

PLAT RECORDING SHEET

PLAT NAME: Winfield Lakes North Section 5

PLAT NO: _____

ACREAGE: 10.635

LEAGUE: Elijah Roark Survey

ABSTRACT NUMBER: 77

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 51

NUMBER OF RESERVES: 3

OWNERS: Woodmere Development Co., LTD A Texas Limited Partnership

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH RICHARD RUE, PRESIDENT AND JASON B. ERVIN, VICE PRESIDENT OF FINANCE, BEING OFFICERS OF WOODMERE GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF WOODMERE DEVELOPMENT CO., LTD, A TEXAS LIMITED PARTNERSHIP, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 10.635 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WINFIELD LAKES NORTH SEC 5, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN 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, OR PERMANENT ACCESS EASEMENTS), 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, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS 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 (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 DESIGNATED 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 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, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED 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 ORIGINALLY 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 IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS 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, GULLIES, 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 PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS 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 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, THE WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, BY WOODMERE GP, LLC, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD RUE, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT OF FINANCE, JASON B. ERVIN, THIS _____ DAY OF _____, 2020.

WOODMERE DEVELOPMENT CO., LTD.
A TEXAS LIMITED PARTNERSHIP

BY: WOODMERE GP, LLC., A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: _____
RICHARD RUE, PRESIDENT

ATTEST: _____
JASON B. ERVIN, VICE PRESIDENT OF FINANCE

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD RUE, PRESIDENT OF WOODMERE GP, LLC., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

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 JASON B. ERVIN, VICE PRESIDENT OF FINANCE OF WOODMERE GP, LLC., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, TRAVIS H. HARRISON, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

TRAVIS H. HARRISON, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 137397

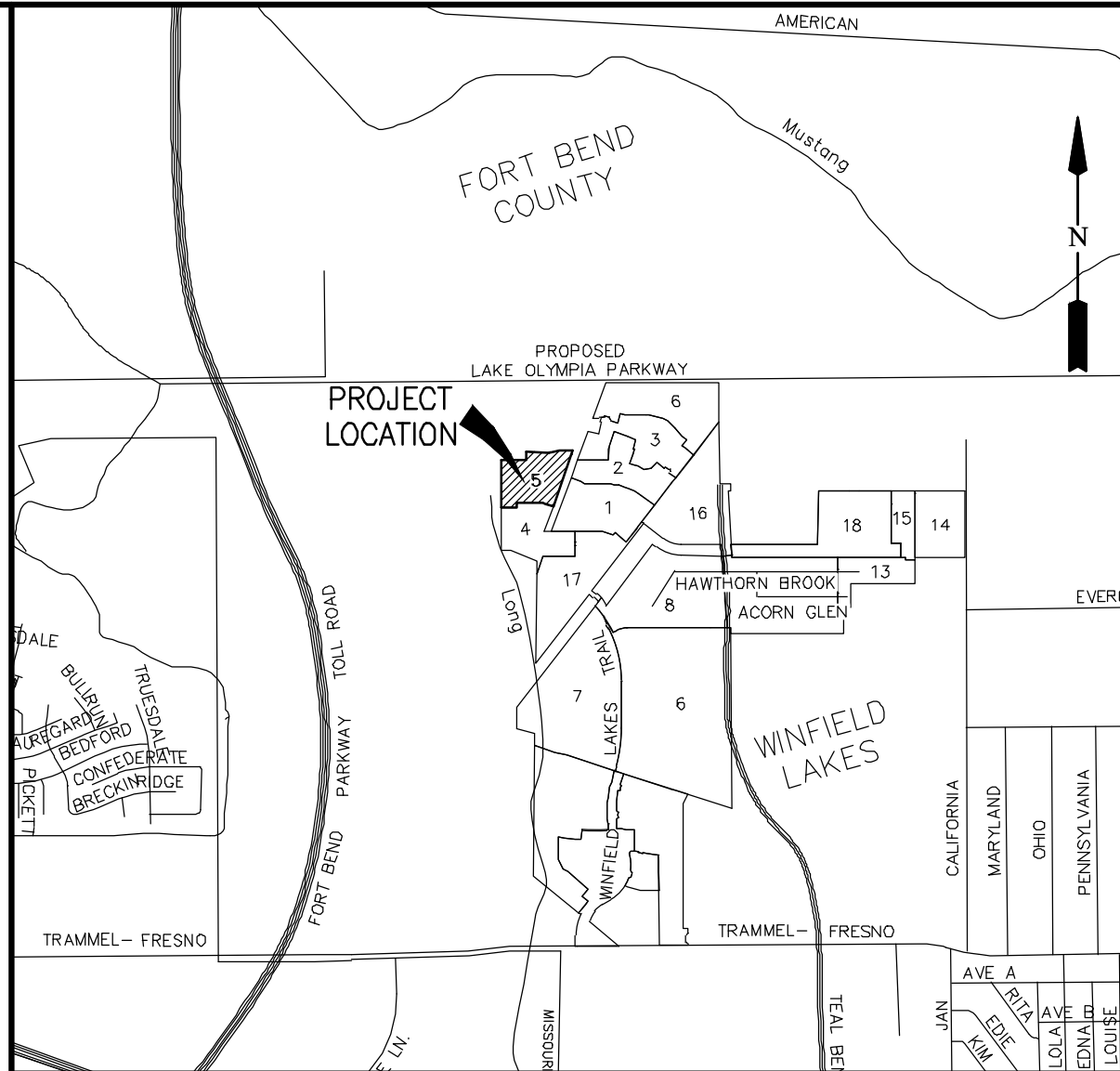


I, GARY D. NUTTER, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) 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.

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

BY: _____
MARTHA L. STEIN, CHAIR
OR M. SONNY GARZA, VICE-CHAIR

BY: _____
MARGARET WALLACE BROWN, AICP, CNU-A
SECRETARY



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°30'07" E	85.78'
L2	N 82°51'46" E	123.95'
L3	N 70°05'39" W	95.00'
L4	N 84°44'18" W	22.73'
L5	S 00°30'07" W	55.00'
L6	N 89°29'53" W	170.00'
L7	S 00°30'07" W	4.78'
L8	N 00°30'07" E	3.52'
L9	S 89°29'53" E	51.45'
L10	N 82°14'43" E	20.00'
L11	N 42°26'02" W	20.00'
L12	N 82°14'43" E	20.00'
L13	N 42°26'02" W	20.00'
L14	N 70°05'39" W	64.00'
L15	N 74°19'16" W	42.39'
L16	N 89°29'53" W	45.00'
L17	S 75°06'34" W	46.67'
L18	N 89°29'53" W	55.00'

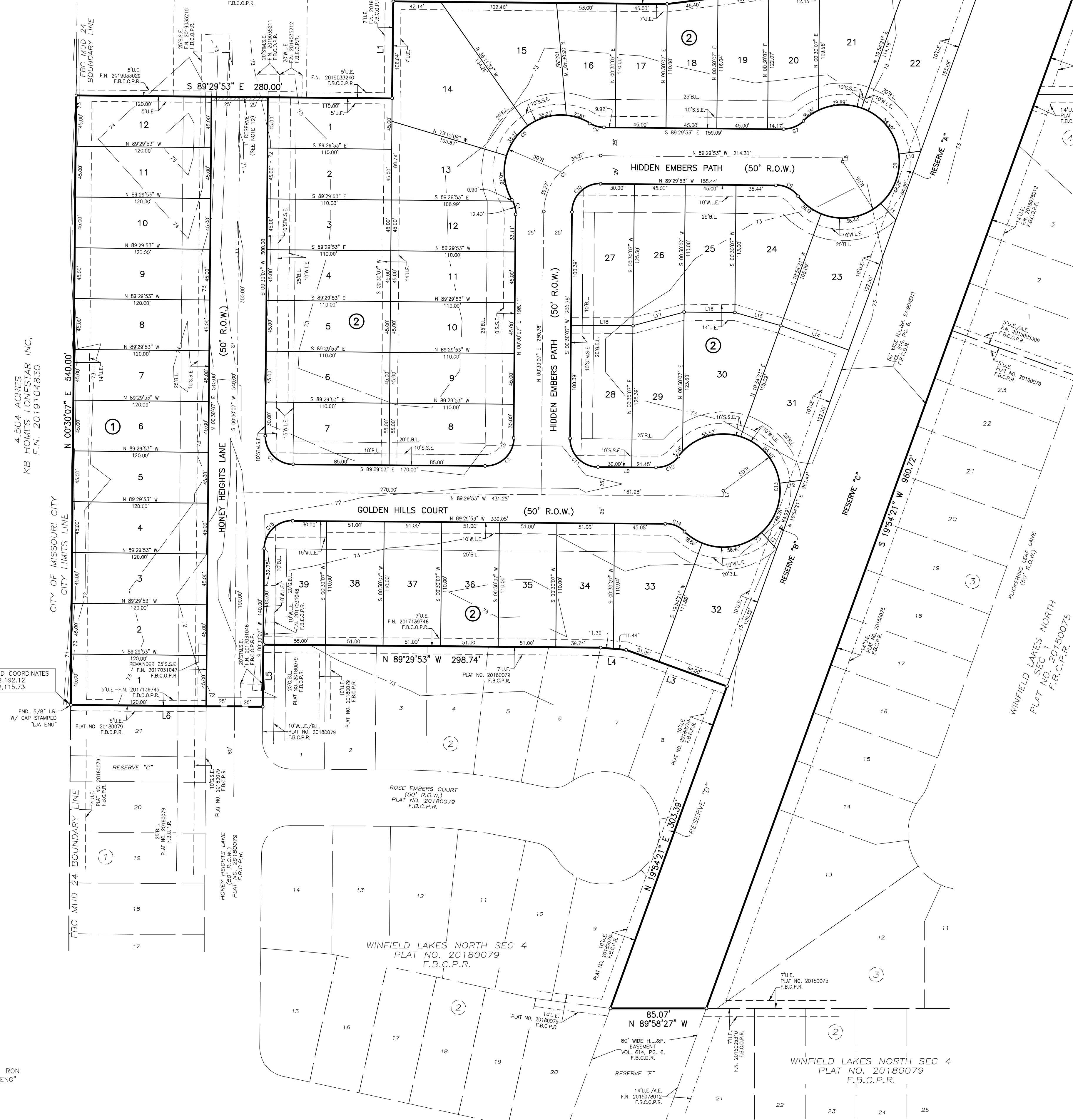
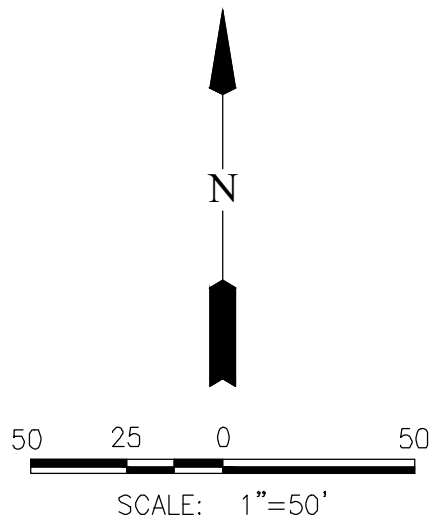
CURVE TABLE				
CURVE	RADIUS	DELTA	ARC CHORD	CHORD BEARING
C1	50.00'	90°00'00"	78.54'	70.71' S 45°30'07" W
C2	25.00'	90°00'00"	39.27'	35.36' S 44°29'53" E
C3	25.00'	90°00'00"	39.27'	35.36' N 45°30'07" E
C4	25.00'	30°27'58"	13.29'	13.14' N 14°43'52" E
C5	50.00'	150°55'56"	131.71'	96.80' N 45°30'07" E
C6	25.00'	30°27'58"	13.29'	13.14' S 74°19'54" E
C7	25.00'	44°28'07"	19.40'	18.92' N 68°16'03" E
C8	50.00'	276°10'28"	241.01'	66.80' S 04°07'14" W
C9	25.00'	51°42'21"	22.56'	21.80' N 63°38'43" W
C10	25.00'	90°00'00"	39.27'	35.36' S 45°30'07" W
C11	25.00'	90°00'00"	39.27'	35.36' S 44°29'53" E
C12	25.00'	52°55'04"	23.09'	22.28' N 64°02'35" E
C13	50.00'	276°00'04"	240.86'	66.91' S 04°24'51" E
C14	25.00'	43°04'57"	18.80'	18.36' N 67°57'25" W
C15	25.00'	90°00'00"	39.27'	35.36' S 45°30'07" W

NOTES:

- 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 CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- BENCHMARK: N.G.S. BRASS DISK STAMPED "K668 RESET 1949" LOCATED ALONG F.M. 521 ABOUT 0.4 MILE NORTH FROM THE INTERSECTION OF STATE HIGHWAY 6 AT ARCOLA, AT THE SOUTHWEST CORNER OF THE JUNCTION OF DAVIS ROAD WEST, IN THE TOP OF A CONCRETE HEADWALL OF A LARGE CULVERT, 55 FEET WEST OF THE CENTER LINE OF THE HIGHWAY, 108 1/2 FEET SOUTH OF THE CENTER LINE OF THE ROAD. ELEVATION = 65.926' NGVD 29 1978 ADJUSTMENT
- TEMPORARY BENCHMARK: WFLN2-TBM-B: A BOX CUT ON THE TOP OF AN INLET AT THE NORTH CURB LINE OF CRISP APPLE WAY, JUST WEST OF PRAIRIE COUNTRY COURT, LOCATED IN WINFIELD LAKES NORTH SEC 2. ELEVATION = 70.28' NGVD 29 1978 ADJUSTMENT
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.9998687.
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE-FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE-FAMILY RESIDENTIAL.
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- THE MINIMUM SLAB ELEVATION SHALL BE 71.90 FEET ABOVE MEAN SEA LEVEL (NAVD 88). ALL ELEVATIONS SHOWN IN THE PLAT REFER TO NGVD 29, 1978 ADJUSTMENT. TO CONVERT THESE ELEVATIONS TO NAVD 88, 1.6 FEET MUST BE SUBTRACTED FROM THE ELEVATIONS SHOWN. 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.
- THIS PLAT WAS PREPARED TO MEET CITY OF HOUSTON AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NUMBER 2018-0385, DATED APRIL 3, 2020. THE SURVEYOR HAS NOT BEEN MONUMENTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 24, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY ISD, THE CITY OF HOUSTON ETJ, AND FORT BEND COUNTY.
- IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C0315L, REVISED APRIL 2, 2014, THIS PROPERTY LIES WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. LHA DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT 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, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- SIDEWALKS SHALL BE BUILT, OR CAUSED TO BE BUILT NOT LESS THAN 5 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 REQUIREMENTS.
- THIS PLAT LIES WITHIN FORT BEND LIGHTING ORDINANCE ZONE NO. 2 AND 3.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODS POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTIONS FOR REVIEW AND APPROVAL. D. DEVELOPMENT PERMITS AND ALL THE APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

B.L.	INDICATES BUILDING LINE	F.N.	INDICATES FILE NUMBER
G.B.L.	INDICATES GARAGE BUILDING LINE	S.N.	INDICATES SEE NOTE
U.E.	INDICATES UTILITY EASEMENT	R.O.W.	INDICATES RIGHT-OF-WAY
D.E.	INDICATES DRAINAGE EASEMENT	VOL.	INDICATES VOLUME
W.L.E.	INDICATES WATER LINE EASEMENT	PG.	INDICATES PAGE
S.S.E.	INDICATES SANITARY SEWER EASEMENT	(F)	INDICATES FOUND 5/8 INCH IRON ROD W/CAP STAMPED "LJA ENG"
STM.S.E.	INDICATES STORM SEWER EASEMENT		
F.B.C.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS	AE	AERIAL EASEMENT
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS		
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS		



WINFIELD LAKES NORTH SEC 5

A SUBDIVISION OF 10.635 ACRES OF LAND SITUATED IN THE ELJAH ROARK SURVEY, ABSTRACT 77, FORT BEND COUNTY, TEXAS.

51 LOTS 3 RESERVES (1.803 ACRES) 2 BLOCKS
APRIL 14, 2020 JOB NO. 1037-5011.403

OWNERS:
WOODMERE DEVELOPMENT CO., LTD. A TEXAS LIMITED PARTNERSHIP
BY: WOODMERE GP, LLC., ITS GENERAL PARTNER
RICHARD RUE, PRESIDENT
15915 KATY FREEWAY, SUITE 405, HOUSTON, TEXAS 77094
PH: (281) 450-9172

SURVEYOR:

LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

COMPENSATING OPEN SPACE TABLE - SUBURBAN AREA

A. TOTAL NO. OF LOTS < 5000 SF:	11
B. TOTAL AREA OF LOTS < 5000 SF:	54,438 SQ. FT.
C. AVERAGE LOT SIZE < 5000 SF:	4,949 SQ. FT.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT:	100 SQ. FT.
E. TOTAL COMPENSATING OPEN SPACE REQUIRED:	1,100 SQ. FT.
F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED:	1,616 SQ. FT.

LOT AREA CALCULATIONS

LOT NO.	LOT AREA
BLOCK 2	
LOT 1	4,950
LOT 2	4,950
LOT 3	4,950
LOT 4	4,950
LOT 5	4,950
LOT 6	4,950
LOT 9	4,950
LOT 10	4,950
LOT 11	4,950
LOT 12	4,938
LOT 17	4,950

TOTAL = 54,438 SQ. FT.

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.019	808	RESTRICTED TO COMPENSATING OPEN SPACE
B	0.019	808	RESTRICTED TO COMPENSATING OPEN SPACE
C	1.765	76,888	RESTRICTED TO OPEN SPACE
TOTAL	1.803	78,504	