . . "Sanitary Sewer Easement"  
 Sq Ft . . . . . "Square Feet"  
 Ssm 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
- 4) Restricted Reserve "A" is restricted to landscape/open space purposes only.  
 Restricted Reserve "A" is 0.1346 acres, 5,862 square feet.  
 Restricted Reserve "B" is restricted to landscape/open space purposes only.  
 Restricted Reserve "B" is 0.1313 acres, 5,718 square feet.
- 5) All easements are centered on lot lines unless shown otherwise.
- 6) All building lines along street rights-of-way are as shown on the plat.
- 7) 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.
- 8) This tract is located within the extrajurisdictional jurisdiction of the City of Fulshear, Fort Bend County, Texas, and within Fort Bend County Municipal Utility District No. 151.
- 9) According to the Flood Insurance Rate Map (FIRM) No. 48157C0105L for Fort Bend County, Texas effective April 2, 2014 this section is located in Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance floodplain.
- 10) All elevations are based on FEMA RM 4. This benchmark is described on FEMA panel number 48157C0015L. A disk set in top of southeast end of southwest abutment of Fin Oak Road Bridge over Willow Fork Buffalo Bayou. ELEVATION = 126.90 FEET NGVD 29, 1987 ADJUSTMENT
- 11) All bearings shown hereon are based on North as obtained with Real Time Kinematics Global Positioning Equipment.
- 12) 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.
- 13) This plat is located in lighting zone L23.
- 14) The Texas State Plane Coordinates, North American Datum 83 (grid) shown hereon are based on National Geodetic Survey Monument Designation - HGSD B6, PID - AW5411. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.999987647.
- 15) 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.
- 16) All pipeline easements within the platted area are shown hereon.

This plat of West Firethorne Road Sec. 2 Street Dedication is approved by the City Planning Commission of the City of Fulshear, Texas this 7th day of June, 2019.

*Amy Pearce*  
 Amy Pearce, Chairman  
*Dar Hakrizgdeh*  
 Dar Hakrizgdeh, Co-Chair

This plat of West Firethorne Road Sec. 2 Street Dedication 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 hereof.

*Aaron Groff*  
 Aaron Groff, Mayor  
*Kimberly Kopecky*  
 Kimberly Kopecky, City Secretary



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. Grady Prestage  
 Commissioner, Precinct 1 Commissioner, Precinct 2

KP George  
 County Judge

W.A. "Andy" Meyers Ken R. DeMerchant  
 Commissioner, Precinct 3 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

# WEST FIRETHORNE ROAD SEC. 2 STREET DEDICATION

A SUBDIVISION OF 1.579 ACRES OF LAND  
 OUT OF THE  
 J. D. VERMILLION SURVEY, A-339  
 FORT BEND COUNTY, TEXAS  
 0 LOTS 2 RESERVES 0 BLOCKS  
 AUGUST 2014

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. F-439  
 6335 Gufford Dr., Suite 100 Houston, Texas 77061 (713) 777-5337