

**PLAT RECORDING SHEET**

**PLAT NAME:** Sendero Tract Sec. 12

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

**ACREAGE:** 13.23

**LEAGUE:** E. P. Whitehead Survey, & Walton, Hill and Walton A Survey

**ABSTRACT NUMBER:** 93, 435

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 62

**NUMBER OF RESERVES:** 3

**OWNERS:** Meritage Homes of Texas, LLC & Pulte Homes of Texas LP

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

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, MERITAGE HOMES OF TEXAS, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH DAVID JORDAN, ITS SR. VICE PRESIDENT AND PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH PATRICK DUGGAN, VICE PRESIDENT OF LAND DEVELOPMENT, HERINAFTER REFERRED TO AS OWNERS OF THE 13.23 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SENDERO TRACT SEC 12, DO HEREBY MAKE AND ESTABLISHED SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATED 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 (I.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 (I.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 (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) 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, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING TO THE CITY OF HOUSTON, FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, 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, 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 OTHER NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION 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, 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, MERITAGE HOMES OF TEXAS, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS AN OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID JORDAN, ITS SR. VICE PRESIDENT, THEREUNTO AUTHORIZED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

MERITAGE HOMES OF TEXAS, LLC.  
AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
DAVID JORDAN, SR. VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID JORDAN, SR. VICE PRESIDENT, OF MERITAGE HOMES OF TEXAS, LLC., AN ARIZONA LIMITED LIABILITY 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 STATED, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

IN TESTIMONY WHEREOF, PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, AS AN OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PATRICK DUGGAN, ITS VICE PRESIDENT OF LAND DEVELOPMENT, THEREUNTO AUTHORIZED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

PULTE HOMES OF TEXAS, L.P.,  
A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
PATRICK DUGGAN  
VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICK DUGGAN, VICE PRESIDENT OF LAND DEVELOPMENT, OF PULTE HOMES OF TEXAS, L.P., 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

DAVID E. HUNT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5198

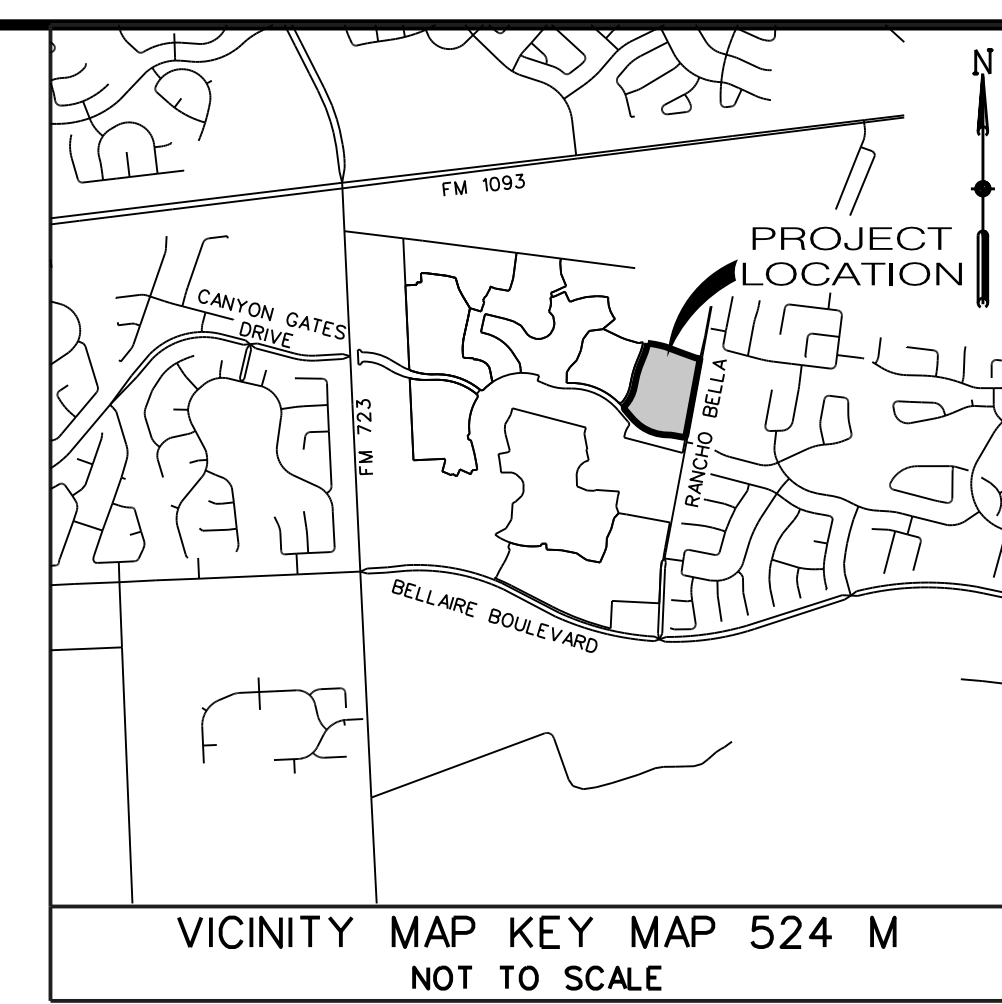
I, JAMES A. PARKER, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

JAMES A. PARKER  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 130274

BY: \_\_\_\_\_  
MARTHA L. STEIN, CHAIR  
OR  
M. SONNY GARZA, VICE CHAIR

BY: \_\_\_\_\_  
MARGARET WALLACE BROWN, AICP, CNU-A  
SECRETARY

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SENDERO TRACT SEC 12, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.



I, J. STACY SLAWINSKI, THE 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 ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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. DEMERCHANT  
COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2020, A.D., AT \_\_\_\_ O'CLOCK (A.M. OR P.M.), IN PLAT NUMBER \_\_\_\_\_ 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  
CLERK OF THE COUNTY  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

# SENDERO TRACT SEC 12

A SUBDIVISION OF 13.23 ACRES  
LOCATED IN THE  
E.P. WHITEHEAD SURVEY, A-93, AND THE  
WALTON, HILL AND WALTON "A" SURVEY, A-435,  
FORT BEND COUNTY, TEXAS

62 LOTS      1 BLOCK      3 RESERVES

DATE: SEPTEMBER, 2020

OWNERS:  
MERITAGE HOMES OF TEXAS, LLC  
AN ARIZONA LIMITED LIABILITY COMPANY

DAVID JORDAN, SR. VICE PRESIDENT  
3250 BRIARPARK, SUITE 100  
HOUSTON, TEXAS 77042  
713-690-1166

AND  
PULTE HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
PATRICK DUGGAN, VICE PRESIDENT OF LAND DEVELOPMENT  
16670 PARK ROW BLVD., SUITE 100  
HOUSTON TEXAS 77084  
281-529-9126

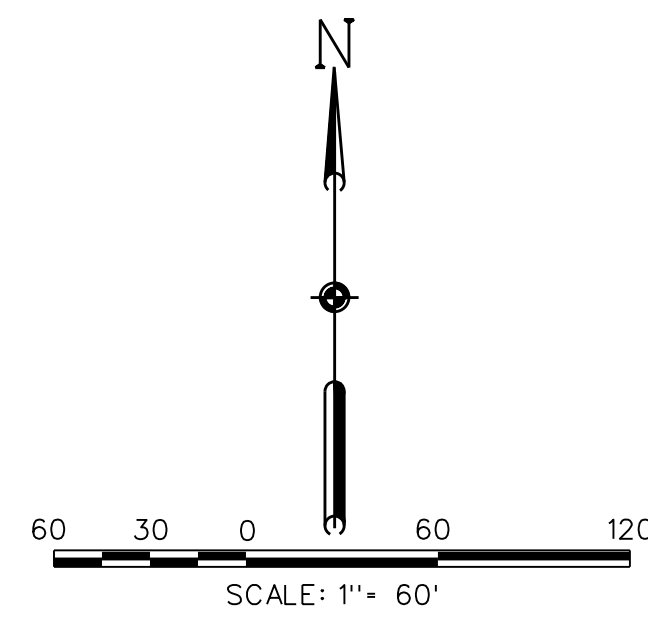
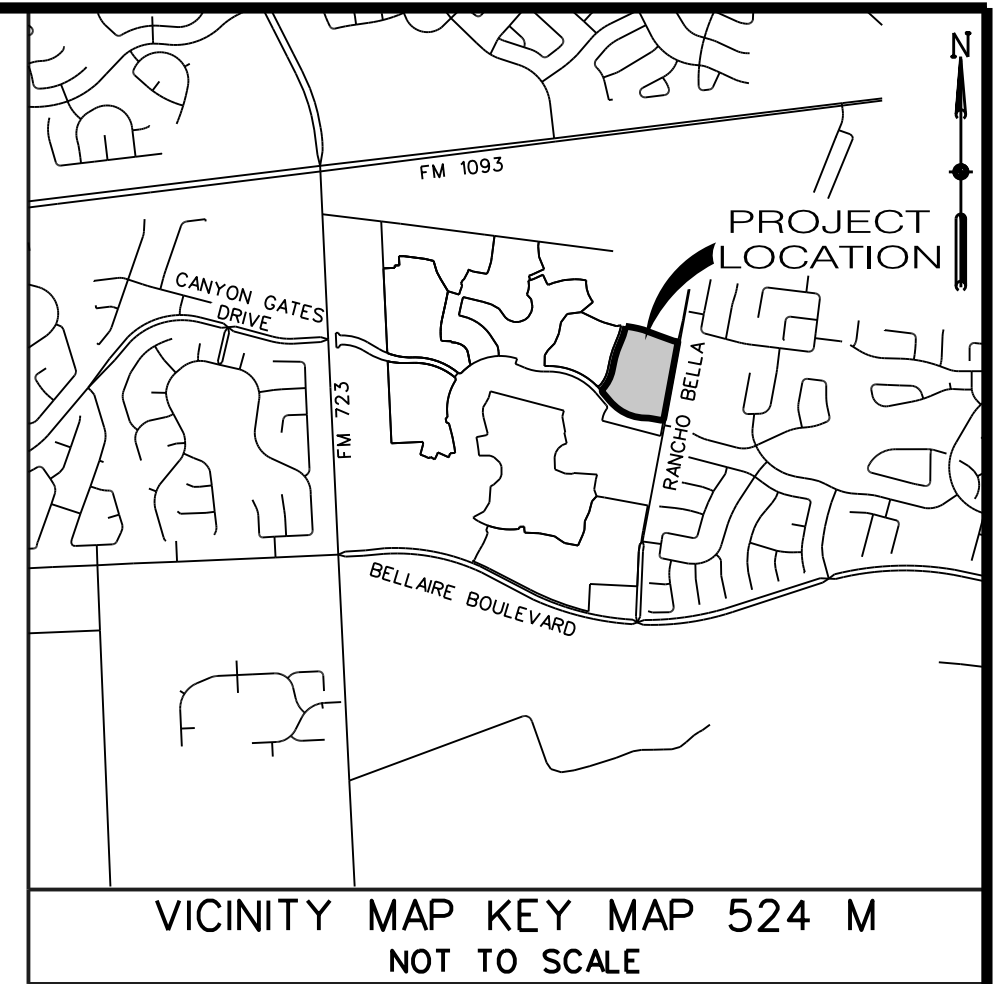


- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340

LINE DATA TABLE

Table with columns: NUMBER, DIRECTION, DISTANCE (FEET). Lists line data for lots 1 through 133.

RESERVE TABLE with columns: RESERVE, LANDSCAPE / OPEN SPACE, ACRES / SQ. FT. Lists Reserve A, B, and C details.



- LEGEND
• SET 5/8" INCH IRON ROD WITH PLASTIC CAP STAMPED 'COSTELLO INC' UNLESS OTHERWISE NOTED
• FOUND 5/8" INCH IRON ROD WITH CAP STAMPED 'COSTELLO INC' UNLESS OTHERWISE NOTED
① INDICATES BLOCK NUMBER
A INDICATES RESERVE
X- INDICATES STREET NAME BREAK

CURVE DATA TABLE

Table with columns: NUMBER, ARC LENGTH (FEET), RADIUS (FEET), DELTA ANGLE, CHORD DIRECTION, CHORD LENGTH (FEET). Lists curve data for lots 1 through 30.

ACREAGE MERITAGE HOMES OF TEXAS, LLC. C.F. NO. 2014132483 O.R.F.B.C.

SENDERO TRACT SEC 4 PLAT NO. 20170120 F.B.C.P.R. RESTRICTED RESERVE "B" DETENTION

SENDERO TRACT SEC 6 PLAT NO. 20180220 F.B.C.P.R.

SENDERO TRACT SEC 12

A SUBDIVISION OF 13.23 ACRES LOCATED IN THE E.P. WHITEHEAD SURVEY, A-93, AND THE WALTON, HILL AND WALTON "A" SURVEY, A-435, FORT BEND COUNTY, TEXAS.

62 LOTS 1 BLOCK 3 RESERVES
SCALE: 1" = 60' DATE: NOVEMBER, 2020

OWNERS: MERITAGE HOMES OF TEXAS, L.P. AN ARIZONA LIMITED LIABILITY COMPANY

DAVID JORDAN, SR. VICE PRESIDENT 3250 BRIARPARK, SUITE 100 HOUSTON, TEXAS 77042 713-690-1166

AND PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP PATRICK DUGAN, VICE PRESIDENT OF LAND DEVELOPMENT 16670 PARK ROW BLVD., SUITE 100 HOUSTON, TEXAS 77084 281-529-9226



ENGINEER/SURVEYOR: 2107 CITY WEST BLVD. 3RD FLOOR HOUSTON, TEXAS 77042 (713) 783-7788 FAX: 783-3580 TBPCE FIRM REGISTRATION NO. 280 TBPLS FIRM REGISTRATION NO. 100498



KERRY R. GILBERT & ASSOCIATES - Land Planning Consultants - 23501 Cinco Ranch Blvd., Suite A-250 Katy, Texas 77494 Tel: 281-579-0340

- GENERAL NOTES:
1. THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, DATED NOVEMBER 5, 2020 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
2. B.L. INDICATES BUILDING LINE, G.B.L. INDICATES GARAGE BUILDING LINE, U.E. INDICATES UTILITY EASEMENT, S.T.M.S.E. INDICATES STORM SEWER EASEMENT, W.L.E. INDICATES WATERLINE EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, P.O.B. INDICATES POINT OF BEGINNING, F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS, O.R.F.B.C. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY, F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS, C.F. NO. INDICATES CLERK FILE NUMBER, VOL. PG. INDICATES VOLUME AND PAGE, R.O.W. INDICATES RIGHT-OF-WAY, SEC. INDICATES SECTION, SQ. FT. INDICATES SQUARE FEET.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1,000/1,011.
4. THIS PROPERTY LIES WITHIN UNSHADED ZONE "XX" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C010 L DATED APRIL 02, 2014.
5. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, AND LAMAR INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY MUD NO. 132, FORT BEND COUNTY ESD NO. 4, CAD 11 AND THE CITY OF HOUSTON ETJ.
6. CONTROL BENCHMARK: HARRIS COUNTY FLOODPLAIN RM 19045- BRASS DISK LOCATED ON THE NORTHEAST CORNER OF CINCO RANCH BLVD CONCRETE BRIDGE OVER UPPER BUFFALO BAYOU (T100-00-00), 0.5 MILES SOUTHWEST OF THE INTERSECTION OF CINCO RANCH BLVD AND WESTHEIMER PARKWAY. ELEVATION: 115.25 NAVD 1988, (2001 ADJ.).
7. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
8. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 12" TO 10 FEET ABOVE MEAN SEA LEVEL (NAVD 83 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. A ONE-FOOT RESERVE 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 CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY 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 AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
10. 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 PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
11. UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISION 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.
12. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

- 13. 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 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.
14. 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.
15. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
16. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
17. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
18. THIS PLAT LIES WITHIN ZONE "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE 4, 2004.

- 19. 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 WOODEN 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.
20. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE.
21. THIS PLAT IS SUBJECT TO RESTRICTIONS RECORDED UNDER CLERK'S FILE NUMBER 200502891, AS AMENDED BY 2006-078189, 2014132483, 2015076563 AND 2015076565 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
22. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
23. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
24. THE HOMEOWNERS ASSOCIATION WILL HAVE OWNERSHIP AND THE MAINTENANCE RESPONSIBILITIES OF RESERVES "A", "B" AND "C".
25. THERE ARE PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.