## PLAT RECORDING SHEET

<b>PLAT NAME:</b>	Walnut Creek Section Twenty Four
PLAT NO:	
ACREAGE:	11.491
LEAGUE:	E. P. Everett Survey
ABSTRACT NUMBER: 387	
NUMBER OF BLOCKS: 4	
NUMBER OF LOTS: 49	
NUMBER OF RESERVES: 4	
OWNERS: Friendswood Development Company	
(DEPUTY CLERK)	<del></del>

STATE OF TEXAS

COUNTY OF FORT BEND

We, Lennar Homes of Texas Land and Construction, Ltd, a Texas iimited partnership, d/b/a Friendswood Development Company, acting by and through Michaei Johnson, Vice President of U.S. Home Corporation, a Delaware corporation, General Partner of Lennar Homes of Texas Land and Construction, Ltd, a Texas iimited partnership, d/b/a Friendswood Development Company, owners, hereinafter referred to as Owners of the 11.491 acre tract described in the above and foregoing map of WALNUT CREEK SECTION TWENTY FOUR, 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, We 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 (S'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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

FURTHER, We 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, iocated adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, We 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 flied separately.

FURTHER, We 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, We 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, guliles, 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 purpose of construction and maintenance of drainage facilities and structures.

FURTHER, We 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 certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing piat of WALNUT CREEK SECTION TWENTY FOUR where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing plat and do hereby make and establish all building setback lines and dedicate to the use of the public forever 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 shail comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004 and any subsequent amendments.

IN TESTIMONY WHEREOF, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, a Texas Limited Partnership, d/b/a Friendswood Development Company, has caused these presents to be signed by Michael W. Johnson, Vice President of U.S. HOME CORPORATION, a Delaware Corporation, its General Partner,

Thereunto authorized, this 25th day of 688. 2020

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas Limited Partnership d/b/a FRIENDSWOOD DEVELOPMENT COMPANY

By: U.S. HOME CORPORATION, a Delaware Corporation, its General Partner

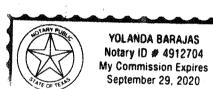
By: Michael W. Johnson, Vice President

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Michael W. Johnson, Vice President, of U.S. Home Corporation, a Delaware Corporation, general partner of Lennar Homes of Texas Land and Construction, LTD., a Texas limited partnership, d/b/a/ Friendswood Development Company, 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 set out, and as the act and deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25 day of 75 brung . 2020.



Notary Public in and fer the State of Texas

.... ... 9.20.20

I, Michael L. Swan, am authorized 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 on the ground under my supervision; that except as shown, all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes or rods (or other objects of a permanent nature) having an outside diameter of not less than five eighths (S/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 1983, South Central Zone.



Michael L. Swan, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. SSS1

This is to certify that the City Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of WALNUT CREEK SECTION TWENTY FOUR in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plat this \_\_\_\_\_\_, day of \_\_\_\_\_\_\_, 2020.

Pete Pavlovsky, Chairman

Pavlovsky, Chairman Anthony Sulak, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of WALNUT CREEK SECTION TWENTY FOUR in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plat this \_\_\_\_\_\_, day of \_\_\_\_\_\_\_, 2020.

Wiiilam Benton, Mayo

Danyel Swint, Secretary

I, BRIAN D. GEROULD, A Professional Engineer licensed In the State of Texas do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

BRIAN D. GEROULD
Licensed Professional Engineer, No. 108604



## NOTES

- 1. B.L. indicates a building line
  A.E. indicates an aerial easement
  U.E. indicates a utility easement
  STM. S.E. indicates a storm sewer easement
  W.L.E. indicates a water line easement
  W.M.E. Indicates a water meter easement
  S.S.E. Indicates a sanitary sewer easement
  VOL., PG. indicates Volume, Page
  F.B.C.M.R. indicates Fort Bend County Map Records
  F.B.C.D.R. indicates Fort Bend County Deed Records
  O.P.R.F.B.C. indicates Official Public Records of Fort Bend County
  ESMT. indicates an easement
- ESMT. Indicates an easement
  H.L. & P. indicates Houston Lighting and Power
  W.M.E. indicates a water meter easement
  D.E. indicates a drainage easement
  TEMP. indicates temporary
  P.O.B. indicates point of beginning
- indicates a found S/8" iron rod
   indicates a set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)

indicates a street name change

- 2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale factor: 1.00013237&
- 3. All non-perimeter easements on property lines are centered unless otherwise noted.
- 4. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
- S. Unless otherwise indicated, the building lines (B.L.) whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of the City of Rosenberg, Texas, in effect at the time of this plat.
- 6. Walnut Creek Section Twenty Four is located within UNSHADED ZONE X per FEMA Flood Insurance Rate Map (FIRM)
  Panel 48157C0265L which bears an effective date of April 2, 2014. The nearest base flood elevation is 77.50' (NAVD 88).
- 7. All property to drain into the drainage easement only through an approved drainage structure.
- 8. The top of all floor siabs shall be a minimum of 83.50 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
- 9. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manuai" which allows street ponding with intense rainfail events.
- All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- 11. Sidewalks shall be built or caused to be built through restrictive covenants not less than five (S) feet in width on both sides of all dedicated public 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.
- 12. This plat lies within Fort Bend County lighting ordinance zone No. LZ2
- 13. Lots are restricted to single family residential use.
- 14. This plat lies wholly within Fort Bend County Municipal Utility District No. 152, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the ETJ of the City of Rosenberg and Fort Bend County.
- 1S. BENCHMARK: AW4239, an NGS disk with the stamping W 811 1943, located 13.0 miles northeast from Guy, Texas as follows. 7.65 miles northeast along Farm Road 1994 from the junction with State Highway 36 in Guy, thence 5.35 miles northeast along Farm Road 762, at the junction of Smithers Lake Road 49.5 feet southeast of the center line of Farm Road 762, 42.0 feet southwest of the center line of Smithers Lake Road, 11.S feet east-southeast of a T junction telephone pole with a metal box and guy wire, 10.0 feet east-southeast of a fence corner post, 3.0 feet southwest of a fence, 8.9 feet southeast of a witness post, about level with the road, and set in the top of a concrete post projecting 0.2 foot above the ground.

  NAVD 88 (2001 ADJ.) ELEVATION = 75.10
- PROJECT BENCHMARK: A bronze disk will be set in concrete ±S feet south of the north R.O.W. line of Sunrise Village Drive and ±5 feet west of the eastern plat boundary line of Wainut Creek Section Twenty One.
- TEMPORARY BENCHMARK: A temporary benchmark will be set near the intersection of Sunrise Village Dr. and Autumn Hills Lane.
- 16. Each lot shall have a minimum five (5) foot interior side lot set back line
- 17. A minimum distance of 10' shail be maintained between residential dwellings
- 18. Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NAVD 88 (2001 ADJ.).
- 19. This plat was prepared to meet City of Rosenberg and Fort Bend County requirements.
- 20. One-foot reserve dedicated to the public in fee as a buffer separation between the side and 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, his heirs, assigns or successors.
- 21. This plat was prepared from information furnished by Stewart Title Company, File No. 18157038578 with an Effective Date of April 8, 2018. The surveyor has not abstracted the above property.
- 22. Approval of this plat will expire one year from City Council approval if not recorded in the real property records of the County of Fort Bend.
- 23. Five eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- 24. The pipelines and/or pipeline easements within the limits of the proposed subdivision are as shown.
- 25. Lot 1 of Block 1 is denied direct access to Autumn Hills Lane, Lot 11 of Block 1 is denied direct access to Union Bridge Lane, Lot 5 of Block 2 and Lots 8 and 9 of Block 4 are denied direct access to Timberwood Park Lane, Lot 20 of Block 4 is denied direct access to Sunrise Village Drive, Lot 13 of Block 2 and Lot 1 of Block 3 are denied direct access to Longwood Trace Lane and Lot 5 of Block 3 is denied direct access to Ocean Pass Lane.
- 26. Restrictions: Those recorded in/under Clerk's File No. 200S09S08S of the Official Public Records of Fort Bend County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.
- 27. All Drainage Easements are to be maintained by Fort Bend County Municipal Utility District No. 1S2.
- 28. All Landscaping and Open Space Reserves are to be maintained by the Homeowners Association.
- 29. 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.

## PARK LAND DEDICATION TABLE

PUBLIC PARK REQUIREMENT: 49 LOTS/160=0.31 AC.

PUBLIC PARK DEDICATION: 0

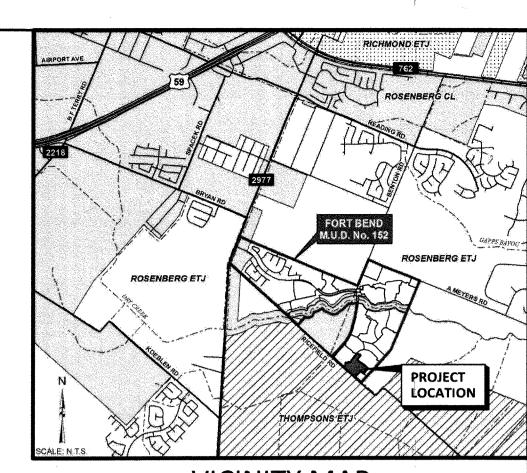
PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER

PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER.
RECREATION SITE IS ±3.9 ACRES.
NO. OF PLATTED LOTS THUS FAR (SEC.1-25)=1,205 LOTS.
1205/2 = 602.5 LOTS
602.5 LOTS/160 = 3.77 ACRES OF CREDIT USED.

MONEY IN LIEU OF PUBLIC

PARK LAND DEDICATION: 49 LOTS/2=25 LOTS

25 LOTS X \$350.00/LOT=\$8,750.00



VICINITY MAP

KEY MAP: 645D & 646A

I, Stacy SlawInski, County Engineer, do hereby certify that the plat of this subdivision compiles 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.

Stacy Slawinski, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_

Vincent M. Morales, Jr.

Precinct 1, County Commissioner

KP George

Grady Prestage

Grady Prestage Ken DeMerchant
Precinct 2, County Commissioner Precinct 4, County Commission

I, Laura Richard, County Cierk 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

o'clock \_\_\_\_M. Filed in plat number(s)

Witness my hand and seai of office, at Richmond, Texas, the day and date last above written.

Laura Richard, County Clerk

Fort Bend County, Texas

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

## WALNUT CREEK SECTION TWENTY FOUR

11.491 ACRES

A SUBDIVISION OF

CONTAINING

49 LOTS, 4 BLOCKS AND 4 RESTRICTED RESERVES

OUT OF THE
E.P. EVERETT SURVEY, A-387
FORT BEND COUNTY, TEXAS

OWNER: FRIENDSWOOD DEVELOPMENT COMPANY

PLANNER: BGE KERRY R. GILBERT & ASSOCIATES

NGINEER:



13430 NW. Freeway, Suite 700 Houston, Tx. 77040 713.462.3178 TBPE F-002726 TBPLS 10110700

February 21, 2020 IDS JOB NO. 0371-172-00

Sheet 1 of 2

