

PLAT RECORDING SHEET

PLAT NAME: Vacek Country Meadows Section 2

PLAT NO: _____

ACREAGE: 43.5962

LEAGUE: Barnabas Wickson League

ABSTRACT NUMBER: 95

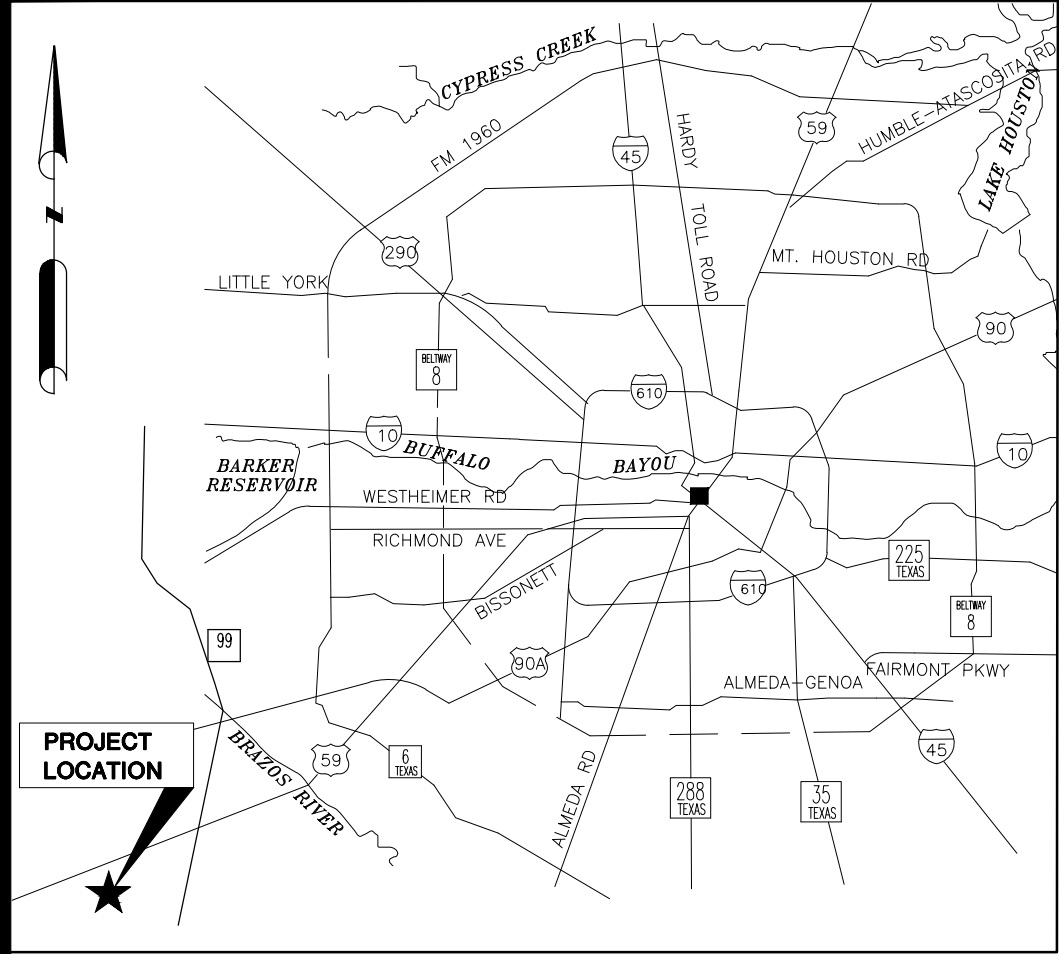
NUMBER OF BLOCKS: 6

NUMBER OF LOTS: 169

NUMBER OF RESERVES: 3

OWNERS: Hidden Oaks Equipment, Inc.

(DEPUTY CLERK)



LOCATION MAP
(N.T.S.)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, HIDDEN OAKS EQUIPMENT, INC. ACTING BY AND THROUGH JESSE M. VALERIANO, BEING PRESIDENT OF HIDDEN OAKS EQUIPMENT INC., HEREINAFTER REFERRED TO AS OWNERS OF THE 30.20 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF VACEK COUNTRY MEADOWS, SECTION 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO THE LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS (EXCEPT 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, OR OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, WE DO HEREBY DEDICATE FOR PUBLIC UTILITY PURPOSES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

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 FILED SEPARATELY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE ON 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, 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, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF VACEK COUNTRY MEADOWS, SEC. 1 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 OF REGULATION FOR THE 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, HIDDEN OAKS EQUIPMENT INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY JESSE M. VALERIANO, ITS PRESIDENT

THIS ____ DAY OF _____, 2021.

HIDDEN OAKS EQUIPMENT, INC.

BY: JESSE M. VALERIANO, PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND
BEFORE, ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JESSE M. VALERIANO, PRESIDENT OF HIDDEN OAKS EQUIPMENT, 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 CORPORATION.
GIVEN UNDER MY HAND AND SEAL OF OFFICE.

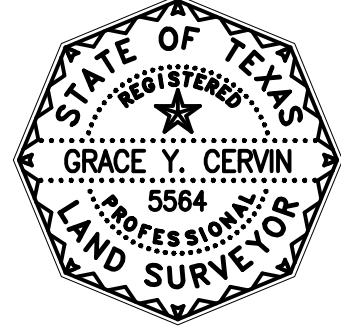
THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

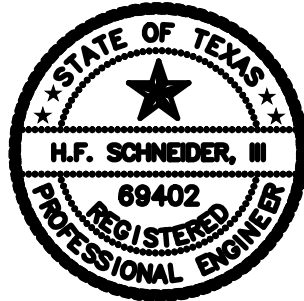
I, GRACE Y. CERVIN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE HAVE BEEN MARKED WITH IRON RODS, SAID IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE EIGHTHS OF ONE INCH (5/8") AND A LENGTH OF THREE (3) FEET, UNLESS OTHERWISE NOTED.

GRACE Y. CERVIN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5564



I, H.F. SCHNEIDER, III, 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.

H.F. SCHNEIDER, III P.E.
DIG ENGINEERS, INC.



RESERVE TABLE			
RESTRICTED RESERVE	ACRES	(SQ.FT.)	TYPE/DESCRIPTION
RESERVE "A"	6.5608	285,790	OPEN SPACE/LANDSCAPE/RECREATION DRAINAGE/STORM WATER DETENTION STORAGE
RESERVE "B"	7.9219	345,077	OPEN SPACE/LANDSCAPE/RECREATION DRAINAGE/STORM WATER DETENTION STORAGE
RESERVE "C"	0.2074	9,033	OPEN SPACE/LANDSCAPE/RECREATION DRAINAGE/STORM WATER DETENTION STORAGE

STATE OF TEXAS
COUNTY OF FORT BEND

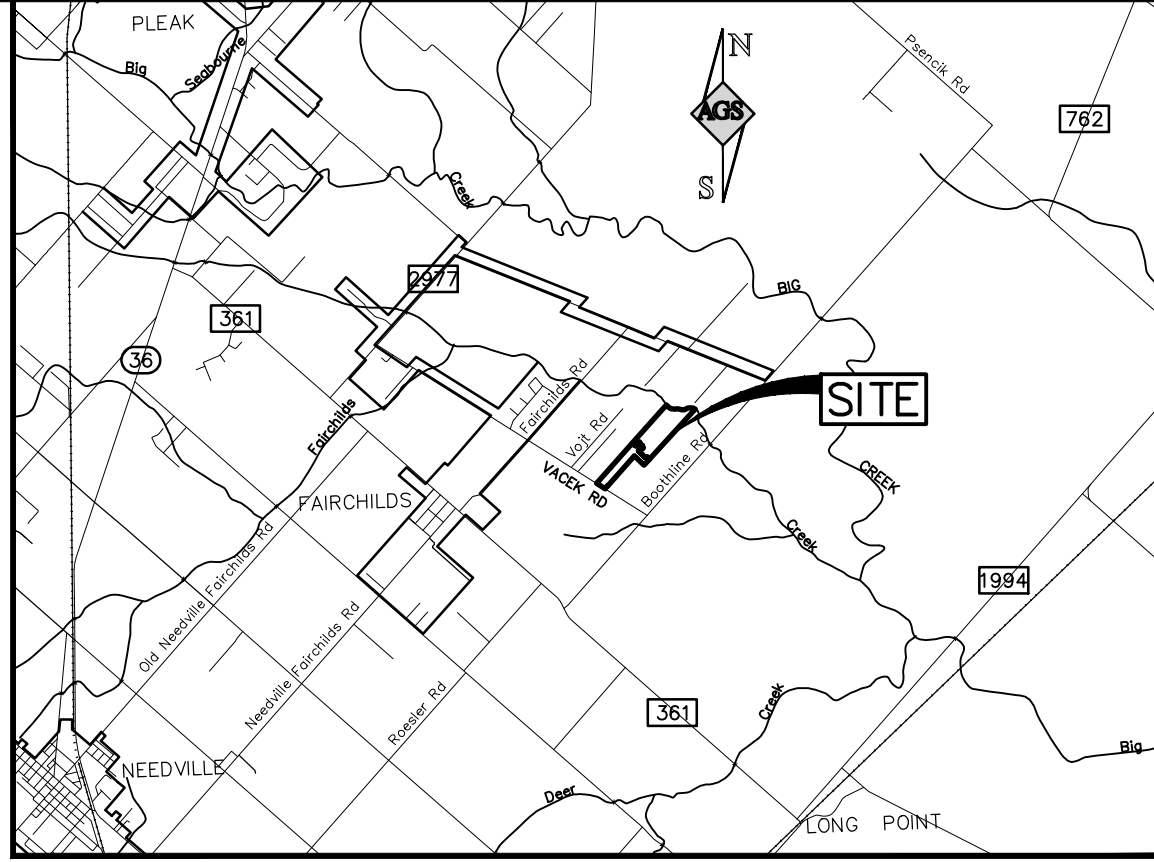
THIS PLAT OF VACEK COUNTRY MEADOWS, SECTION 2 IS APPROVED AND SIGNED ON THIS ____ DATE OF _____, 2021, BY THE CITY OF FAIRCHILD'S VILLAGE. HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL, AND VOID, UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS.

LANCE BERTOLINO, MAYOR

JANIS VACEK, CITY SECRETARY

GENERAL NOTES

- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED NORTH AMERICAN VERTICAL DATUM OF 1988.
CONTROL BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT PID AW4179, DESIGNATION B 1219. ELEVATION 84.89, NORTH AMERICAN VERTICAL DATUM 1988.
TBM-A: SET MAG NAIL IN EDGE OF GRAVEL DRIVE, OFF NORTHERLY EDGE OF ASPHALT OF VACEK ROAD, APPROXIMATELY 82' NORTHWESTERLY OF SOUTHWEST PROPERTY CORNER.
ELEVATION = 77.31'
- VACEK COUNTRY MEADOWS, SEC. 2 LIES WITHIN ZONE "X" (UNSHADED) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS MAP NUMBER 48157C0400L, MAP REVISED DATE APRIL 2, 2014.
AREA ZONE "X" (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO FORT BEND COUNTY ENGINEERING AS TO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE / REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
- 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.
- ALL LAKE/DETENTION TRACTS, EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, LEVEE IMPROVEMENT DISTRICT, OR OTHER PERPETUAL PRIVATE ENTITY. HOMEOWNERS' ASSOCIATIONS SHALL BE ESTABLISHED IN ACCORDANCE WITH FORT BEND COUNTY. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE PRIOR TO THE HOA BEING ESTABLISH.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING BY THE FOLLOWING COMBINED SCALE 1.00006761058.
- BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE 4204.
- ALL SPLIT 14 FOOT UTILITY EASEMENTS SHOWN EXTEND 7 FEET ON EACH SIDE OF A COMMON LOT LINE UNLESS OTHERWISE INDICATED.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF VILLAGE OF FAIRCHILD'S EXTRA TERRITORIAL JURISDICTION, TEXAS, FORT BEND COUNTY, AND NEEDVILLE INDEPENDENT SCHOOL DISTRICT.
- THIS PLAT LIES WITHIN LIGHTING ZONE LZ2.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 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.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISIONS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVES SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- 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.
- ALL DRAINAGE EASEMENTS MUST 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. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY TEXAS AMERICAN TITLE COMPANY GF NO. 2791020-08830 WITH AN EFFECTIVE DATE OF MARCH 5, 2021.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 72.55 FEET ABOVE MEAN SEA LEVEL (NAVD88 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" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER."
- TRACT MAY BE SUBJECT TO A FORT BEND TELEVISION COMPANY EASEMENT, UNABLE TO DETERMINE ITS LOCATION, AS RECORDED IN VOLUME 1982, PG. 1639 F.B.C.O.P.R.R.P.



VICINITY MAP

(N.T.S.)
KEY MAP #: 685 H & L

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 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 COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS THIS ____ DAY OF _____, 2021.

VINCENT M. MORALES JR.
COMMISSIONER PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

KP GEORGE
COUNTY JUDGE

W.A. ANDY MEYERS
COMMISSIONER, PRECINCT 3

KEN DEMERCHANT
COMMISSIONER, PRECINCT 4

THE STATE OF TEXAS
COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATIONS WAS FILED FOR RECORDATION IN MY OFFICE ON ____ DAY OF _____, 2021 AT ____ O'CLOCK ____M. IN PLAT NO. _____ OF FORT BEND 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

VACEK COUNTRY MEADOWS SECTION 2

A SUBDIVISION OF 43.5962 ACRES OF LAND
BEING OUT OF TRACT 10 AND 11 OF THE
B. WICKSON LEAGUE SUBDIVISION RECORDED
UNDER VOL. 10 PG. 282 F.B.C.D.R.
SITUATED IN THE
BARNABAS WICKSON LEAGUE, ABSTRACT NO. 95
CITY OF FAIRCHILD'S VILLAGE,
FORT BEND COUNTY, TEXAS

LOTS: 169 RESERVES: 3 BLOCKS: 6
SCALE: 1"=60' DATE: MARCH 2021

OWNER:
HIDDEN OAKS EQUIPMENT, INC.
P.O. BOX 24511,
HOUSTON, TX 77229
(713) 724-8515
JESSE VALERIANO

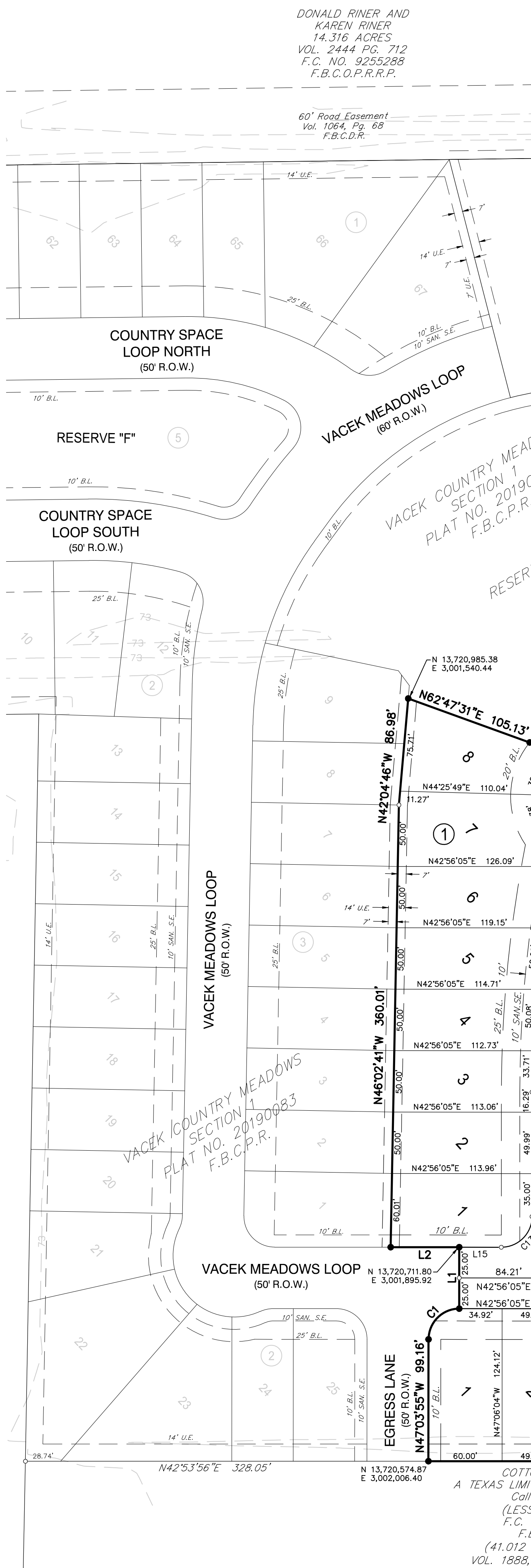
SURVEYOR:
AGS
ENGINEERING & CONSTRUCTION

ALLY GENERAL SOLUTIONS, LLC.
DBA AGS ENGINEERING & CONSTRUCTION
7070 WEST 43RD ST., STE. 203
HOUSTON, TEXAS 77052
281-688-7683
TBPELS FIRM NO. 10184392

LAND PLANNER:
DIG
ENGINEERS

11 GREENWAY PLAZA, 22ND FLOOR
HOUSTON, TEXAS 77046-1104
P: 713-965-0608 F: 713-961-4571
WWW.DIGENGINEERS.COM TX FIRM: F-18326

SHEET
NO. 1 OF 3

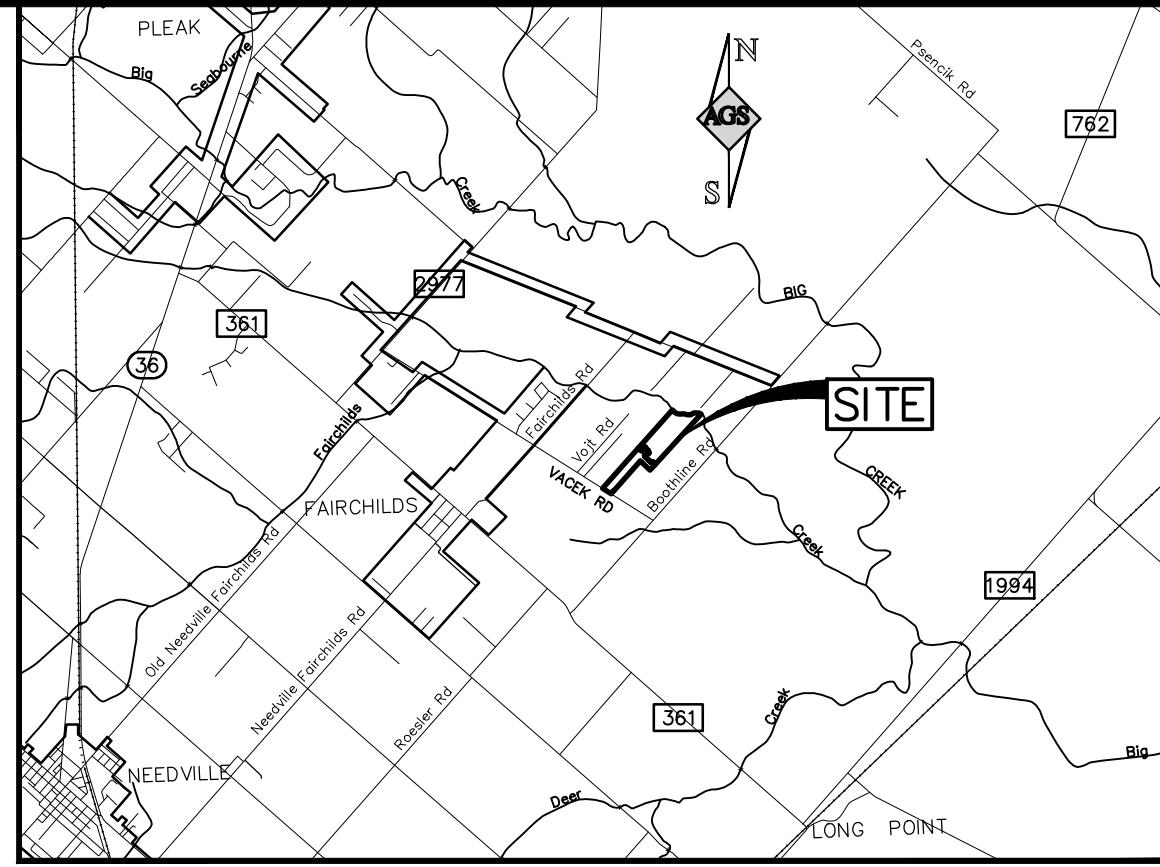
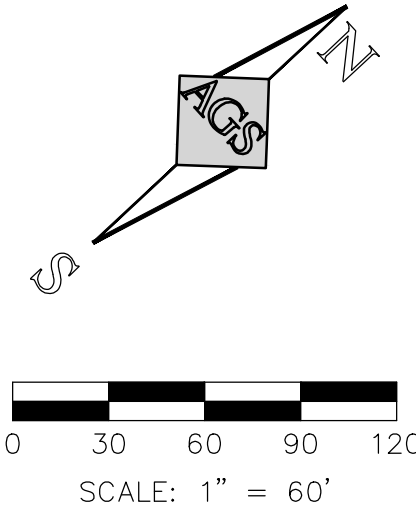


Curve Table					
No.	Delta	Radius	Arc	Chord Bearing	Chord
C1	90°00'00"	25.00'	39.27'	N02°03'55"W	35.36'
C2	114°24'39"	50.00'	99.84'	N48°54'55"E	84.06'
C3	40°54'04"	89.57'	63.94'	N02°17'53"W	62.59'
C4	57°09'42"	50.00'	49.88'	N38°02'48"E	47.84'
C5	114°56'31"	50.00'	100.31'	N35°28'11"E	84.31'
C6	0°42'13"	1,475.00'	18.11'	N47°27'11"W	18.11'
C7	62°03'20"	50.00'	54.15'	S16°48'13"E	51.55'
C8	0°42'13"	1,525.00'	18.73'	S47°27'11"E	18.73'
C9	92°35'56"	50.00'	80.81'	S48°24'02"E	72.30'
C10	3°16'01"	1,000.00'	57.02'	N44°34'05"E	57.01'
C11	3°18'10"	1,000.00'	57.64'	N44°33'00"E	57.63'
C12	101°7'20"	1,000.00'	179.57'	N41°55'16"W	179.33'
C13	90°00'00"	25.00'	39.27'	N02°03'55"W	35.36'
C14	101°7'20"	1,025.00'	184.06'	N41°55'16"W	183.82'
C15	48°11'23"	25.00'	21.03'	N60°52'17"W	20.41'
C16	276°22'46"	50.00'	241.19'	N53°13'24"E	66.67'
C17	48°11'23"	25.00'	21.03'	N124°05'44"W	20.41'

Curve Table					
No.	Delta	Radius	Arc	Chord Bearing	Chord
C18	101°7'20"	975.00'	175.08'	N41°55'16"W	174.85'
C19	88°03'45"	25.00'	38.42'	N88°54'12"E	34.75'
C20	1°19'46"	1,025.00'	23.78'	N45°32'12"E	23.78'
C21	2°45'49"	975.00'	47.03'	N44°49'11"E	47.03'
C22	90°32'20"	25.00'	39.51'	N01°49'54"W	35.52'
C23	3°16'01"	975.00'	55.59'	N44°34'05"E	55.58'
C24	3°18'10"	1,025.00'	59.08'	N44°33'00"E	59.08'
C25	2°34'34"	500.00'	207.07'	N35°14'13"W	205.59'
C26	17°37'05"	525.00'	161.43'	N38°17'32"W	160.80'
C27	45°12'26"	25.00'	19.73'	N52°05'13"W	19.22'
C28	276°22'46"	50.00'	241.05'	N63°25'07"E	66.77'
C29	51°39'25"	25.00'	22.54'	N04°18'02"W	21.78'
C30	16°58'20"	475.00'	140.71'	N38°36'54"W	140.19'
C31	90°00'00"	25.00'	39.27'	N87°53'56"E	35.36'
C32	90°00'00"	25.00'	39.27'	N02°06'04"W	35.36'
C33	33°48'26"	450.00'	236.02'	N30°11'51"W	232.61'
C34	26°15'08"	425.00'	194.73'	N33°58'30"W	193.03'

Curve Table					
No.	Delta	Radius	Arc	Chord Bearing	Chord
C35	44°31'25"	25.00'	19.43'	N43°06'38"W	18.94'
C36	276°07'37"	50.00'	240.97'	N72°41'28"E	66.83'
C37	52°37'00"	25.00'	22.96'	N04°26'46"E	22.16'
C38	25°14'21"	375.00'	165.19'	N34°28'54"W	163.86'
C39	90°00'00"	25.00'	39.27'	N87°53'56"E	35.36'
C40	90°00'00"	25.00'	39.27'	S87°53'56"W	35.36'
C41	90°00'00"	25.00'	39.27'	S02°06'04"E	35.36'
C42	90°00'00"	25.00'	39.27'	N02°06'04"W	35.36'
C43	90°00'00"	25.00'	39.27'	N87°53'56"E	35.36'
C44	48°11'23"	25.00'	21.03'	N18°48'14"E	20.41'
C45	276°22'46"	50.00'	241.19'	N47°06'04"W	66.67'
C46	48°11'23"	25.00'	21.03'	N66°59'37"E	20.41'
C47	0°42'13"	1,500.00'	18.42'	N47°27'11"W	18.42'
C48	0°42'13"	1,475.00'	18.11'	N47°27'11"W	18.11'
C49	0°42'13"	1,525.00'	18.73'	N47°27'11"W	18.73'
C50	90°00'00"	25.00'	39.27'	N87°11'43"E	35.36'
C51	90°00'00"	25.00'	39.27'	N02°48'17"W	35.36'

Curve Table					
No.	Delta	Radius	Arc	Chord Bearing	Chord
C52	48°11'23"	25.00'	21.03'	S71°53'59"E	20.41'
C53	276°22'46"	50.00'	241.19'	S42°11'43"W	66.67'
C54	48°11'23"	25.00'	21.03'	S23°42'36"E	20.41'
C55	90°00'00"	25.00'	39.27'	N87°11'43"E	35.36'
C56	48°11'23"	25.00'	21.03'	N18°06'01"E	20.41'
C57	276°22'46"	50.00'	241.19'	N47°48'17"W	66.67'
C58	48°11'23"	25.00'	21.03'	N66°17'24"E	20.41'
C59	90°00'00"	25.00'	39.27'	N02°48'17"W	35.36'
C60	59°15'19"	191.24'	197.78'	N06°52'44"E	189.09'
C61	90°00'00"	40.00'	62.83'	N87°11'43"E	56.57'
C62	90°00'00"	10.00'	15.71'	N87°11'43"E	14.14'
C63	66°23'25"	40.00'	46.35'	N75°23'25"E	43.80'
C64	41°03'54"	216.37'	155.07'	N88°03'10"E	151.78'
C65	17°57'08"	419.45'	131.42'	N75°33'27"E	130.89'
C66	29°51'55"	419.45'	218.64'	S73°35'30"E	216.17'
C67	6°56'32"	419.45'	50.82'	S88°00'17"W	50.79'



VICINITY MAP
(N.T.S.)
KEY MAP # : 685 H & L

Line Table		
No.	Direction	Length
L1	N47°03'55"W	50.00'
L2	S42°56'05"W	55.81'
L3	N81°54'38"E	20.00'
L4	N23°22'21"W	10.23'
L5	N02°56'26"E	25.00'
L6	N47°06'04"W	43.51'
L7	N47°48'17"W	13.38'
L8	N47°48'17"W	50.00'
L9	S42°53'56"W	110.01'
L10	S47°48'17"E	12.76'
L11	S47°06'04"E	43.51'
L12	S04°42'00"E	19.72'
L13	N87°53'56"E	27.92'
L14	N36°46'36"W	63.12'
L15	N42°56'05"E	34.21'
L16	N36°46'36"W	7.22'
L17	N36°46'36"W	7.22'
L18	N47°06'04"W	74.18'
L19	N47°06'04"W	24.18'
L20	N47°06'04"W	24.18'
L21	S42°11'43"W	110.00'
L22	S47°48'17"E	52.85'
L23	N42°11'43"E	110.00'
L24	N59°30'49"E	26.87'
L25	N24°52'36"E	26.87'
L26	N39°45'03"W	68.26'
L27	S47°48'17"E	3.71'
L28	S47°48'17"E	73.54'
L29	N08°07'54"E	128.02'
L30	N05°08'54"E	41.40'
L31	N64°17'44"E	58.24'
L32	S05°08'54"W	72.57'
L33	S08°07'54"W	120.39'

- LEGEND:
ABBREVIATIONS AND SYMBOLS
- "U.E." INDICATES "UTILITY EASEMENT".
 - "B.L." INDICATES "BUILDING LINE".
 - "SAN.S.E." INDICATES "SANITARY SEWER EASEMENT".
 - "A.E." INDICATES "AERIAL EASEMENT".
 - "F.C. NO." INDICATES "FORT BEND COUNTY CLERK'S FILE NUMBER".
 - "F.B.C.P.R." INDICATES "PLAT RECORDS OF FORT BEND COUNTY".
 - "F.B.C.D.R." INDICATES "DEED RECORDS OF FORT BEND COUNTY".
 - "F.B.C.O.P.R.R.P." INDICATES "FORT BEND COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY".
 - "VOL./PG." INDICATES VOLUME/PAGE
 - "R.O.W." INDICATES RIGHT-OF-WAY
- INDICATES STREET NAME BREAK

FINISH FLOOR ELEVATION		
LOTS/RESERVE	BLOCK	ELEVATION
10-17	1	73.50'
1-15	2	73.50'
1-13	3	73.50'
1-17	4	73.25'
1-11	5	72.75'
12-21	5	72.75'
22-31	5	73.25'
1-4	6	72.50'
5-9	6	72.75'
1-6	7	72.75'
7-9	7	72.50'
1-4	8	72.75'
5-14	8	72.50'
1-9	9	72.75'
10-19	9	72.50'
1-13	10	73.50'
14-26	10	73.25'
1-4	11	72.75'

VACEK COUNTRY MEADOWS SECTION 2

A SUBDIVISION OF 43.5962 ACRES OF LAND
BEING OUT OF TRACT 10 AND 11 OF THE
B. WICKSON LEAGUE SUBDIVISION RECORDED
UNDER VOL. 10 PG. 282 F.B.C.D.R.
SITUATED IN THE
BARNABAS WICKSON LEAGUE, ABSTRACT NO. 95
CITY OF FAIRCHILD VILLAGE,
FORT BEND COUNTY, TEXAS

LOTS: 169 RESERVES: 3 BLOCKS: 6
SCALE: 1"=60' DATE: MARCH 2021

OWNER:
HIDDEN OAKS EQUIPMENT, INC.
P.O. BOX 24511,
HOUSTON, TX 77229
(713) 724-8515
JESSE VALERIANO

SURVEYOR:
AGS
ENGINEERING & CONSTRUCTION
ALLY GENERAL SOLUTIONS, LLC
DBA AGS ENGINEERING & CONSTRUCTION
7070 WEST 43RD ST., STE. 203
HOUSTON, TEXAS 77052
281-888-7658
TBPELS FIRM NO. 10784392

LAND PLANNER:
DIG
ENGINEERS
11 GREENWAY PLAZA, 22ND FLOOR
HOUSTON, TEXAS 77046-1104
P. 713-965-0608 F. 713-961-4571
WWW.DIGENGINEERS.COM TX FIRM: F-18326

SHEET
NO. 2 OF 3

