

# PLAT RECORDING SHEET

**PLAT NAME:** Olympia Falls Sec 1

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

**ACREAGE:** 17.109

**LEAGUE:** Thomas Hobermaker Survey

**ABSTRACT NUMBER:** 191

**NUMBER OF BLOCKS:** 4

**NUMBER OF LOTS:** 63

**NUMBER OF RESERVES:** 5

**OWNERS:** KB Home Lone Star Inc.

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**(DEPUTY CLERK)**

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, KB HOME LONE STAR, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH, MARK EUBANKS, VICE PRESIDENT OF FINANCE, AND DAVID L. WILLIAMSON, DIRECTOR – LAND DEVELOPMENT, BEING OFFICERS OF KB HOME LONE STAR INC., A TEXAS CORPORATION, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 17.109 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF OLYMPIA FALLS SEC. 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION 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, 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 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, 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 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 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, 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 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' 0") 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, OWNERS 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, OWNERS 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 KB HOME LONE STAR INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARK EUBANKS, VICE PRESIDENT OF FINANCE, THEREUNTO AUTHORIZED, ATTESTED BY ITS DIRECTOR– LAND DEVELOPMENT, DAVID L. WILLIAMSON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

KB HOME LONE STAR INC.,  
A TEXAS CORPORATION

BY: \_\_\_\_\_  
MARK EUBANKS, VICE PRESIDENT OF FINANCE

ATTEST: \_\_\_\_\_  
DAVID WILLIAMSON  
DIRECTOR OF LAND DEVELOPMENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK EUBANKS, VICE PRESIDENT OF FINANCE OF KB HOME LONE STAR 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 CORPORATION.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID WILLIAMSON, DIRECTOR OF LAND DEVELOPMENT OF KB HOME LONE STAR 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 CORPORATION.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, AARON G. FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND 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 METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "LJA SURVEY" AND A LENGTH OF NOT LESS THAN THREE (3) FEET.



\_\_\_\_\_  
AARON G. FERGUSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6601

I, JASON M. KELLY, 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.

\_\_\_\_\_  
JASON M. KELLY, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 91021

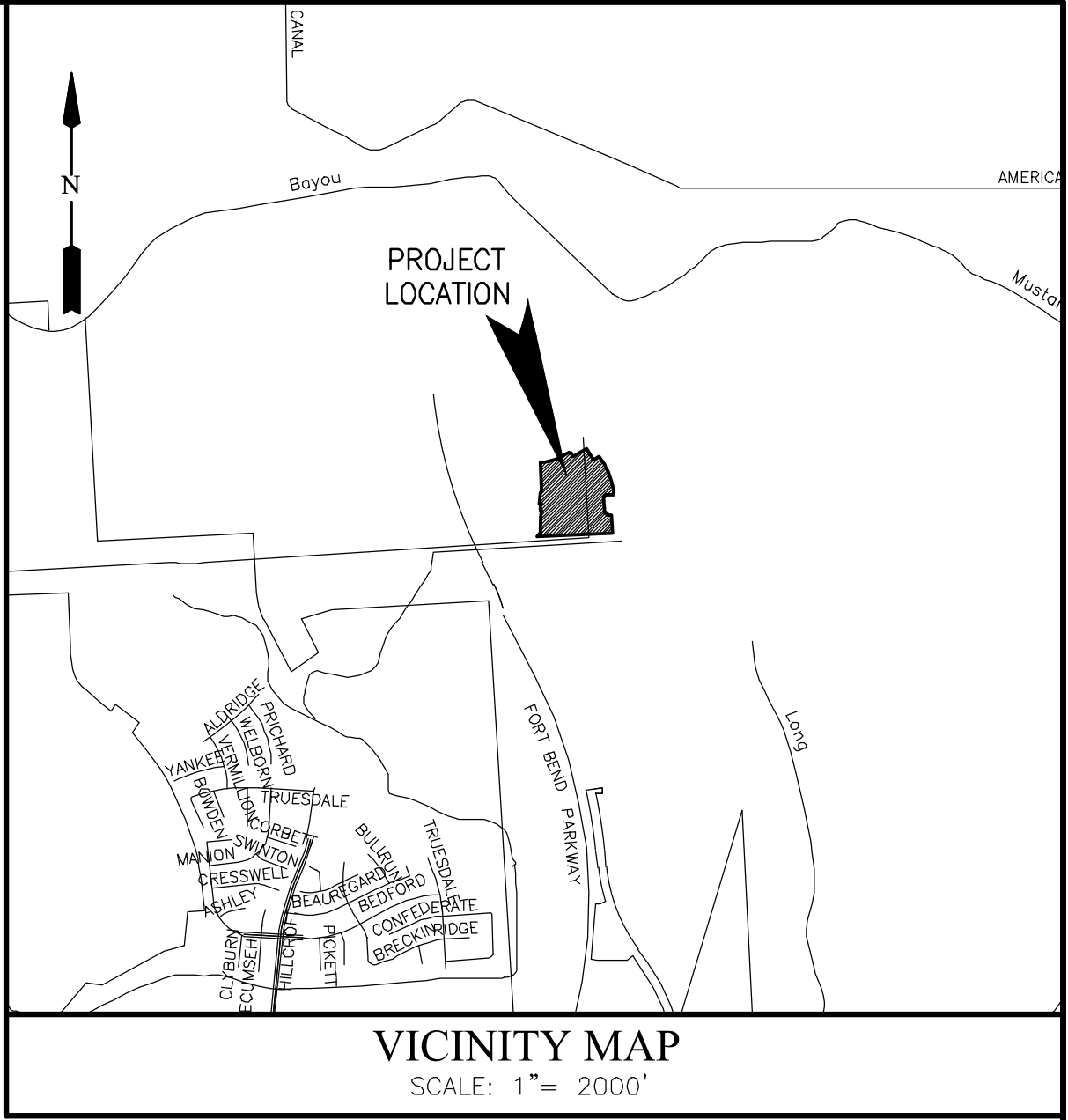
THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OLYMPIA FALLS SEC. 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

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

NOTES:

- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS 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.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99987.
- 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 A 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.
- 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.
- 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.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREET WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED 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.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2019-0353, DATED MARCH 26, 2021. THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
- BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED ON THE FIRM MAP), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOR INSURANCE RATE MAP NO. 48157C0295L AND MAP NO. 48157C0315L, REVISED APRIL 2, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- BENCHMARK: MISSOURI CITY CONTROL MONUMENT PCM-003: A 4-INCH BRASS DISK IN CONCRETE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SIENNA PARKWAY AND TRAMMEL FRESNO ROAD. THE POINT IS LOCATED +/- 51 FEET WEST OF THE CENTERLINE OF THE SOUTHBOUND LANE OF SIENNA PARKWAY AND +/- 43 SOUTH OF THE CENTERLINE OF TRAMMEL FRESNO ROAD. ELEVATION = 66.07 FEET (NAVD88 2001 ADJ.).
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 74.39 FEET ABOVE MEAN SEA LEVEL (NAVD 88, 2001 ADJ.). 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.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD88, 2001 ADJUSTMENT.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF HOUSTON AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 168, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ISO, THE ETJ OF THE CITY OF HOUSTON AND FORT BEND COUNTY.
- THE PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
- 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 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 DRAINAGE STRUCTURE.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 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 A.D.A. REQUIREMENTS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 3.
- 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.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUD 168.
- UNDEFINED PIPELINE RIGHT OF WAY EASEMENT RECORDED IN VOLUME 227, PAGE 369, OF THE DEED RECORDS, FORT BEND COUNTY, TEXAS.
- UNDEFINED PIPELINE RIGHT OF WAY EASEMENT RECORDED IN VOLUME 277, PAGE 508, OF THE DEED RECORDS, FORT BEND COUNTY, TEXAS.
- UNDEFINED RIGHT OF WAY EASEMENT RECORDED IN VOLUME 332, PAGE 313, OF THE DEED RECORDS, FORT BEND COUNTY, TEXAS.



VICINITY MAP

SCALE: 1"= 2000'

KEY MAP NO. 610R

I, J. STACY SLAWINSKI, 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 COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
VINCENT M. MORALES, JR. GRADY PRESTAGE  
PRECINCT 1, COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER

\_\_\_\_\_  
KP GEORGE  
COUNTY JUDGE

\_\_\_\_\_  
W. A. (ANDY) MEYERS KEN R. DEMERCHANT  
PRECINCT 3, COUNTY COMMISSIONER PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN THE OFFICE OF THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, ON \_\_\_\_\_, 2021 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.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

## OLYMPIA FALLS SEC 1

A SUBDIVISION OF 17.109 ACRES OF LAND SITUATED IN  
THE THOMAS HOBERMAKER SURVEY, ABSTRACT 191,  
FORT BEND COUNTY, TEXAS.

63 LOTS 5 RESERVES (2.757 ACRES) 4 BLOCKS

APRIL 1, 2021 JOB NO. 1750-4102.310

OWNER:

**KB HOME LONE STAR INC.,**  
**A TEXAS CORPORATION**

**MARK EUBANKS, VICE PRESIDENT OF FINANCE**  
11320 RICHMOND AVENUE, HOUSTON, TEXAS 77082  
PH. (281) 496-4266

SURVEYOR:

ENGINEER:

**LJA Surveying, Inc.**  
3800 W Sam Houston Parkway S  
Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382



**LJA Engineering, Inc.**  
3800 W Sam Houston Parkway S  
Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386



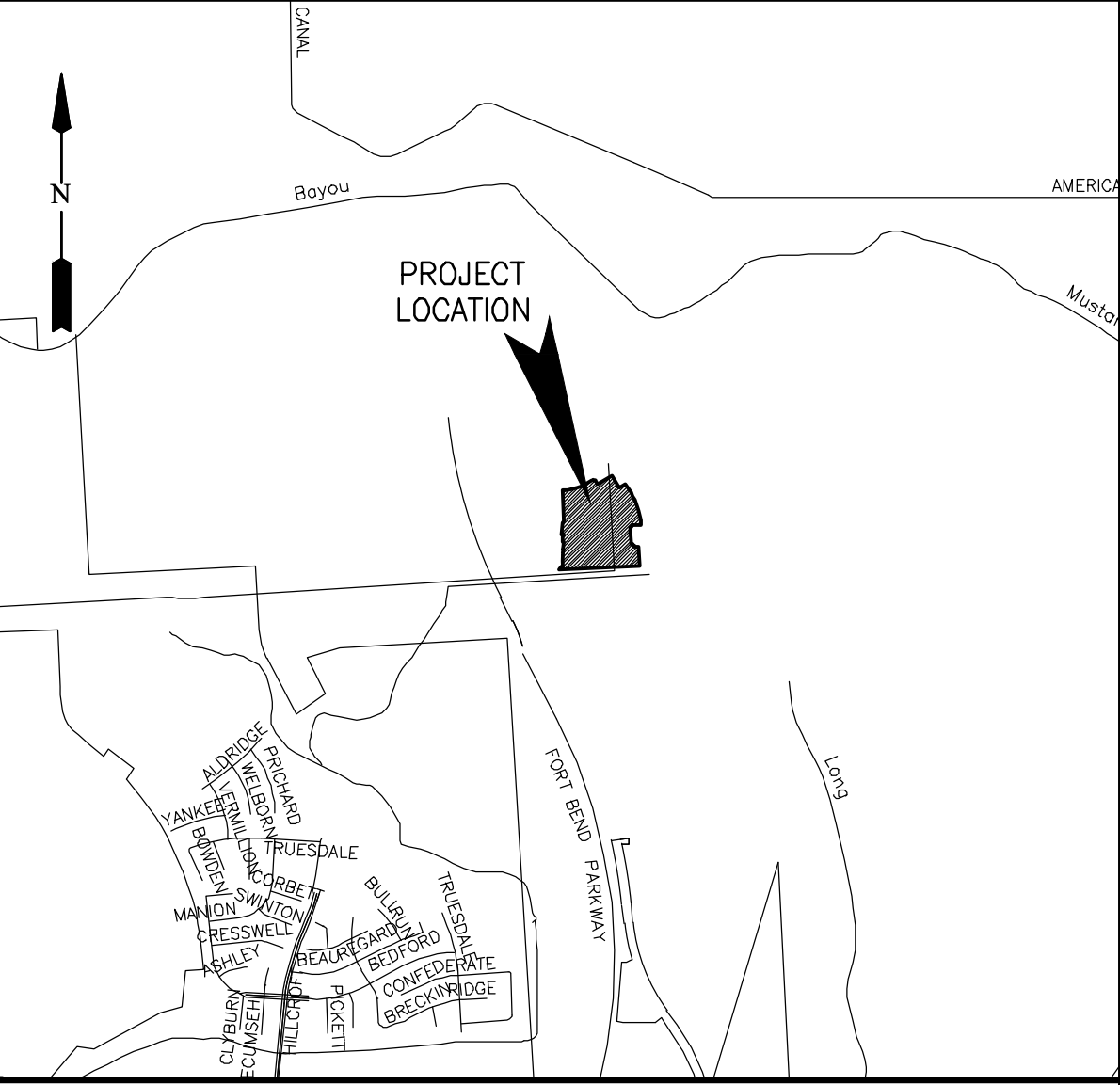
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	30.00'	90°22'46"	47.32'	N 41°59'30" E	42.57'
C2	1500.00'	10°39'35"	279.07'	N 02°07'54" E	278.67'
C3	25.00'	92°05'30"	40.18'	N 38°35'03" W	35.99'
C4	25.00'	86°26'34"	37.72'	S 77°18'51" E	34.24'
C5	25.00'	90°05'44"	39.31'	S 42°08'01" W	35.38'
C6	725.00'	0°05'44"	1.21'	S 02°51'59" E	1.21'
C7	25.00'	90°00'00"	39.27'	S 47°49'07" E	35.36'
C8	1500.00'	6°49'29"	178.67'	S 00°35'37" W	178.57'
C9	650.00'	55°27'30"	629.18'	S 31°44'07" W	604.88'
C10	160.00'	58°03'39"	162.14'	N 31°50'57" W	155.29'
C11	50.00'	94°30'42"	82.48'	N 44°26'13" E	73.44'
C12	440.00'	14°49'54"	113.90'	S 52°02'55" W	113.58'
C13	50.00'	70°04'32"	61.15'	S 09°35'42" W	57.41'
C14	450.00'	22°37'27"	177.69'	N 14°07'51" W	176.54'
C15	50.00'	90°00'00"	78.54'	S 47°49'07" E	70.71'
C16	700.00'	27°43'01"	338.62'	N 16°40'38" W	335.33'
C17	25.00'	89°38'02"	39.11'	N 50°33'10" E	35.24'
C18	675.00'	46°04'38"	542.83'	S 28°46'28" E	528.32'
C19	25.00'	85°54'21"	37.48'	N 08°51'37" E	34.07'
C20	25.00'	93°33'26"	40.82'	S 12°41'09" W	36.44'
C21	25.00'	86°26'34"	37.72'	S 77°18'51" E	34.24'
C22	25.00'	90°00'00"	39.27'	S 14°27'52" W	35.36'
C23	725.00'	19°57'29"	252.54'	S 20°33'23" E	251.27'
C24	25.00'	82°14'29"	35.86'	S 51°41'53" E	32.88'
C25	25.00'	34°26'02"	15.02'	S 69°57'51" W	14.80'
C26	50.00'	149°58'34"	130.88'	N 52°15'53" W	96.59'
C27	25.00'	25°32'31"	11.14'	N 09°57'08" E	11.05'
C28	425.00'	22°37'27"	167.82'	N 14°07'51" W	166.73'
C29	25.00'	42°57'54"	18.75'	N 46°55'31" W	18.31'
C30	50.00'	143°56'41"	125.62'	N 03°33'52" E	95.09'
C31	25.00'	30°30'04"	13.31'	N 60°17'11" E	13.15'
C32	465.00'	5°04'07"	41.14'	N 47°34'13" E	41.12'
C33	25.00'	84°11'50"	36.74'	N 08°00'21" E	33.52'
C34	25.00'	94°46'40"	41.35'	N 81°28'54" W	36.80'
C35	625.00'	34°42'39"	378.64'	S 33°46'26" W	372.87'
C36	25.00'	66°22'21"	28.96'	S 16°46'04" E	27.37'
C37	185.00'	47°08'07"	152.19'	S 26°23'11" E	147.94'
C38	75.00'	90°00'00"	117.81'	S 42°10'53" W	106.07'
C39	25.00'	90°00'00"	39.27'	S 42°10'53" W	35.36'
C40	30.00'	89°59'59"	47.12'	S 47°49'07" E	42.43'
C41	25.00'	70°04'32"	30.58'	N 09°35'42" E	28.71'
C42	415.00'	14°49'54"	107.43'	N 52°02'55" E	107.13'
C43	25.00'	90°00'00"	39.27'	S 75°32'08" E	35.36'
C44	675.00'	27°43'01"	326.53'	S 16°40'38" E	323.36'
C45	25.00'	90°00'00"	39.27'	S 42°10'53" W	35.36'
C46	25.00'	90°00'00"	39.27'	N 47°49'07" W	35.36'
C47	475.00'	22°37'27"	187.56'	N 14°07'51" W	186.34'

REMAINDER OF  
CALLED 73.67 ACRES  
KB HOME LONE STAR INC.  
F.N. 2018111275  
F.B.C.O.P.R.

#### LEGEND

- A.E. INDICATES ACCESS EASEMENT
- B.L. INDICATES BUILDING LINE
- G.B.L. INDICATES GARAGE BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- P.W.L.E. INDICATES PRIVATE WATER LINE EASEMENT
- P.S.S.E. INDICATES PRIVATE SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- F.N. INDICATES FILE NUMBER
- S.N. INDICATES SEE NOTE
- R.O.W. INDICATES RIGHT-OF-WAY
- ESMT. INDICATES EASEMENT
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- INDICATES STREET NAME CHANGE

60 30 0 60  
SCALE: 1"=60'



#### VICINITY MAP

SCALE: 1"= 2000'

KEY MAP NO. 610R

#### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 07°27'42" E	59.99'
L2	N 05°22'12" E	128.39'
L3	N 87°08'13" E	10.89'
L4	N 42°08'13" E	14.14'
L5	N 81°37'00" E	51.51'
L6	N 79°01'53" E	51.49'
L7	N 75°37'00" E	56.97'
L8	N 72°12'07" E	51.49'
L9	N 68°47'14" E	53.46'
L10	N 55°52'31" E	85.76'
L11	S 37°37'22" E	50.38'
L12	N 59°27'52" E	83.72'
L13	S 29°30'44" E	45.71'
L14	S 26°10'57" E	44.47'
L15	S 22°48'22" E	44.47'
L16	S 19°25'47" E	44.47'
L17	S 16°03'12" E	44.47'
L18	S 12°40'37" E	44.47'
L19	S 10°08'58" E	60.01'
L20	S 02°49'07" E	50.00'
L21	S 87°10'53" W	92.00'
L22	N 87°10'53" E	52.25'
L23	N 59°27'52" E	9.71'
L24	N 84°37'48" W	59.86'
L25	S 88°18'26" E	67.35'
L26	N 25°26'34" W	54.49'
L27	S 84°37'48" E	8.97'
L28	S 30°32'08" E	30.27'
L29	N 25°26'34" W	24.92'
L30	S 30°32'08" E	30.27'
L31	N 25°26'34" W	54.49'
L32	S 14°27'52" W	14.14'
L33	N 85°11'03" W	13.78'
L34	S 14°27'52" W	14.14'

REMAINDER OF  
CALLED 73.67 ACRES  
KB HOME LONE STAR INC.  
F.N. 2018111275  
F.B.C.O.P.R.

REMAINDER OF  
CALLED 132.6 ACRES  
BPM2 FAIRWAY HOLDINGS LP  
F.N. 2018110885  
F.B.C.O.P.R.

REMAINDER OF  
CALLED 132.6 ACRES  
BPM2 FAIRWAY HOLDINGS LP  
F.N. 2018110885  
F.B.C.O.P.R.

P.O.B.  
NAD83 GRID COORDINATES  
X = 3080,254.93  
Y = 13,760,281.76

THOMAS HOBERMAKER SURVEY  
ABSTRACT 191

ELIJAH ROARK LEAGUE  
ABSTRACT 77

LAKE OLYMPIA PARKWAY  
(100' R.O.W.)  
F.N. 2015102991  
F.B.C.O.P.R.

CALLED 116.302 ACRES  
FLC PARKWAY LP  
(TRACT 2)  
F.N. 2014029789  
CORRECTED IN  
F.N. 2014050617  
F.B.C.O.P.R.

HURRICANE LANE  
(100' R.O.W.)  
F.N. 2015102991  
F.B.C.O.P.R.

CALLED 116.302 ACRES  
FLC PARKWAY LP  
(TRACT 2)  
F.N. 2014029789, F.B.C.O.P.R.  
CORRECTED IN  
F.N. 2014050617  
F.B.C.O.P.R.

LAKE OLYMPIA PARKWAY  
(100' R.O.W.)  
F.N. 2018090529  
F.B.C.O.P.R.

SENIOR ROAD (R.O.W. Varies)  
VOL. 446, PG. 42, F.B.C.D.R.  
VOL. 446, PG. 49, F.B.C.D.R.

FLC PARKWAY LP  
CALLED 152.586 ACRES  
(TRACT 1)  
F.N. 2014029789, F.B.C.O.P.R.  
CORRECTED IN  
F.N. 2014050617  
F.B.C.O.P.R.

LAKE OLYMPIA PARKWAY  
(100' R.O.W.)  
F.N. 2018090529  
F.B.C.O.P.R.

THOMAS HOBERMAKER SURVEY  
ABSTRACT 191

ELIJAH ROARK LEAGUE  
ABSTRACT 77

## OLYMPIA FALLS SEC 1

A SUBDIVISION OF 17.109 ACRES OF LAND SITUATED IN  
THE THOMAS HOBERMAKER SURVEY, ABSTRACT 191,  
FORT BEND COUNTY, TEXAS.

63 LOTS 5 RESERVES (2.757 ACRES) 4 BLOCKS

APRIL 1, 2021 JOB NO. 1750-4102.310

OWNER:

KB HOME LONE STAR INC.,

A TEXAS CORPORATION

MARK EUBANKS, VICE PRESIDENT OF FINANCE

11320 RICHMOND AVENUE, HOUSTON, TEXAS 77082

PH. (281) 496-4266

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

3600 W Sam Houston Parkway S  
Suite 175  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.

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Houston, Texas 77042

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FRN - F-1386