

**PLAT RECORDING SHEET**

**PLAT NAME:** Hagerson Road Tract Section 3

\_\_\_\_\_

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

**ACREAGE:** 19.80

\_\_\_\_\_

**LEAGUE:** William Little Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** A-54

\_\_\_\_\_

**NUMBER OF BLOCKS:** 4

\_\_\_\_\_

**NUMBER OF LOTS:** 70

\_\_\_\_\_

**NUMBER OF RESERVES:** 1

\_\_\_\_\_

**OWNERS:** Taylor Morrison of Texas, Inc.

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

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT-LAND, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS INC., A TEXAS CORPORATION, HEREINAFTER REFERRED TO AS THE OWNER OF THE 19.80 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF HAGERSON ROAD TRACT SECTION 3, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID 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, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE 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 5 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 SO DEDICATE TO THE USE OF THE PUBLIC FOR THE 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 ALL 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 CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF HAGERSON ROAD TRACT SECTION 3 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE 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, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, ITS AUTHORIZED AGENT.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

TAYLOR MORRISON OF TEXAS, INC.  
A TEXAS CORPORATION

BY: \_\_\_\_\_  
ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT-LAND, OF TAYLOR MORRISON OF TEXAS INC., A TEXAS CORPORATION, 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 OF 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, MARK D. ARMSTRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND OTHER POINTS OF REFERENCE WERE MARKED ON THE GROUND BEFORE I SIGNED AND SEALED THIS DOCUMENT; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP. THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME. THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

MARK D. ARMSTRONG, R.P.L.S.  
TEXAS REGISTRATION NO. 5363

I, GUY L. HUMPHREY, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF MISSOURI CITY EXCEPT FOR APPROVED VARIANCES.

GUY L. HUMPHREY  
TEXAS LICENSE NO. 106072

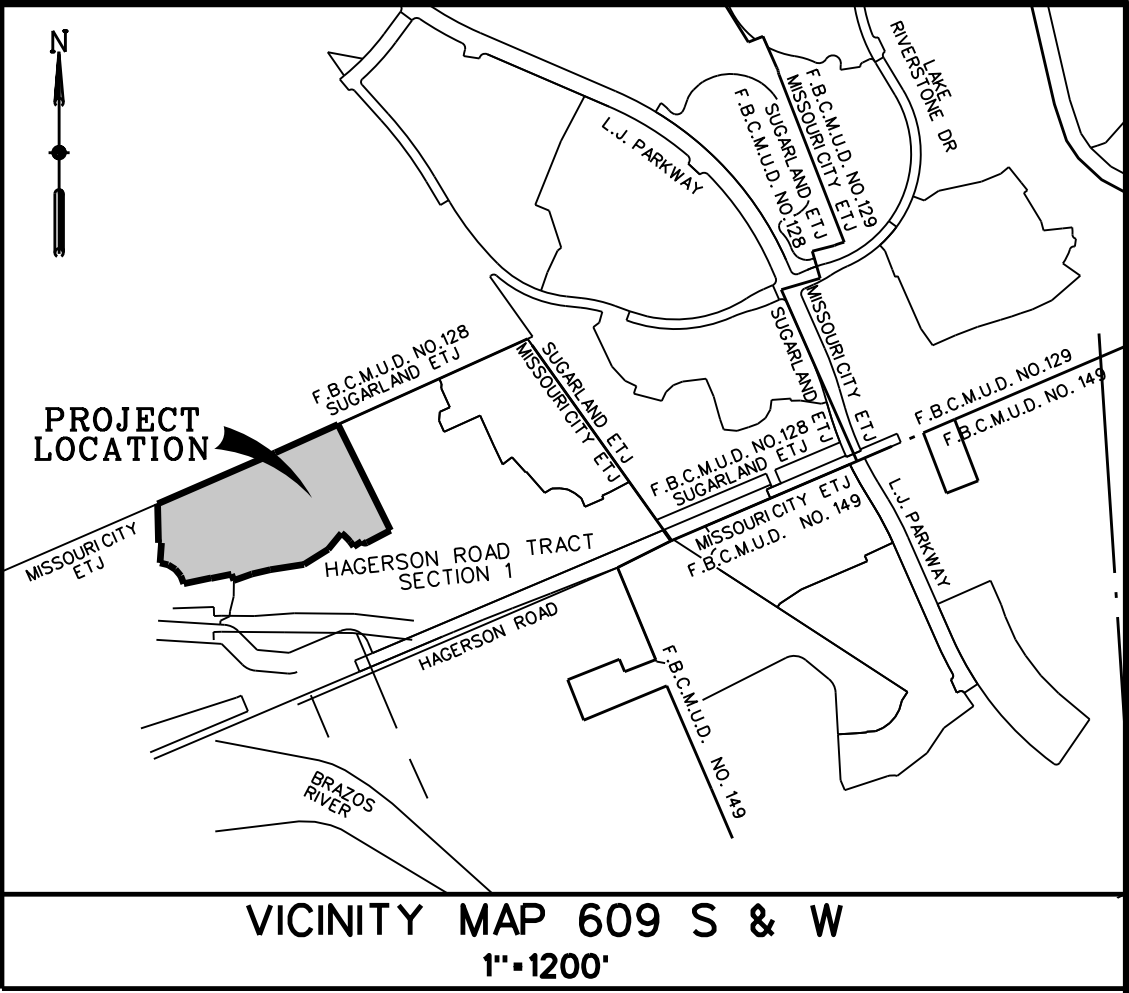
CITY PLANNING AND ZONING COMMISSION  
CITY OF MISSOURI CITY, TEXAS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF HAGERSON ROAD TRACT SECTION 3, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
SONYA BROWN-MARSHALL, CHAIRMAN

BY: \_\_\_\_\_  
TIMOTHY R. HANEY, VICE-CHAIRMAN



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 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 R. DeMERCHANT  
COMMISSIONER, PRECINCT 4

STATE OF TEXAS  
COUNTY OF FORT BEND

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 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

## HAGERSON ROAD TRACT SECTION 3

BEING A SUBDIVISION OF 19.80 ACRES  
LOCATED IN THE  
WILLIAM LITTLE SURVEY, A-54,  
MISSOURI CITY, E.T.J.  
FORT BEND COUNTY, TEXAS

70 LOTS      4 BLOCKS      1 RESERVE

DATE: APRIL, 2021

OWNER:  
TAYLOR MORRISON OF TEXAS INC.  
ROBERT L. SKINNER - AUTHORIZED AGENT  
2929 BRIARPARK DRIVE SUITE #400  
HOUSTON, TEXAS 77042  
PHONE: 281-598-3035

**META**  
PLANNING + DESIGN  
- Land Planning Consultants -  
598 P.O. BOX  
Katy, Texas 77452  
TEL. NO. 281-810-1422

**Costello**

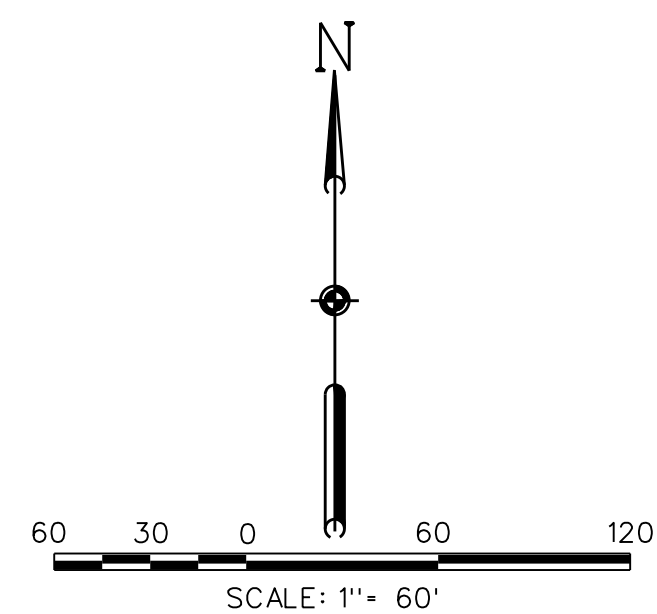
ENGINEER/SURVEYOR:  
2107 CITYWEST BLVD.  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486



MARK D. ARMSTRONG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER - 5363

GUY L. HUMPHREY  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NUMBER - 106072





**LEGEND**

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

**CURVE DATA TABLE**

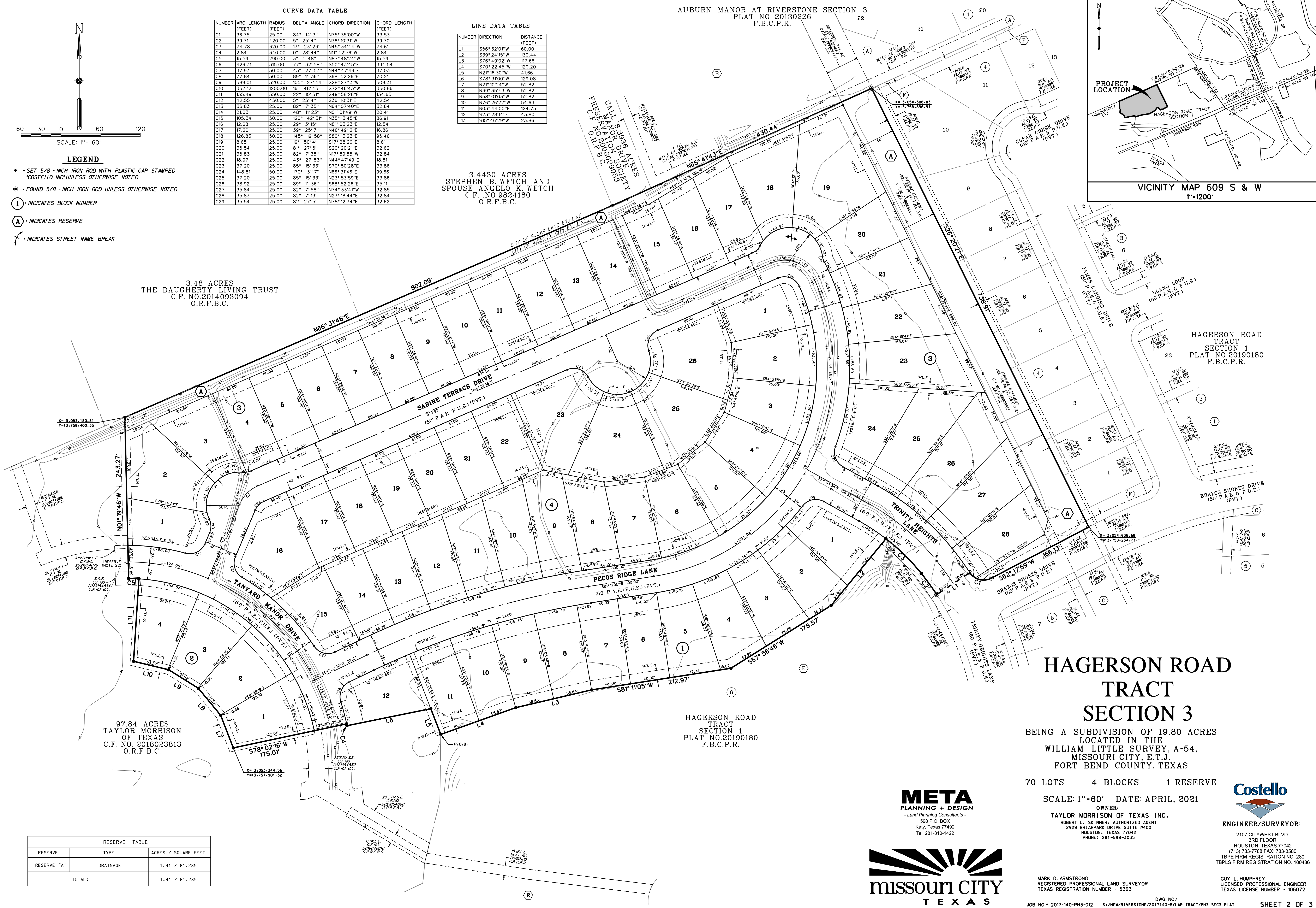
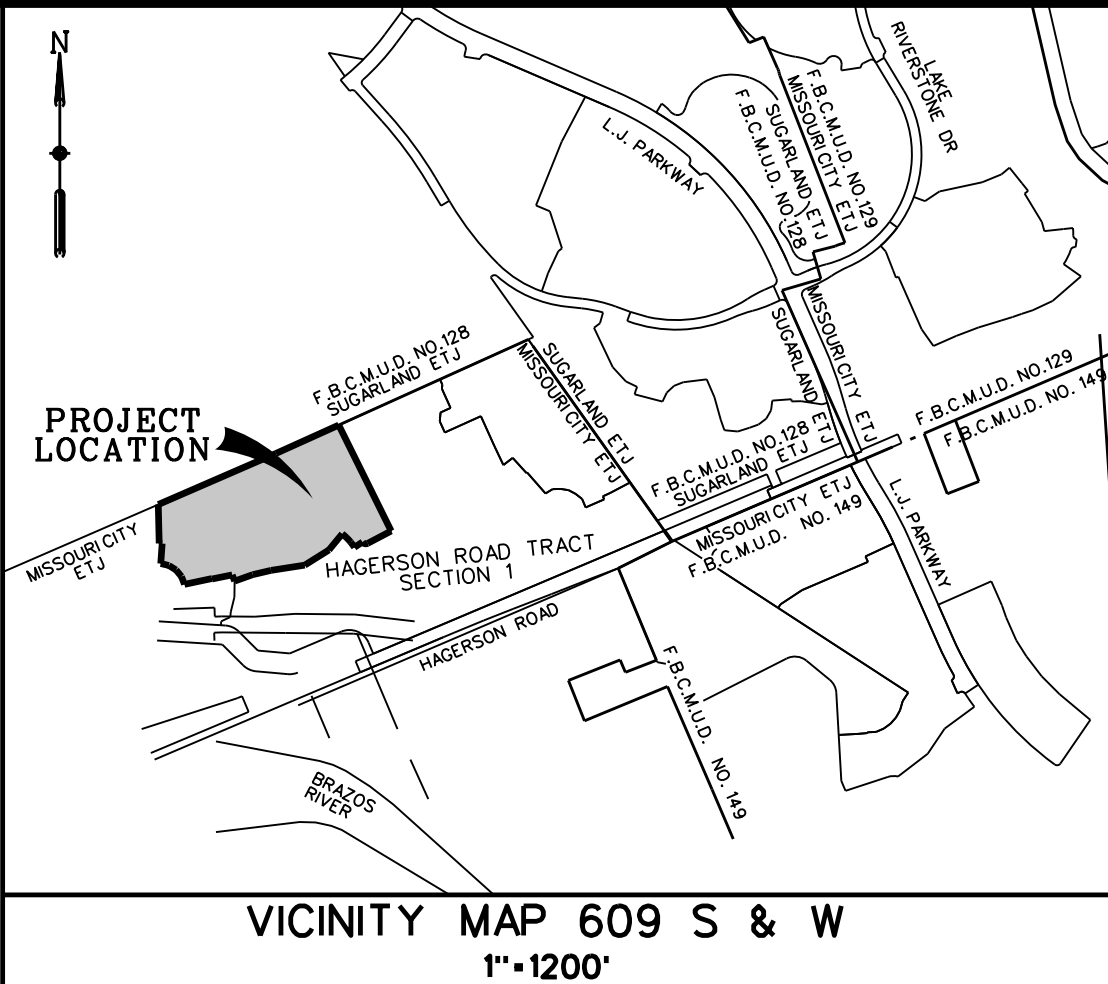
NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	36.75	25.00	84° 14' 3"	N75° 35'00"W	33.53
C2	39.71	420.00	5° 25' 4"	N36° 10'31"W	39.70
C3	74.78	320.00	13° 23' 23"	N45° 34'44"W	74.61
C4	2.84	340.00	0° 28' 44"	N11° 42'56"W	2.84
C5	15.59	290.00	3° 4' 48"	N87° 48'24"W	15.59
C6	426.35	315.00	77° 32' 58"	S50° 43'45"E	394.54
C7	37.93	50.00	43° 27' 53"	N44° 47'49"E	37.03
C8	77.84	50.00	89° 11' 36"	S68° 52'26"E	70.21
C9	589.01	320.00	103° 27' 44"	S28° 27'13"W	509.31
C10	352.12	1200.00	16° 48' 45"	S72° 46'43"W	350.86
C11	135.49	350.00	22° 10' 51"	S49° 58'28"E	134.65
C12	42.55	450.00	5° 25' 4"	S36° 10'31"E	42.54
C13	35.83	25.00	82° 7' 35"	N64° 07'40"E	32.84
C14	21.03	25.00	48° 11' 23"	N01° 01'49"W	20.41
C15	105.34	50.00	120° 42' 31"	N35° 13'45"E	86.91
C16	12.68	25.00	29° 3' 15"	N81° 03'23"E	12.54
C17	17.20	25.00	39° 25' 7"	N46° 49'12"E	16.86
C18	126.83	50.00	145° 19' 58"	S80° 13'23"E	95.46
C19	8.65	25.00	19° 50' 4"	S17° 28'26"E	8.61
C20	35.84	25.00	81° 27' 5"	S20° 20'21"E	32.62
C21	35.83	25.00	82° 7' 35"	N17° 59'55"W	32.84
C22	18.97	25.00	43° 27' 53"	N44° 47'49"E	18.51
C23	37.20	25.00	85° 15' 33"	S70° 50'28"E	33.86
C24	148.81	50.00	170° 31' 7"	N68° 31'46"E	99.66
C25	37.20	25.00	85° 15' 33"	N23° 53'59"E	33.86
C26	38.92	25.00	89° 11' 36"	S68° 52'26"E	35.11
C27	35.84	25.00	82° 7' 58"	N74° 33'41"W	32.85
C28	35.83	25.00	82° 7' 13"	N23° 18'44"E	32.84
C29	35.54	25.00	81° 27' 5"	N78° 12'34"E	32.62

**LINE DATA TABLE**

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S56° 32'01"W	60.00
L2	S39° 24'15"W	130.44
L3	S78° 49'02"W	117.66
L4	S70° 22'45"W	120.20
L5	N21° 16'30"W	41.66
L6	S78° 31'00"W	129.08
L7	N21° 10'24"W	52.82
L8	N39° 35'43"W	52.82
L9	N58° 01'03"W	52.82
L10	N78° 26'22"W	54.63
L11	N03° 44'00"E	124.75
L12	S23° 28'14"E	43.80
L13	S15° 46'29"W	23.86

3.4430 ACRES  
STEPHEN B. WETCH AND  
SPOUSE ANGELO K. WETCH  
C.F. NO. 9824180  
O.R.F.B.C.

AUBURN MANOR AT RIVERSTONE SECTION 3  
PLAT NO. 20130226  
F.B.C.P.R.



# HAGERSON ROAD TRACT SECTION 3

BEING A SUBDIVISION OF 19.80 ACRES  
LOCATED IN THE  
WILLIAM LITTLE SURVEY, A-54,  
MISSOURI CITY, E.T.J.  
FORT BEND COUNTY, TEXAS

70 LOTS 4 BLOCKS 1 RESERVE

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

OWNER:

TAYLOR MORRISON OF TEXAS INC.

ROBERT L. SKINNER, AUTHORIZED AGENT  
2929 BRIARWALK DRIVE, SUITE #400  
HOUSTON, TEXAS 77042  
PHONE: 281-598-3035



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TEXAS LICENSE NUMBER - 106072

**META**  
PLANNING + DESIGN

- Land Planning Consultants -  
588 P.O. BOX  
Katy, Texas 77492  
Tel: 281-810-1422



MARK D. ARMSTRONG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER - 5363

DWG. NO.:  
JOB NO.: 2017-140-PH3-012 S1/NEW/RIVERSTONE/2017140-BYLAR TRACT/PH3 SEC3 PLAT

SHEET 2 OF 3



1. CONTROL BENCHMARK: U.S.C. & G.S. MONUMENT STAMPED "SUGARLAND 1942-1" ELEVATION 71.82, NGVD 1929, 1973 ADJUSTMENT.

THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NGVD 29, 1973 ADJ. TO CONVERT TO THE DATUM NAVD 1988, 2001 ADJ., SUBTRACT 1.28 FEET FROM 1973 ELEVATIONS.

3. THIS PROPERTY LIES WITHIN THE LIMITS OF SHADED ZONE "X" AND ZONE "AE" AS PER FLOOD INSURANCE RATE MAP NUMBER 48157C0290L DATED APRIL 2, 2014.

5. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AND SIDEWALKS. THE MAINTENANCE RESPONSIBILITY WILL BE BY RIVERSTONE HOMEOWNER'S ASSOCIATION.

7. SIDEWALKS AND TRAILS SHALL REFER TO SECTION 82-164 OF THE SUBDIVISION ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS.

(b) SIDEWALKS. SIDEWALKS SHALL BE INSTALLED ALONG ALL STREETS IN EACH SUBDIVISION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN MANUAL.

8. THE FOLLOWING UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN HEREON CONSTITUTE ALL THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES AT THIS TIME:

9. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.

11. ALL BEARINGS ARE REFERENCED TO THE CITY OF MISSOURI CITY G.P.S. MONUMENTATION PROGRAM, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83), USING CITY SURVEY MARKER NO. 7096 AND 7076.

13. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

15. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

17. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

19. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, FILE NO. 2020-0287, ISSUED APRIL 28, 2021, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.

21. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF THE 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.

23. 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.

25. "P.A.E. / P.U.E." INDICATES PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.

26. "PVT." INDICATES PRIVATE.

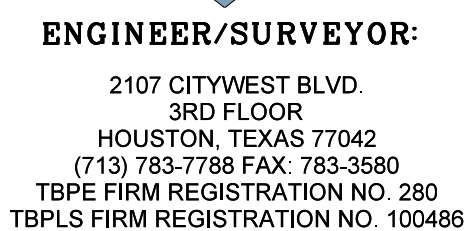
27. THIS PLAT IS SUBJECT TO THE PARKLAND DEDICATION AS APPROVED BY THE MISSOURI, CITY COUNCIL ON FEBRUARY 5, 2018.

28. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

BEING A SUBDIVISION OF 19.80 ACRES  
LOCATED IN THE  
WILLIAM LITTLE SURVEY, A-54,  
MISSOURI CITY, E.T.J.  
FORT BEND COUNTY, TEXAS

DATE: APRIL, 2021

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