

PLAT RECORDING SHEET

PLAT NAME: Charleston Heights Section 1

PLAT NO: _____

ACREAGE: 42.56

LEAGUE: A.B. Langerman Survey

ABSTRACT NUMBER: 456

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 216

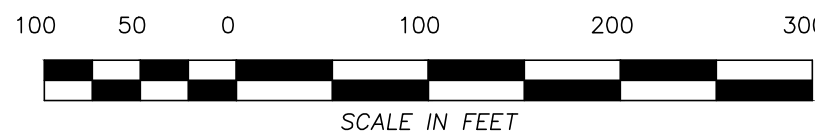
NUMBER OF RESERVES: 9

OWNERS: Charleston C.M.I., LTD.

(DEPUTY CLERK)

EASEMENT NOTES:

- (A) BUFFER ZONE EASEMENT - B.C.C.F. NO. 2018044492
- (B) BUFFER ZONE EASEMENT - F.B.C.C.F. NO. 2018097552
- (C) BUFFER ZONE EASEMENT - F.B.C.C.F. NO. 2018097553
- (D) 25' DRAINAGE EASEMENT - B.C.C.F. NO. 2018044491
- (E) EXCHANGE DEED - F.B.C.C.F. NO. 2018097551
- (F) LANDSCAPE/MONUMENT EASEMENT - F.B.C.C.F. NO. 2018097554



LEGEND

AC.	=	ACRE
AE.	=	AERIAL EASEMENT
BL.	=	BUILDING LINE
B.M.	=	BENCHMARK
CPE	=	CENTERPOINT EASEMENT
D.F.	=	DRAINAGE EASEMENT
F.B.C.C.F.	=	FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R.	=	FORT BEND COUNTY DEED RECORDS
H.L.A.P.	=	HOUSTON LIGHTING AND POWER
LTD.	=	LIMITED
NO.	=	NUMBER
PG.	=	PAGE
P.L.	=	PROPERTY LINE
R.O.W.	=	RIGHT-OF-WAY
RF.	=	RADIUS
S.F.	=	SQUARE FEET
S.S.E.	=	SANITARY SEWER EASEMENT
STM.S.E.	=	STORM SEWER EASEMENT
U.E.	=	UTILITY EASEMENT
VOL.	=	VOLUME
W.L.E.	=	WATER LINE EASEMENT
Y.	=	EASTING COORDINATE
+	=	NORTHING COORDINATE
—	=	STREET NAME CHANGE
①	=	BLOCK NUMBER
○	=	SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
●	=	FOUND 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
+	=	BENCHMARK

Curve Table

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	34.79	500.00	379°12'	N36°13'27"E	34.78
C2	66.86	300.00	124°50'	S18°09'18"W	66.72
C3	66.88	300.00	124°52'	N18°09'09"E	66.74
C4	429.31	475.00	51°47'05"	S37°59'29"W	414.85
C5	166.88	250.00	38°14'45"	N07°19'36"W	163.80
C6	66.75	100.00	38°14'45"	N07°19'36"W	65.52
C7	72.43	325.00	124°50'	S18°09'18"W	72.28
C8	61.31	275.00	124°52'	N18°09'09"E	61.18
C9	39.27	25.00	90°00'00"	N37°40'04"E	35.36
C10	39.27	25.00	90°00'00"	S56°45'56"W	35.36
C11	39.27	25.00	90°00'00"	S37°40'04"E	35.36
C12	39.27	25.00	90°00'00"	N56°45'56"W	35.36
C13	451.91	500.00	51°47'05"	S37°59'29"W	436.68
C14	39.27	25.00	90°00'00"	N18°09'18"E	35.36
C15	183.57	275.00	38°14'45"	N07°19'36"W	180.18
C16	21.03	25.00	48°11'33"	S17°17'55"E	20.41
C17	241.19	50.00	276°22'46"	S78°12'14"E	266.61
C18	21.03	25.00	48°11'33"	N35°53'27"E	20.41
C19	39.28	25.00	90°01'50"	N37°10'09"W	35.36
C20	39.28	25.00	90°01'50"	N37°10'09"W	35.35
C21	21.03	25.00	48°11'33"	S17°17'55"E	20.41
C22	241.19	50.00	276°22'46"	S78°12'14"E	266.67
C23	21.03	25.00	48°11'33"	N35°53'27"E	20.41
C24	39.28	25.00	90°01'50"	N37°10'09"W	35.36
C25	39.27	25.00	90°00'00"	S56°45'56"W	35.36
C26	72.46	325.00	124°52'	N18°09'09"E	72.31
C27	61.29	275.00	124°50'	S18°09'18"W	61.16
C28	39.27	25.00	90°00'00"	S37°40'04"E	35.36
C29	486.72	450.00	51°47'05"	S37°59'29"W	393.01
C30	39.27	25.00	90°00'00"	N71°26'59"W	35.36
C31	50.66	75.00	38°14'45"	N07°19'36"W	49.14
C32	39.28	25.00	89°58'10"	N56°45'56"W	35.35
C33	39.28	25.00	90°01'50"	S37°10'09"E	35.36
C34	83.44	125.00	38°14'45"	N07°19'36"W	81.90
C35	39.27	25.00	90°00'00"	S18°09'18"E	35.36
C36	45.28	25.00	103°47'04"	N64°33'27"E	39.34
C37	96.06	225.00	24°27'41"	N00°26'05"W	95.33
C38	39.26	25.00	89°58'10"	N56°45'56"E	35.35

Line Table

Line	Length	Direction
L1	50.00	N63°30'1"E
L2	114.67	N26°26'59"W
L3	25.08	N63°34'26"E
L4	106.04	N71°53'12"E
L5	45.96	N34°13'51"E
L6	7.78	N11°46'14"E
L7	49.25	N68°45'24"E
L8	59.20	N78°12'14"W
L9	55.91	N11°49'07"W
L10	23.30	N11°47'46"E
L11	43.14	N16°14'16"E
L12	44.03	N50°12'43"E
L13	21.05	S78°12'14"E
L14	25.00	N88°55'23"W
L15	130.00	S63°33'01"W

SYMBOL	DESCRIPTION	USE	AREA
(A)	RESTRICTED RESERVE "A"	WATER PLANT	0.994 AC. - 43,318 S.F.
(B)	RESTRICTED RESERVE "B"	DRAINAGE	1.905 AC. - 82,988 S.F.
(C)	RESTRICTED RESERVE "C"	WASTE WATER TREATMENT PLANT	1.751 AC. - 76,293 S.F.
(D)	RESTRICTED RESERVE "D"	LANDSCAPE/OPEN SPACE	0.146 AC. - 6,367 S.F.
(E)	RESTRICTED RESERVE "E"	LANDSCAPE/OPEN SPACE	0.132 AC. - 5,745 S.F.
(F)	RESTRICTED RESERVE "F"	RECREATIONAL FACILITY	0.488 AC. - 21,276 S.F.
(G)	RESTRICTED RESERVE "G"	DRAINAGE	0.060 AC. - 2,598 S.F.
(H)	RESTRICTED RESERVE "H"	LANDSCAPE/OPEN SPACE	0.018 AC. - 780 S.F.
(I)	RESTRICTED RESERVE "I"	LANDSCAPE/OPEN SPACE	0.029 AC. - 1,264 S.F.
TOTAL			5.523 AC. - 240,629 S.F.

CHARLESTON HEIGHTS SECTION 1

A SUBDIVISION OF 42.56 ACRES OF LAND LOCATED IN THE A.B. LANGERMAN SURVEY, ABSTRACT 456 FORT BEND COUNTY, TEXAS

DATE: JANUARY 2021 SCALE: 1" = 100'
216 LOTS 5 BLOCKS 9 RESERVES

OWNER:
CHARLESTON C.M.I., LTD.
MR. LOUIS S. TRAPUNO JR.
10410 WHIMMERE LAKES BLVD.
HOUSTON, TEXAS 77066
281-671-9000



ENGINEER
2500 TANGLEWILDE STREET, SUITE 480, HOUSTON TEXAS 77063
PHONE 281-306-0240, WWW.ODYSSEYEG.COM
TYPE NO. F-17637
JUSTIN R. RING, P.E.



SURVEYOR
1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944
WWW.MILLERSURVEY.COM
TEXAS FIRM REGISTRATION NO. 10047100
BRIAN E. WILSON, R.P.L.S.

STATE OF TEXAS
COUNTY OF FORT BEND

WE, BLAKE ROBERTS, ITS PRESIDENT AND LOUIS TRAPOLINO, ITS VICE PRESIDENT, BEING OFFICERS OF CHARLESTON C.M.I., LTD. OWNER OF THE 42.56 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CHARLESTON HEIGHTS SECTION 1, 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 MYSELF (OR OURSELVES), MY (OR OUR) HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE 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 THE 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, HEREOF, 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 PURPOSE 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 THE 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 HEREOF, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, 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 (OR THE PLACEMENT OF MOBILE HOMES) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED 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, 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, 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, DO HEREBY CERTIFY THAT I AM (OR WE ARE) THE OWNER(S) OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF HIGHLAND MEADOWS SECTION ONE 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 ACRES.

FURTHER, 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.

IN TESTIMONY WHEREOF, THE CHARLESTON C.M.I., LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY

BLAKE ROBERTS ITS PRESIDENT HEREUNTO AUTHORIZED, ATTESTED BY LOUIS TRAPOLINO, ITS VICE PRESIDENT

BOTH OFFICERS OF CHARLESTON C.M.I., LTD. AND ITS COMMON SEAL HEREUNTO

AFFIXED THIS ___ DAY OF _____, 2021

CHARLESTON C.M.I., LTD.

BY:

NAME: BLAKE ROBERTS

TITLE: PRESIDENT

ATTEST:

NAME: LOUIS TRAPOLINO

TITLE: VICE PRESIDENT

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2021

NOTARY PUBLIC IN AND FOR

_____ COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2021

NOTARY PUBLIC IN AND FOR

_____ COUNTY, TEXAS

APPROVED MY MOTION ADOPTED BY THE CITY COUNCIL ON _____ DAY OF _____, 2021

CITY OF ARCOLA

BY: _____ ATTEST (SEAL): _____

FRED A. BURTON, MAYOR

SALLY CANTU, TCMA, CITY SECRETARY

REVIEW: ADVICE GIVEN TO CITY COUNCIL:
ZONING AND PLANNING COMMISSION
CITY OF ARCOLA, TEXAS

BY: _____

PRESIDING OFFICER

I, CAROLYN J. QUINN, 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 CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

CAROLYN J. QUINN, RPLS

REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS REGISTRATION NO. 6033

I, MARK C. HODGES, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF THE CITY OF ARCOLA AND FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

MARK C. HODGES

LICENSED PROFESSIONAL ENGINEER

TEXAS LICENSE NO. 133425

COUNTY CLERK'S FILING ACKNOWLEDGMENT STATEMENT

I, _____, COUNTY CLERK 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, _____ AT _____ O'CLOCK ____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

COUNTY CLERK FORT BEND COUNTY, TEXAS

BY: _____ DEPUTY

FIELD NOTES FOR 42.56 ACRES

BEING A TRACT OF LAND CONTAINING 42.56 ACRES (1,853,907 SQUARE FEET), LOCATED IN THE A.B. LANGERMAN SURVEY, ABSTRACT NUMBER (NO.) 456 IN FORT BEND COUNTY, TEXAS; SAID 42.56 ACRE TRACT OF LAND BEING A PORTION OF A CALLED 89.243 ACRE TRACT (TRACT 1), RECORDED IN THE NAME OF CHARLESTON C.M.I., LTD. IN FORT BEND COUNTY CLERKS FILE (F.B.C.C.F.) NUMBER 2010055798; SAID 42.56 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

COMMENCING AT A 5/8-INCH IRON ROD WITH A CAP FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 6 (CALLED AND MONUMENTED AS 200 FEET WIDE, NORTHERLY R.O.W. LINE DEDICATED IN VOLUME 244, PAGE 142 OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.)), FOR THE SOUTHEAST CORNER OF A CALLED 0.665 ACRE TRACT RECORDED IN THE NAME OF NIRANJAN S. PATEL, IN F.B.C.C.F. NO. 2014040387, AND THE SOUTHWEST CORNER OF THE RESIDUE TRACT RECORDED IN THE NAME OF MARY LOU HEBERT GREEN, L.P., IN F.B.C.C.F. NO. 9865416;

THENCE, WITH THE LINE COMMON TO SAID RESIDUE OF MARY LOU HEBERT GREEN, L.P., SAID 0.665 ACRE TRACT, AND THE EAST LINE OF A CALLED 6.464 ACRE TRACT RECORDED IN THE NAME OF GOLDENEARS, LLC, RECORDED IN F.B.C.C.F. NO. 2018098311, NORTH 11 DEGREES 45 MINUTES 56 SECONDS EAST, A DISTANCE OF 450.26 FEET TO A 5/8-INCH IRON ROD WITH A CAP FOUND ON THE NORTHEASTERLY LINE OF A SAID 6.464 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER OF SAID 89.243 ACRE TRACT AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERLY LINE OF SAID 6.464 ACRE TRACT, THE EASTERLY LINE OF LINDA DRIVE (CALL 60 FEET WIDE, MONUMENTED WITH VARIES) DEDICATED IN THE SUBDIVISION PLAT OF ROSEDALE ADDITION RECORDED IN VOLUME 393, PAGE 84 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), SAME BEING THE WESTERLY LINE OF SAID 89.243 ACRE TRACT, NORTH 11 DEGREES 45 MINUTES 56 SECONDS EAST, A DISTANCE OF 1256.74 FEET TO A 5/8-INCH IRON ROD WITH A MSG CAP FOUND AT THE NORTHEAST CORNER OF SAID ROSEDALE ADDITION, SAME BEING THE SOUTHEAST CORNER OF A CALLED 21.9015 ACRE TRACT RECORDED IN THE NAME OF CHARLESTON C.M.I., LTD. IN F.B.C.C.F. NO. 2016094600 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 89.243 ACRE TRACT, THE FOLLOWING TEN (10) COURSES:

1. NORTH 31 DEGREES 34 MINUTES 36 SECONDS EAST, A DISTANCE OF 225.95 FEET TO A 5/8-INCH IRON ROD WITH MSG CAP SET AT AN ANGLE POINT;
2. NORTH 52 DEGREES 29 MINUTES 03 SECONDS EAST, A DISTANCE OF 178.22 FEET TO A 5/8-INCH IRON ROD WITH MSG CAP SET AT AN ANGLE POINT;
3. NORTH 63 DEGREES 34 MINUTES 26 SECONDS EAST, A DISTANCE OF 498.21 FEET TO A 5/8-INCH IRON ROD WITH MSG CAP SET AT AN ANGLE POINT;
4. NORTH 63 DEGREES 33 MINUTES 01 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH MSG CAP SET AT AN INTERIOR CORNER;
5. NORTH 26 DEGREES 26 MINUTES 59 SECONDS WEST, A DISTANCE OF 114.67 FEET TO A 5/8-INCH IRON ROD WITH MSG CAP SET AT AN ANGLE POINT;
6. NORTH 63 DEGREES 34 MINUTES 26 SECONDS EAST, A DISTANCE OF 25.08 FEET TO A 5/8-INCH IRON ROD WITH MSG CAP SET AT AN ANGLE POINT;
7. NORTH 71 DEGREES 53 MINUTES 12 SECONDS EAST, A DISTANCE OF 106.04 FEET TO A 5/8-INCH IRON ROD WITH MSG CAP SET AT AN INTERIOR CORNER;
8. NORTH 26 DEGREES 26 MINUTES 59 SECONDS WEST, A DISTANCE OF 283.21 FEET TO A 5/8-INCH IRON ROD WITH MSG CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
9. 34.79 FEET, ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 59 MINUTES 12 SECONDS, A CHORD THAT BEARS NORTH 36 DEGREES 13 MINUTES 27 SECONDS EAST, A DISTANCE OF 34.78 FEET TO A 5/8-INCH IRON ROD WITH MSG CAP SET AT THE POINT OF TANGENCY;
10. NORTH 34 DEGREES 13 MINUTES 51 SECONDS EAST, A DISTANCE OF 48.96 FEET TO A 5/8-INCH IRON ROD WITH MSG CAP SET ON THE NORTHEASTERLY LINE OF A 30 FEET WIDE TRUNKLINE GAS COMPANY EASEMENT, RECORDED IN VOLUME 395, PAGE 456, OF THE F.B.C.D.R., FOR THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

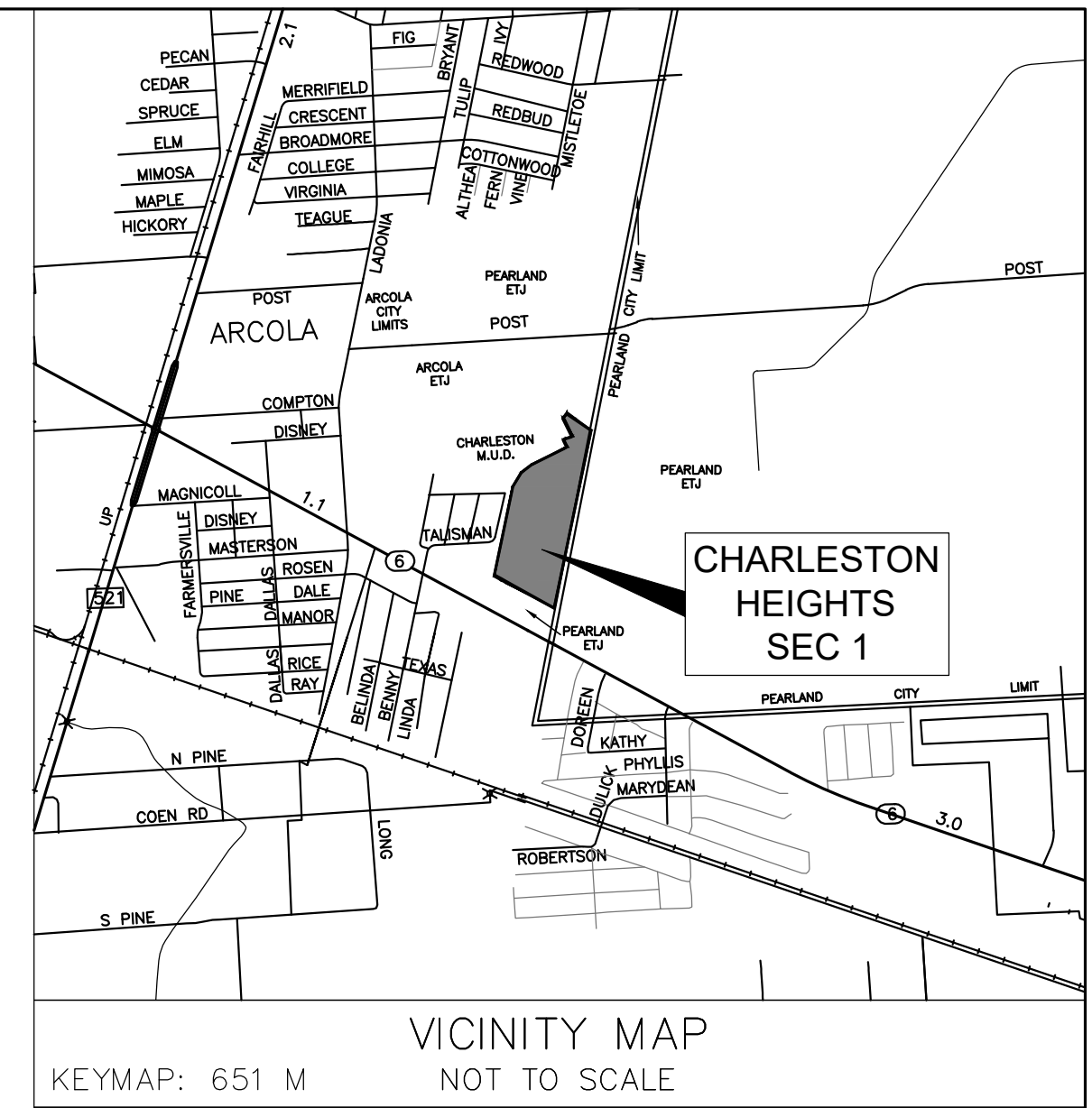
THENCE, WITH THE EASTERLY LINE OF SAID 30 FEET WIDE TRUNKLINE GAS COMPANY EASEMENT AND CONTINUING THROUGH AND ACROSS SAID 89.248 ACRE TRACT, SOUTH 55 DEGREES 49 MINUTES 29 SECONDS EAST, A DISTANCE OF 417.65 FEET TO A 5/8-INCH IRON ROD WITH MSG CAP SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 89.243 ACRE TRACT, SOUTH 11 DEGREES 44 MINUTES 37 SECONDS WEST, A DISTANCE OF 2,525.16 FEET TO A 5/8-INCH IRON ROD WITH MSG CAP SET ON THE SOUTHERLY LINE OF SAID 89.243 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH SOUTHERLY LINE OF SAID 89.243 ACRE TRACT, NORTH 60 DEGREES 56 MINUTES 21 SECONDS WEST, A DISTANCE OF 952.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.56 ACRES OF LAND.

NOTES:

1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L.&P. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.
2. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 63.8 FEET (NAVD 88, 2001 ADJ.) ABOVE MEAN SEA LEVEL. 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 GREATER.
3. ALL COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204, NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE SURFACE COORDINATES. TO CONVERT TO GRID MULTIPLY THE AVERAGE COMBINED SCALE FACTOR: 0.9998688686.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 4815700315L, REVISED DATE OF APRIL 2, 2014, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. THIS PLAT WAS PREPARED TO MEET CITY OF ARCOLA AND FORT BEND COUNTY REQUIREMENTS.
6. THIS PLAT LIES WHOLLY WITHIN THE CHARLESTON MUNICIPAL UTILITY DISTRICT, COMMISSIONER PRECINCT 1, LIGHTING ZONE LZ2, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND I.S.D., THE ETJ OF THE CITY OF ARCOLA
7. 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.
8. A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
9. 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 CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
10. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
11. ALL EXISTING PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION HAVE BEEN SHOWN.
12. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEES AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES NO THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS, ASSIGNS OR SUCCESSORS.
13. RESTRICTED RESERVES "A", "B", "C", AND "G" ARE TO BE MAINTAINED BY CHARLESTON M.U.D., RESTRICTED RESERVES "D", "E", "F", "H", AND "I" WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.
14. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE GUARANTY COMPANY, G.F. NO. 2015718992, EFFECTIVE DATE 01/20/21. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
15. 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.
16. 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.
17. ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.
18. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
19. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
20. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY.
21. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
22. LOTS 4-13, BLOCK 1 & LOTS 1-13, BLOCK 2, ARE DENIED DIRECT DRIVEWAY ACCESS TO LINDA DRIVE.
23. PROJECT BENCHMARK: NATIONAL GEODETIC SURVEY (NGS) S-1214 (PID: AW2032) BEING A BRASS DISK STAMPED "S 1214 1973" IN CONCRETE, LOCATED 0.5 MILE SOUTH FROM ARCOLA. PROCEED 0.5 MILE SOUTH ALONG FM ROAD 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 AT ARCOLA, AT ARCOLA RAILROAD JUNCTION, AT THE CROSSING OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY AND THE MISSOURI PACIFIC RAILROAD, IN THE TOP OF THE NORTH CONCRETE HEADWALL OF A 24-INCH PIPE CULVERT UNDER THE RAILROAD, 8.9 FEET NORTH OF THE NORTH RAIL OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY, 15.4 FEET EAST OF THE EAST RAIL OF THE MISSOURI PACIFIC RAILROAD, 101 FEET WEST OF THE CENTER LINE OF THE HIGHWAY AND ABOUT LEVEL WITH THE TRACKS.
ELEVATION = 63.27 FEET (NAVD 88, 1991 ADJ.) - PROJECT DATUM
24. ELEVATIONS SHOWN HEREON (BY OTHERS) ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATED S 1214, PID AW2032, HAVING A PUBLISHED ELEVATION OF 63.27 FEET (NAVD 88, 1991 ADJ.).
25. THE PROJECT VERTICAL DATUM UTILIZED IN CONSTRUCTION DRAWINGS FOR CHARLESTON HEIGHTS, SECTION ONE IS BASED ON THE NAVD88, 1991 ADJUSTMENT. TO CONVERT TO PROJECT DATUM, ADD 0.8-FT TO NAVD88, 2001 ADJUSTMENT ELEVATIONS.



I, J. STACY SLAWINSKI, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONER'S 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 COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2021.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W.A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DeMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____ DAY OF _____, 2021, AT _____ O'CLOCK ____ M., IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

CHARLESTON HEIGHTS SECTION 1

A SUBDIVISION OF 42.56 ACRES OF LAND LOCATED
IN THE A.B. LANGERMAN SURVEY, ABSTRACT 456
FORT BEND COUNTY, TEXAS

DATE: JANUARY 2021 SCALE: 1" = 100'

216 LOTS 5 BLOCKS 9 RESERVES

OWNER:

CHARLESTON C.M.I., LTD.

MR. LOUIS S. TRAPOLINO JR.
10410 WINDMERE LAKES BLVD.
HOUSTON, TEXAS 77069
281-671-9000

ODYSSEY
ENGINEERING GROUP

ENGINEER
2500 TANGLEWILDE STREET, SUITE 480, HOUSTON TEXAS 77063
PHONE 281-306-0240,
WWW.ODYSSEYEG.COM
FIRM REGISTRATION NO. 10047100
TSPC NO. 1-17637
JUSTIN R. RING, P.E.

MILLER
SURVEY+GROUP

ENGINEER
1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944
WWW.MILLERSURVEY.COM
FIRM REGISTRATION NO. 10047100
TEXAS
BRIAN E. WILSON, R.P.L.S.

SHEET 1 OF 2