

PLAT RECORDING SHEET

PLAT NAME: Glendale Lakes Section 9

PLAT NO: _____

ACREAGE: 68.24

LEAGUE: I. & G.N. Railroad Co. Survey

ABSTRACT NUMBER: A-352

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 113

NUMBER OF RESERVES: 10

OWNERS: JNC Development, Inc.

(DEPUTY CLERK)

L:\3916_FBCMUD_141\GLENDALE LAKES\3918-009_PLAT_062320.DWG Apr. 22, 2021--2:24 PM CHAD MILLER

STATE OF TEXAS
COUNTY OF FORT BEND

WE, JNC DEVELOPMENT, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH CARLOS D. BOMBACH, COO, AND LAUREL R. SANTEE, SECRETARY, BOTH BEING OFFICERS OF JNC DEVELOPMENT, INC., A TEXAS CORPORATION, OWNERS OF THE 12.819 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF GLENDALE LAKES SECTION 5, 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, 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, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSSTRUCTED 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. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL 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 UNOBSSTRUCTED 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 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 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 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 GLENDALE LAKES SECTION 9 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 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 JNC DEVELOPMENT, INC., A TEXAS CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY CARLOS D. BOMBACH, ITS COO, HEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, LAUREL R. SANTEE, BOTH BEING OFFICERS OF JNC DEVELOPMENT, INC., AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2021.

JNC DEVELOPMENT, INC., A TEXAS CORPORATION

BY: _____
CARLOS D. BOMBACH, COO

ATTEST: _____
LAUREL R. SANTEE, SECRETARY

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS D. BOMBACH, COO AND LAUREL R. SANTEE, SECRETARY, KNOWN TO ME AS 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 AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

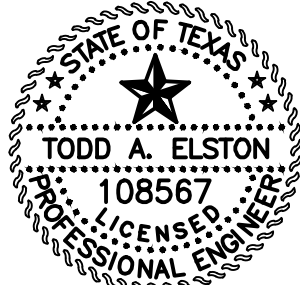
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME:

MY COMMISSION EXPIRES: _____

I, TODD A. ELSTON, 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.

TODD A. ELSTON
TEXAS REGISTRATION NO. 108567



I, ANTHONY R. PEACOCK, 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 AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE EIGHTH OF ONE INCH (5/8) AND A LENGTH OF THREE (3) FEET UNLESS OTHERWISE NOTED.



ANTHONY R. PEACOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5047

REVIEWED: ADVICE GIVEN TO CITY COUNCIL

ZONING AND PLANNING COMMISSION
CITY OF ARCOLA

ATTEST: _____
PRESIDING OFFICER

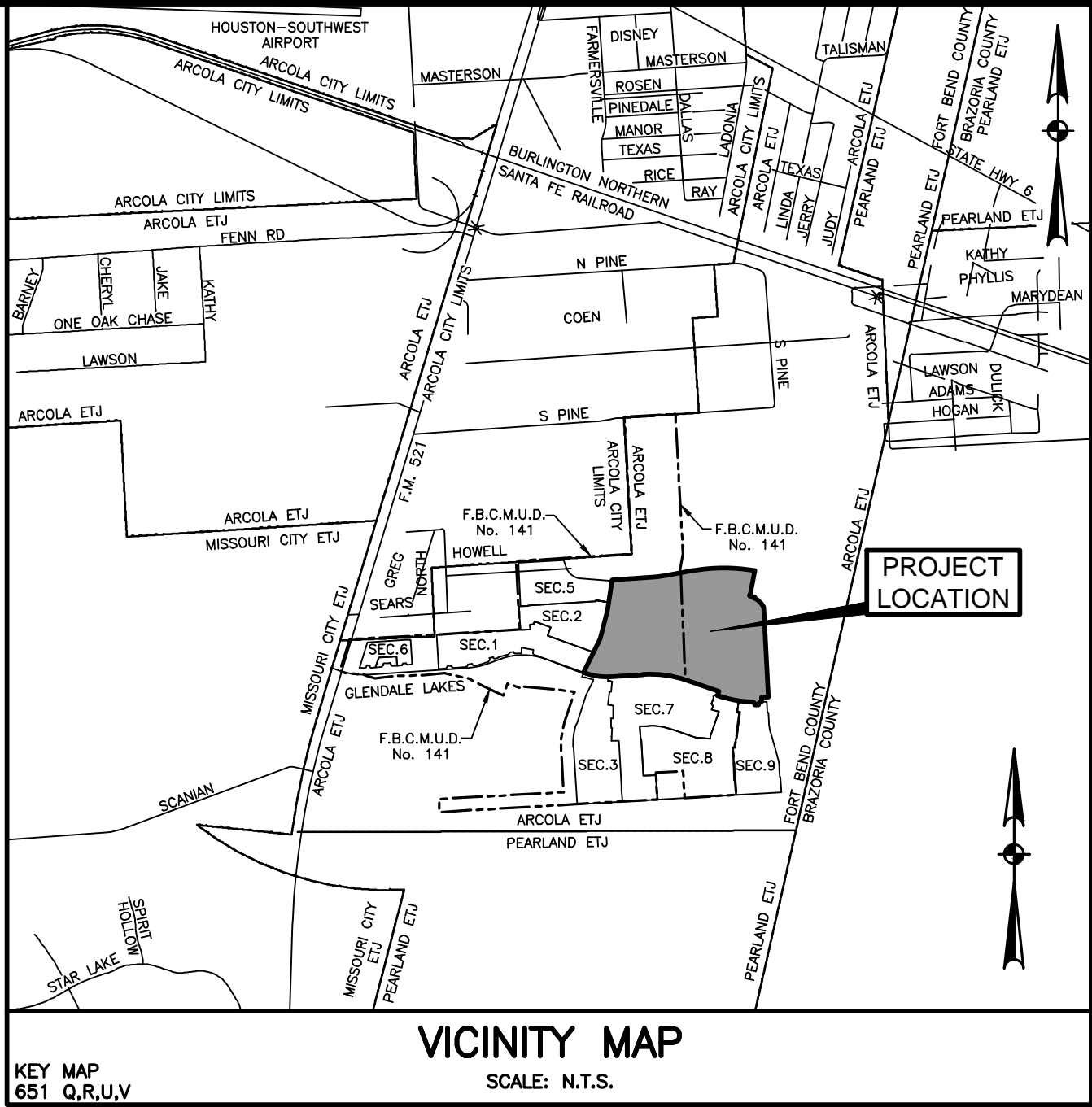
APPROVED MY MOTION ADOPTED BY THE CITY COUNCIL
ON _____ DAY OF _____, 2021

CITY OF ARCOLA

BY: _____ ATTEST (SEAL): _____
FRED A. BURTON, MAYOR SALLY CANTU, CITY SECRETARY

LINE TABLE		
LINE	BEARING	LENGTH
L1	N19°08'13"E	60.00'
L2	N69°54'43"W	35.13'
L3	N81°59'26"E	134.90'
L4	S79°44'23"E	60.00'
L5	S63°26'14"E	43.22'
L6	S45°01'15"E	78.89'
L7	S31°35'28"E	43.06'
L8	S87°10'51"W	90.00'
L9	S2°49'09"E	60.00'
L10	S87°10'51"W	5.00'
L11	N70°51'47"W	58.99'
L12	S87°10'51"W	50.26'
L13	S53°26'51"W	15.00'
L14	N44°51'07"W	15.00'
L15	N87°12'19"W	102.66'
L16	S89°01'04"W	21.92'
L17	S87°30'06"W	79.58'
L18	N74°39'52"W	34.30'
L19	S70°51'47"E	58.99'
L20	N34°47'59"W	20.00'
L21	S69°54'43"E	33.00'
L22	N63°26'14"W	18.76'
L23	N84°26'52"W	36.88'
L24	N75°07'57"W	38.70'
L25	N78°25'20"W	51.37'
L26	N86°05'52"W	69.37'
L27	N74°39'52"W	23.67'
L28	N75°21'41"W	37.82'
L29	N81°33'21"W	37.82'
L30	N87°45'01"W	37.82'
L31	N87°10'51"E	50.88'
L32	N70°49'09"W	39.42'
L33	N77°04'32"W	47.25'
L34	N81°14'29"W	47.25'
L35	N85°24'26"W	47.25'
L36	N89°24'39"W	47.25'
L37	N87°10'51"E	52.03'
L38	S87°10'51"W	50.00'
L39	N2°49'09"W	2.21'
L40	S84°32'36"E	63.96'
L41	N5°27'24"E	25.00'
L42	N84°32'35"W	50.18'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1430.00'	22°29'41"	561.43'	N82°06'37"W	557.83'
C2	770.00'	23°26'45"	315.09'	N81°38'05"W	312.90'
C3	2300.00'	20°10'00"	809.55'	S89°53'04"E	805.37'
C4	730.00'	1°00'47"	12.91'	S10°46'01"W	12.91'
C5	670.00'	1°30'24"	17.62'	S9°30'25"W	17.62'
C6	1230.00'	18°34'08"	398.63'	N80°08'51"W	396.88'
C7	1200.00'	21°57'22"	459.85'	S81°50'28"E	457.04'
C8	1000.00'	15°12'35"	265.46'	S84°22'10"E	264.68'
C9	700.00'	13°04'46"	159.80'	S3°43'14"W	159.45'
C10	500.00'	22°12'45"	193.84'	S81°42'46"E	192.63'
C11	50.00'	68°06'29"	59.44'	S36°33'09"E	56.00'
C12	50.00'	95°17'35"	83.16'	S45°08'53"W	73.90'
C13	300.00'	12°32'27"	65.66'	N80°56'05"W	65.53'
C14	300.00'	16°19'05"	85.44'	S82°49'24"E	85.15'
C15	300.00'	17°50'02"	93.38'	N83°34'53"W	93.00'
C16	1170.00'	17°55'38"	366.08'	S79°49'36"E	364.59'
C17	35.00'	94°01'44"	57.44'	N44°11'43"E	51.21'
C18	25.00'	86°11'29"	37.61'	N45°54'53"W	34.16'
C19	1025.00'	9°07'12"	163.15'	S84°27'02"E	162.98'
C20	25.00'	46°38'44"	20.35'	S76°47'12"W	19.80'
C21	50.00'	276°20'21"	241.15'	S11°38'00"W	66.69'
C22	25.00'	49°51'15"	21.75'	S55°07'27"E	21.07'
C23	975.00'	8°33'28"	145.63'	S84°19'48"E	145.49'
C24	25.00'	94°12'36"	41.11'	N44°17'10"E	36.63'
C25	25.00'	90°00'00"	39.27'	N47°49'09"W	35.36'
C26	525.00'	22°12'45"	203.53'	S81°42'46"E	202.26'
C27	25.00'	52°01'37"	22.70'	S83°22'48"W	21.93'
C28	50.00'	172°09'43"	150.24'	S36°33'09"E	99.77'
C29	25.00'	52°01'37"	22.70'	N23°30'54"E	21.93'
C30	25.00'	41°27'24"	18.09'	N23°13'36"W	17.70'
C31	50.00'	178°12'22"	155.51'	S45°08'53"W	99.99'
C32	25.00'	41°27'24"	18.09'	S66°28'37"E	17.70'
C33	325.00'	12°32'27"	71.14'	N80°56'05"W	70.99'
C34	275.00'	9°07'43"	43.81'	S79°13'43"E	43.77'
C35	25.00'	93°14'34"	40.68'	N49°35'09"E	36.34'
C36	730.00'	7°17'45"	92.96'	S6°36'45"W	92.89'
C37	670.00'	13°04'46"	152.95'	S3°43'14"W	152.61'
C38	25.00'	90°00'00"	39.27'	S47°49'09"E	35.36'
C39	25.00'	90°00'00"	39.27'	S42°10'51"W	35.36'
C40	35.00'	90°00'00"	54.98'	S47°49'09"E	49.50'
C41	25.00'	90°00'00"	39.27'	N42°10'51"E	35.36'
C42	475.00'	22°12'45"	184.15'	S81°42'46"E	183.00'
C43	25.00'	68°06'29"	29.72'	S36°33'09"E	28.00'
C44	25.00'	90°00'00"	39.27'	S42°30'06"W	35.36'
C45	275.00'	13°03'28"	62.67'	N85°58'10"W	62.54'
C46	25.00'	52°04'11"	22.72'	N53°24'20"W	21.95'
C47	50.00'	276°12'13"	241.03'	N14°31'39"E	66.78'
C48	25.00'	45°16'07"	19.75'	N79°03'36"E	19.24'
C49	325.00'	14°11'34"	80.51'	N85°24'07"W	80.30'
C50	25.00'	90°00'00"	39.27'	S47°29'54"E	35.36'
C51	25.00'	95°17'35"	41.58'	S45°08'53"W	36.95'
C52	275.00'	12°32'27"	60.19'	N80°56'05"W	60.07'
C53	325.00'	11°05'13"	62.89'	S80°12'28"E	62.79'
C54	25.00'	82°55'56"	36.19'	N44°17'07"W	33.11'
C55	1450.00'	22°29'41"	569.28'	N82°06'37"W	565.63'
C56	750.00'	23°26'45"	306.91'	S81°38'05"E	304.77'
C57	1150.00'	15°08'15"	303.83'	S82°48'27"E	302.95'
C58	35.00'	90°00'00"	54.98'	S42°10'51"W	49.50'
C59	35.00'	86°36'46"	52.91'	N46°07'31"W	48.01'



I, J. STACY SLAWINSKI, P.E., 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 EFFLUIT 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.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

KP GEORGE
COUNTY JUDGE

W.A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

KEN R. DUMERCHANT
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 _____, 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

GLENDALE LAKES SECTION 9

A SUBDIVISION OF 68.24 ACRES OF LAND
LOCATED IN THE
I. & G.N. RAILROAD CO. SURVEY, A--352
FORT BEND COUNTY, TEXAS

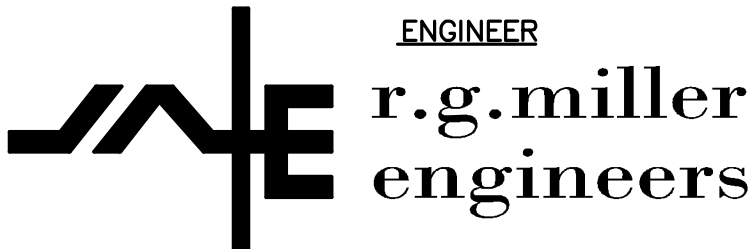
113 LOTS 4 BLOCKS 10 RESERVES

DATE: MARCH, 2021 SCALE: 1" = 60'

OWNER:

JNC DEVELOPMENT, INC.,
A TEXAS CORPORATION

12399 MONTWOOD DRIVE
EL PASO, TEXAS 79928
915-855-1005
NAGESH BASNYAT



16340 Park Ten Place - Suite 350
Houston, Texas 77084
(713) 461-9800

TEXAS FIRM REGISTRATION NO. F-487
JACK P. MILLER, P.E.

SURVEYOR

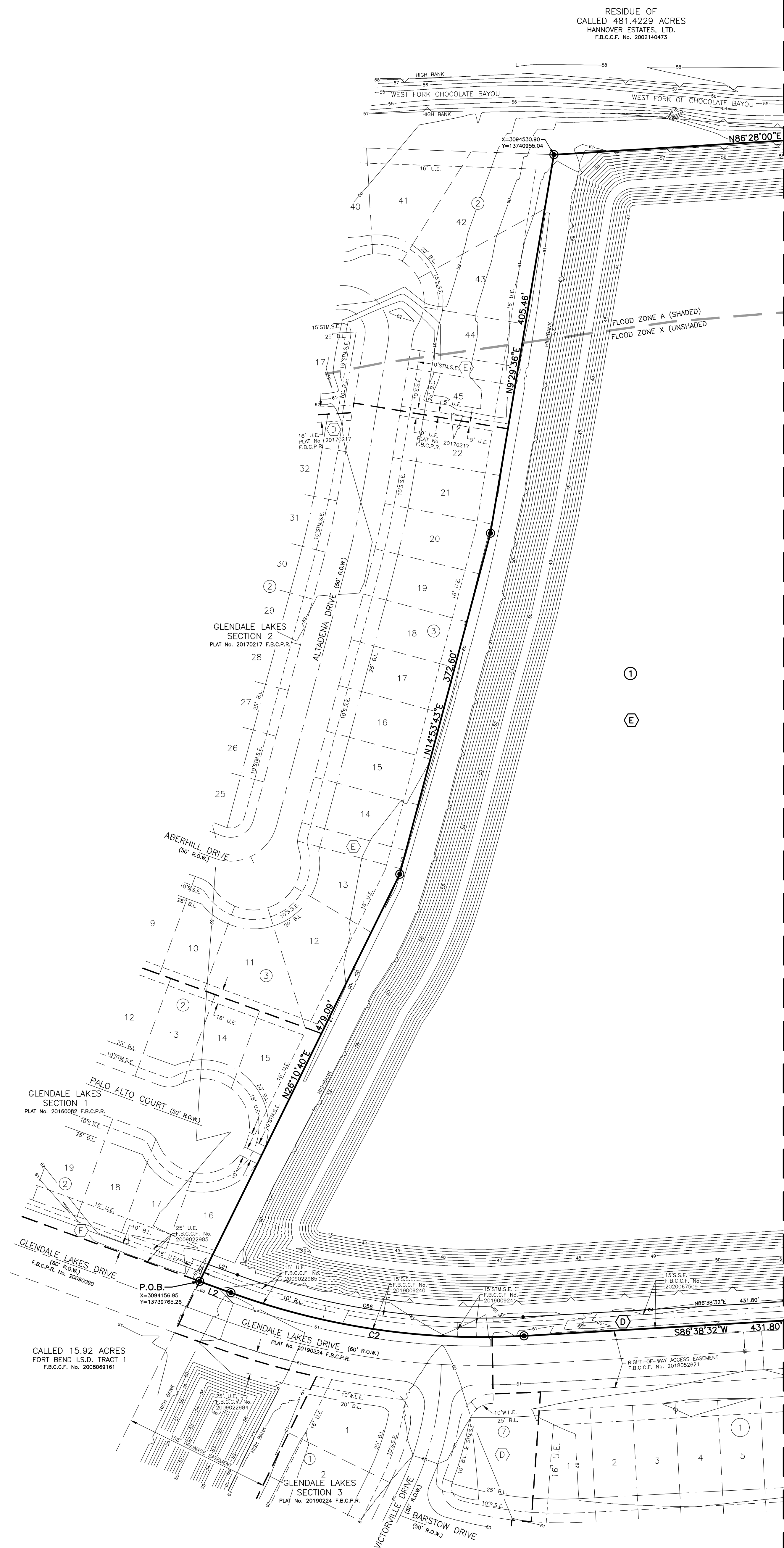


1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944

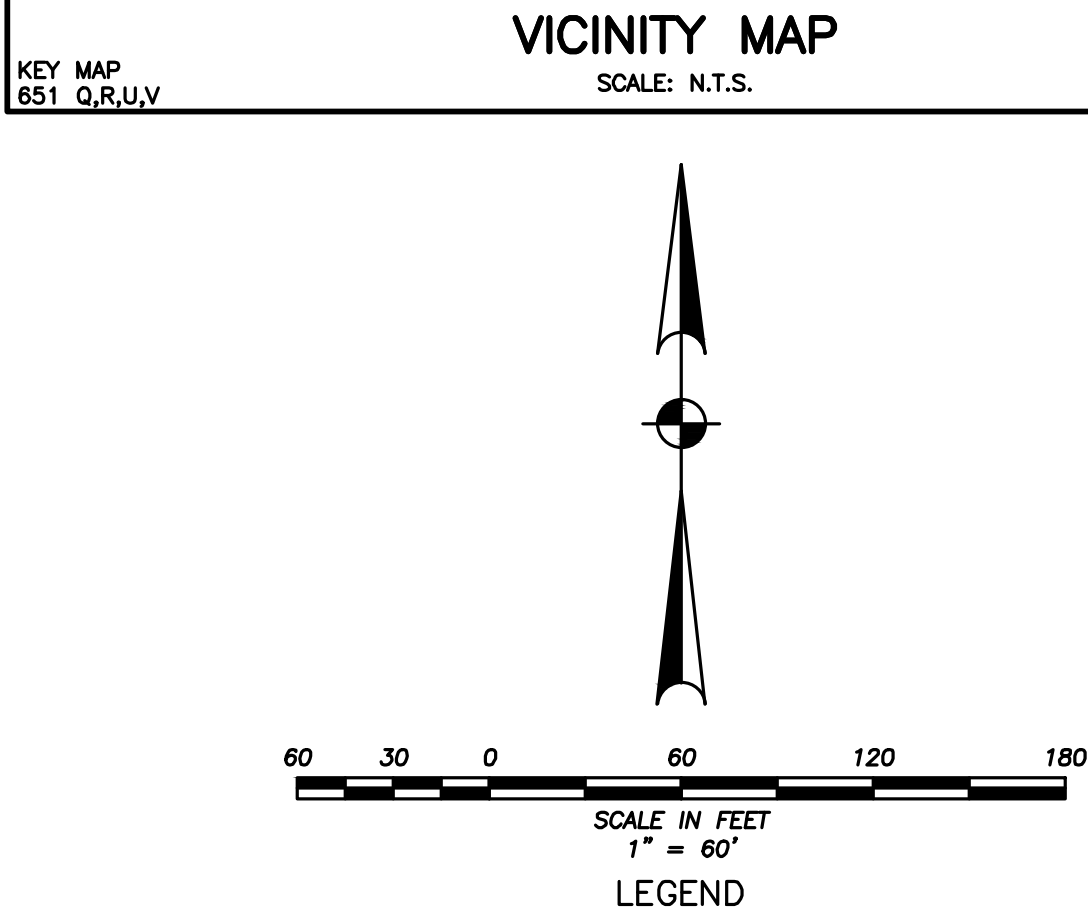
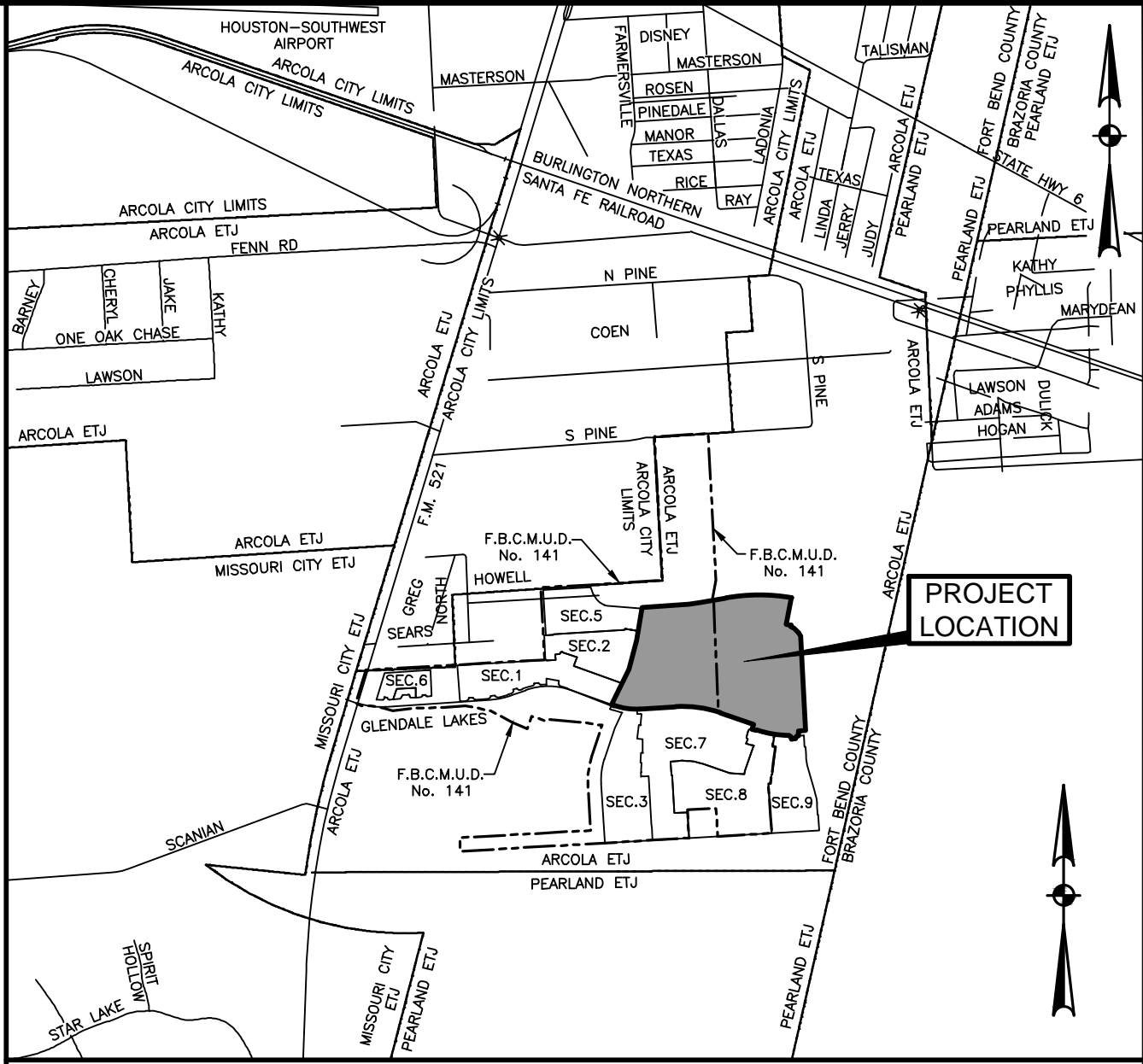
TEXAS FIRM REGISTRATION NO. 10047100
BRIAN E. WILSON, R.P.L.S.

SHEET 1 OF 4

L:\3916_FBCMUD-141\GLENDALE LAKES\3918-009_GLENDALE LAKES_SECTION 9\CAD\PLAT\3918-009_PLAT_062320.DWG Apr. 22, 2021 -2:25 PM CHAD MILLER



SYMBOL	DESCRIPTION	RESERVE USE	AREA
A	RESTRICTED RESERVE "A"	RESTRICTED TO LANDSCAPE USE	0.135 AC. - 5,883 S.F.
B	RESTRICTED RESERVE "B"	RESTRICTED TO GREENSPACE USE	0.293 AC. - 12,779 S.F.
C	RESTRICTED RESERVE "C"	RESTRICTED TO RECREATION USE	1.978 AC. - 86,179 S.F.
D	RESTRICTED RESERVE "D"	RESTRICTED TO LANDSCAPE USE	0.761 AC. - 33,133 S.F.
E	RESTRICTED RESERVE "E"	RESTRICTED TO DRAINAGE/DETENTION USE	44.637 AC. - 1,944,365 S.F.
F	RESTRICTED RESERVE "F"	RESTRICTED TO DRAINAGE USE	0.111 AC. - 4,854 S.F.
G	RESTRICTED RESERVE "G"	RESTRICTED TO GREENSPACE USE	0.084 AC. - 3,642 S.F.
H	RESTRICTED RESERVE "H"	RESTRICTED TO GREENSPACE USE	0.130 AC. - 5,650 S.F.
I	RESTRICTED RESERVE "I"	RESTRICTED TO GREENSPACE USE	0.180 AC. - 7,820 S.F.
J	RESTRICTED RESERVE "J"	RESTRICTED TO LANDSCAPE USE	0.162 AC. - 7,049 S.F.
TOTAL			48.471 AC. - 2,111,354 S.F.



- NOTES:
- PROJECT BENCH MARK: NGS MONUMENT AW2032 0.5 MILE SOUTH ALONG STATE HIGHWAY 288 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 AND 0.8 FOOT EAST OF THE WEST END 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 = 53.00 FEET NAVD83.
 - TEMPORARY BENCH MARK "A" (T.B.M.): BEING A BOX CUT ON TOP OF A CURB INLET ON THE NORTH LINE OF GLENDALE LAKES DRIVE, ACROSS FROM EAST ENTRANCE TO HERITAGE ROSE ELEMENTARY SCHOOL, APPROXIMATELY 95' FROM THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY. ELEVATION = 60.68 FEET NAVD83.
 - THIS PLAT WAS PREPARED TO MEET CITY OF ARCOLA AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 141, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND INDEPENDENT SCHOOL DISTRICT (I.S.D.), FORT BEND EMERGENCY SERVICES DISTRICT (ESD) NO. 7, THE CITY OF ARCOLA ETJ AND FORT BEND COUNTY.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48157C0455L REVISED DATE APRIL 2, 2014, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND WITHIN ZONE "A" (SHADED), AREAS SUBJECT TO 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED.
 - 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.
 - THERE ARE NO EXISTING PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 62.50 FEET ABOVE MEAN SEA LEVEL (NAVD83 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.
 - ALL RESIDENTIAL LOTS SHALL HAVE A FIVE (5) FOOT SIDE LOT BUILDING LINE UNLESS OTHERWISE NOTED.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
 - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE L22.
 - ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
 - THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986796.
 - ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE 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 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 SIDE OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A..
 - 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 STRUCTURE.
 - RESTRICTED RESERVES "A", "B", "C", "D", "G", "H", "I" AND "J" TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.
 - RESTRICTED RESERVES "E" AND "F" TO BE MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 141.
 - 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.
 - A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

GLENDALE LAKES SECTION 9

A SUBDIVISION OF 68.24 ACRES OF LAND
LOCATED IN THE
I. & G.N. RAILROAD CO. SURVEY, A-352
FORT BEND COUNTY, TEXAS

113 LOTS 4 BLOCKS 10 RESERVES
DATE: MARCH, 2021 SCALE: 1" = 60'

OWNER:
JNC DEVELOPMENT, INC.,
A TEXAS CORPORATION

12399 MARWOOD DRIVE
EL PASO, TEXAS 79928
915-855-1005
NAGESH BASNYAT

ENGINEER
r.g.miller
engineers

16340 Park Ten Place - Suite 350
Houston, Texas 77084
(713) 461-9800

TEXAS FIRM REGISTRATION NO. F-487
JACK P. MILLER, P.E.

SURVEYOR
MILLER
SURVEY GROUP

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944

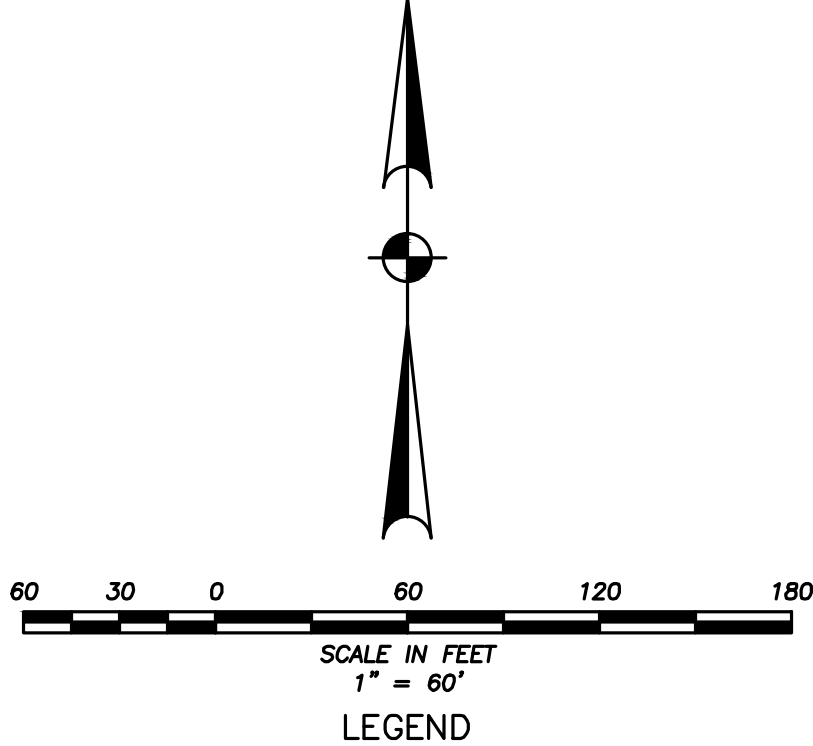
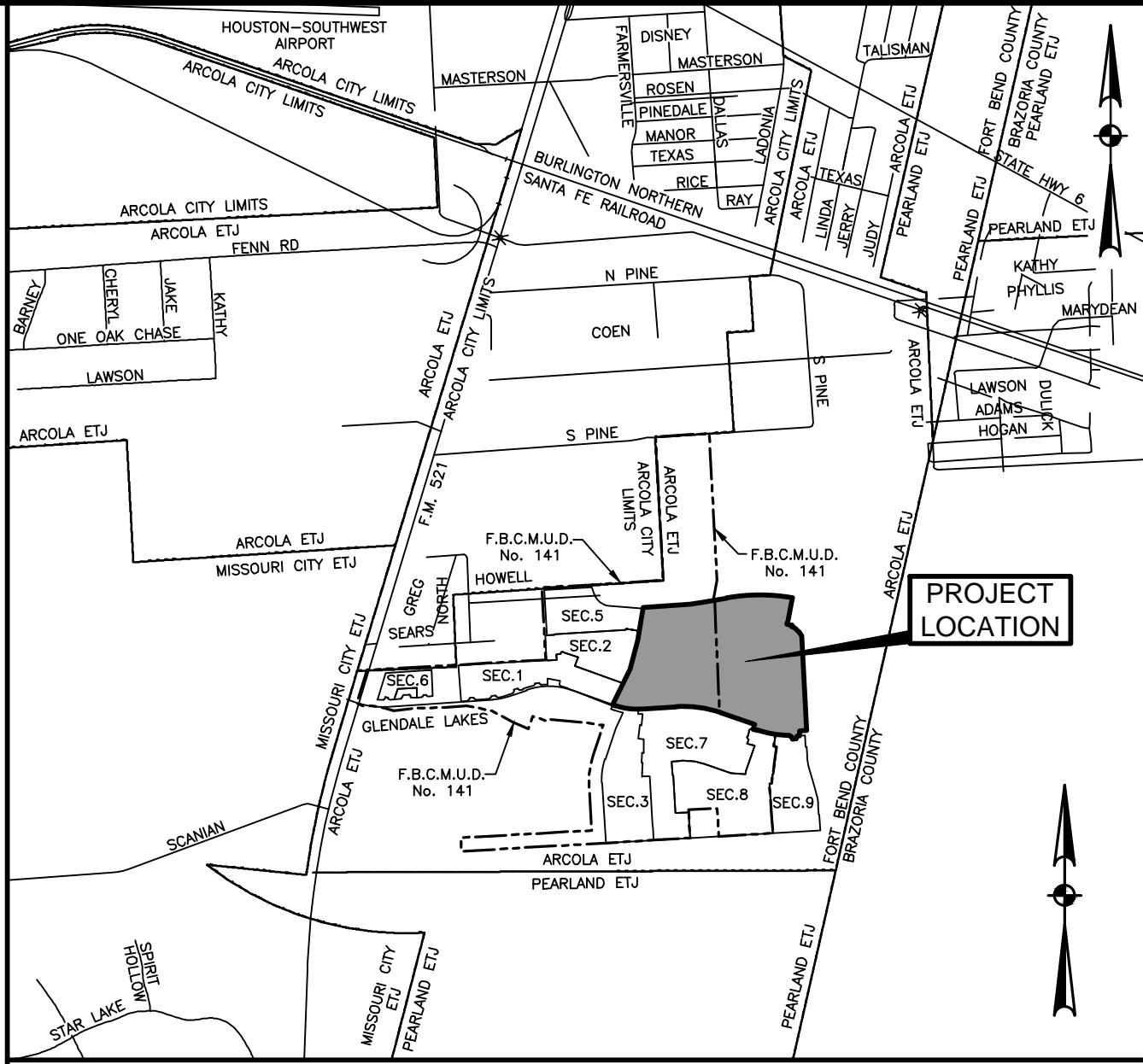
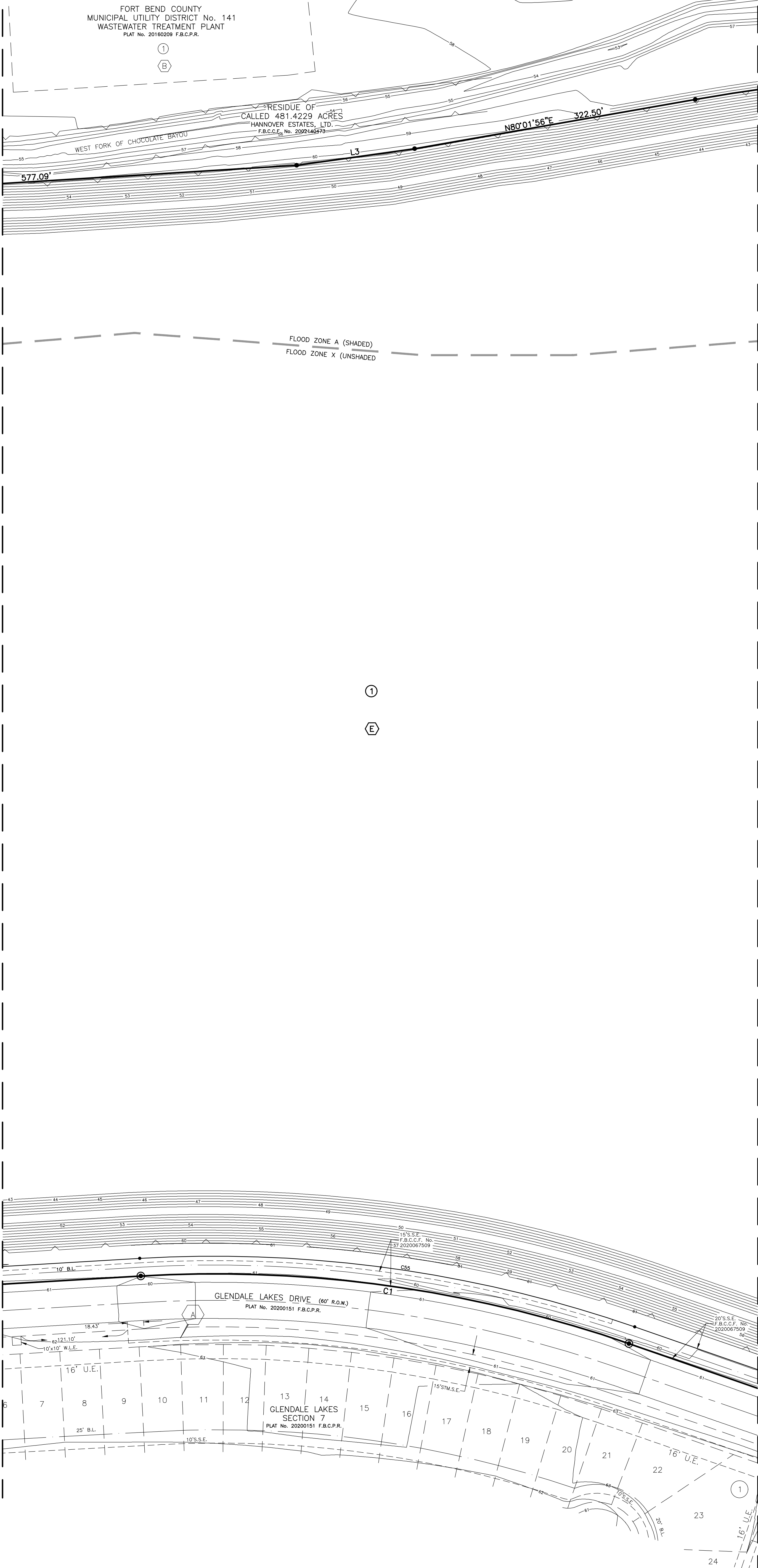
TEXAS FIRM REGISTRATION NO. 10047100
BRIAN E. WILSON, R.P.L.S.

SHEET 2 OF 4

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MATCH LINE
SEE SHEET 2 OF 4

MATCH LINE
SEE SHEET 4 OF 4



GLENDALE LAKES SECTION 9

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LOCATED IN THE
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FORT BEND COUNTY, TEXAS

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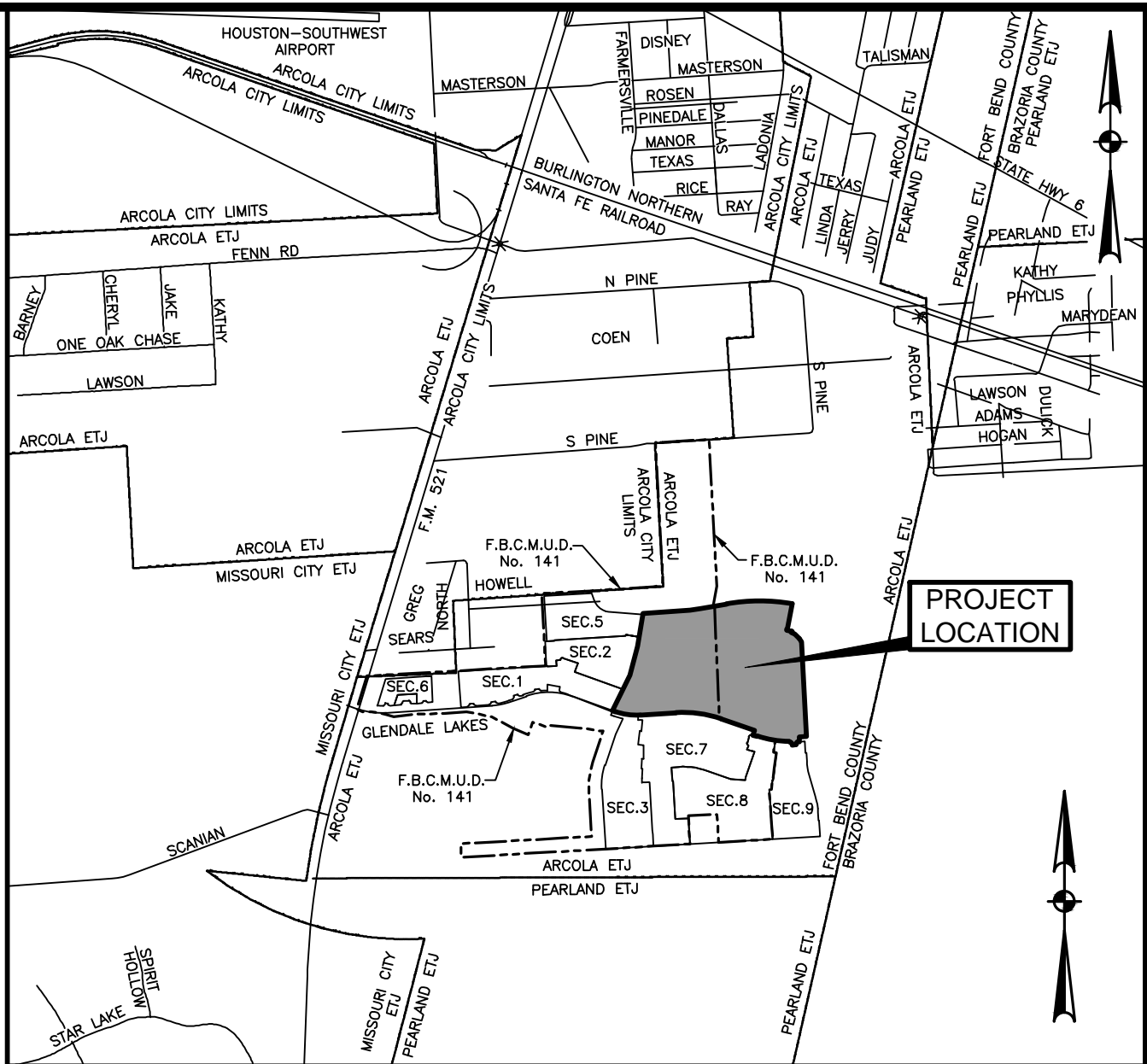
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MATCH LINE
SEE SHEET 3 OF 4



VICINITY MAP
SCALE: N.T.S.

SCALE IN FEET
1" = 60'

- LEGEND
- AC. = ACRE
 - A.E. = AERIAL EASEMENT
 - B.L. = BUILDING LINE
 - F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
 - F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
 - F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
 - LTD. = LIMITED
 - NO. = NUMBER
 - R. = RADIUS
 - R.O.W. = RIGHT-OF-WAY
 - S.S.E. = SANITARY SEWER EASEMENT
 - STM.S.E. = STORM SEWER EASEMENT
 - U.E. = UTILITY EASEMENT
 - VOL. = VOLUME
 - W.L.E. = WATER LINE EASEMENT
 - X = EASTING COORDINATE
 - Y = NORTHING COORDINATE
 - 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)
 - = STREET NAME CHANGE
 - = FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 141

GLENDALAKES SECTION 9

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SHEET 4 OF 4