

PLAT RECORDING SHEET

PLAT NAME: Greatwood Lakes Sec 2B

PLAT NO: _____

ACREAGE: 13.765

LEAGUE: Abner Kuykendall League

ABSTRACT NUMBER: A-48

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 52

NUMBER OF RESERVES: 3

OWNERS: Pointe Greatwood, LLC

(DEPUTY CLERK)

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Pointe Greatwood, LLC, a Texas limited liability company acting by and through Neal Heckel, its President, herein called "Owner" hereby make subdivision of said property according to the lines, streets, lots, building lines, and easements shown thereon and designate said subdivision as Greatwood Lake Sec 2B, 13.765 acres, located in the Abner Kuykendall League, A-48, City of Sugar Land ETJ, Fort Bend County, Texas, and hereby dedicates to the public use as such, the streets and easements shown thereon forever and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets dedicated or occasioned by alteration of the surface of any portion of streets to conform to such grades, and do hereby bind ourselves, our successors and assigns to warrant and defend forever the title to the land so dedicated.

FURTHER, Owner had dedicated and by these presents does dedicate to the use of the public for 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 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. and A.E.) as indicated and depicted, hereon, whereby each aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owner has dedicated and by these presents does dedicate to the use of the public for 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 said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals thirty feet (30' 0") in width.

FURTHER, I 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 some under the terms and conditions of such restrictions filed separately.

FURTHER, I do hereby dedicate to the public a strip of land twenty feet (20') 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, I 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, I 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, Pointe Greatwood, LLC, a Texas limited liability company has caused these presents to be signed by Neal Heckel, President, hereunto authorized, and its common seal hereunto affixed this _____ day of _____, 2021.

Pointe Greatwood, LLC, a Texas limited liability company

By: _____
Neal Heckel, President

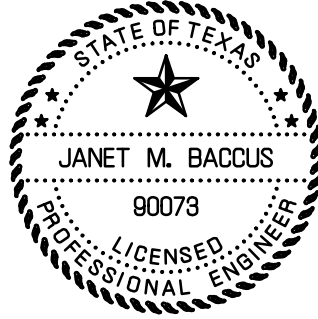
THE STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Neal Heckel, President, of Pointe Greatwood, LLC, 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 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
My Commission Expires _____

I, Janet M. Baccus, 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.



Janet M. Baccus, P.E.
Professional Engineer No. 90073

I, Chris D. Kalkomey, 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.

Chris D. Kalkomey, RPLS
Texas Registration No. 5869



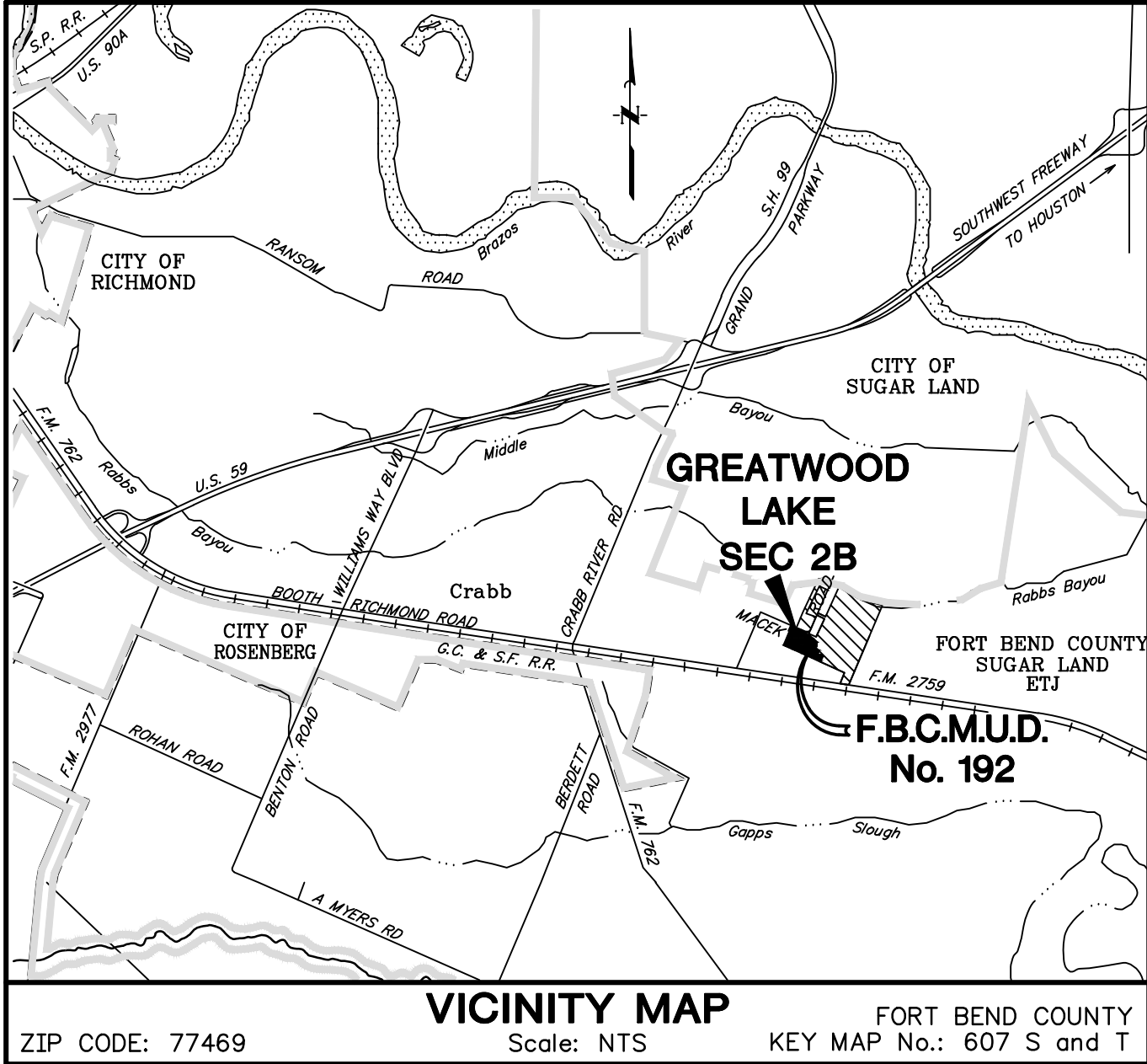
THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2021, at _____ o'clock ____m. in Plot Number(s) _____ of the Plot Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

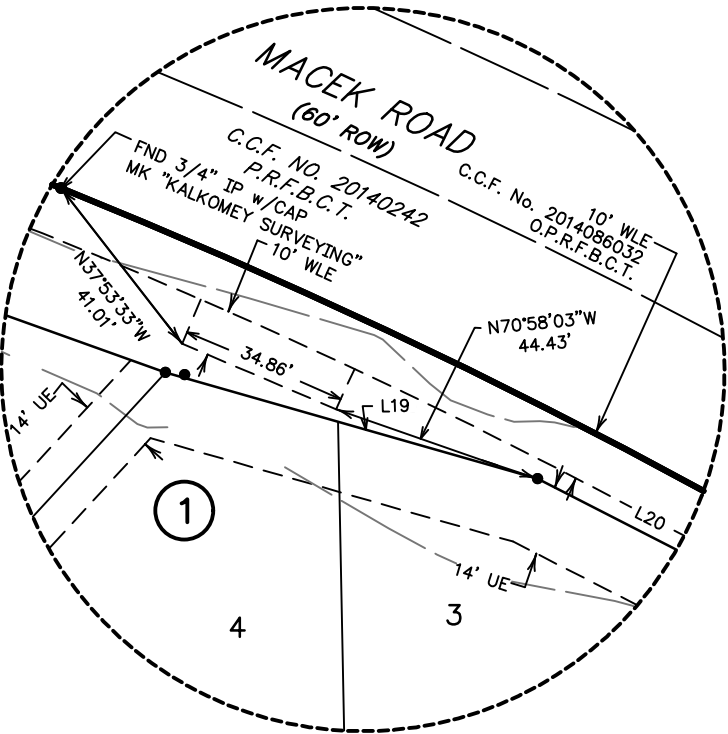
Laura Richard
Fort Bend County, Texas
Deputy

By: _____



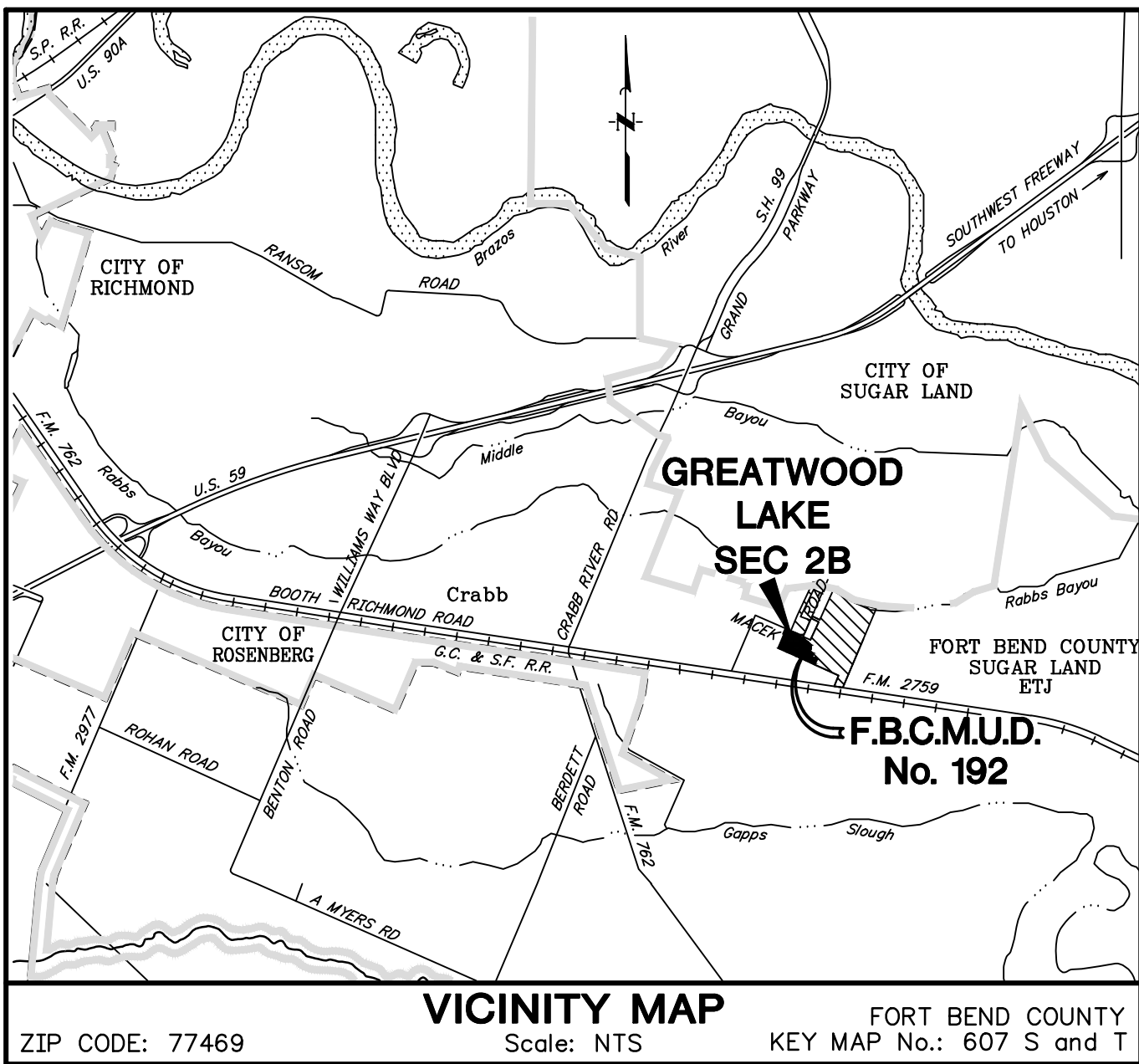
AC	"Acre"
BL	"Building Line"
CCF	"County Clerk's File"
CISD	"Consolidated Independent School District"
Co	"Company"
DID	"Drainage Improvement District"
D.R.F.B.C.T	"Deed Records of Fort Bend County, Texas"
ETJ	"Extra Territorial Jurisdiction"
F.B.C.T	"Fort Bend County, Texas"
F.B.C.M.U.D	"Fort Bend County Municipal Utility District"
FND	"Farm to Market"
FM	"Flood"
G.C. & S.F. R.R.	"Gulf, Colorado and Santa Fe Rail Road"
IP W/CAP	"Iron Pipe with Cap"
IR	"Iron Rod"
IRF	"Found 3/4" IR W/cap "Jones[Carter]"
LID	"Levee Improvement District"
MK	"Marker"
M.M.D	"Municipal Management District"
M.U.D	"Municipal Utility District"
N/A	"Not Applicable"
No	"Number"
NTS	"Not To Scale"
O.P.R.F.B.C.T	"Official Public Records of Fort Bend County, Texas"
O.R.F.B.C.T	"Official Records Fort Bend County, Texas"
P.G.	"Page"
P.O.B	"Point of Beginning"
P.R.F.B.C.T	"Plat Records of Fort Bend County, Texas"
ROW	"Right-of-Way"
SH	"State Highway"
SP RR	"Southern Pacific Railroad"
Sq Ft	"Square Feet"
SSE	"Sanitary Sewer Easement"
STM SE	"Storm Sewer Easement"
UE	"Utility Easement"
US 90A	"United States 90 Alternative"
WCID	"Water Control and Improvement District"
WLE	"Water Line Easement"
①	"Block Number"
•	"Set 3/4-inch Iron rod (with Cap Stamped "Jones[Carter]"
•	"Street Name Break"
•	"Common Ownership Land-Hook"
•	"Reserve"

INSET DETAIL "A"
Scale: 1" = 40'

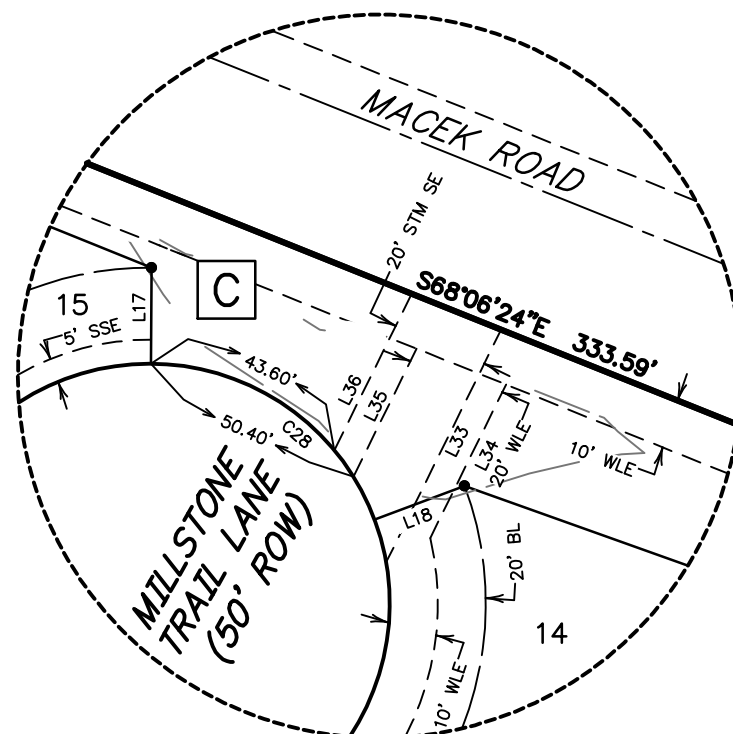


0 50 100 200 300

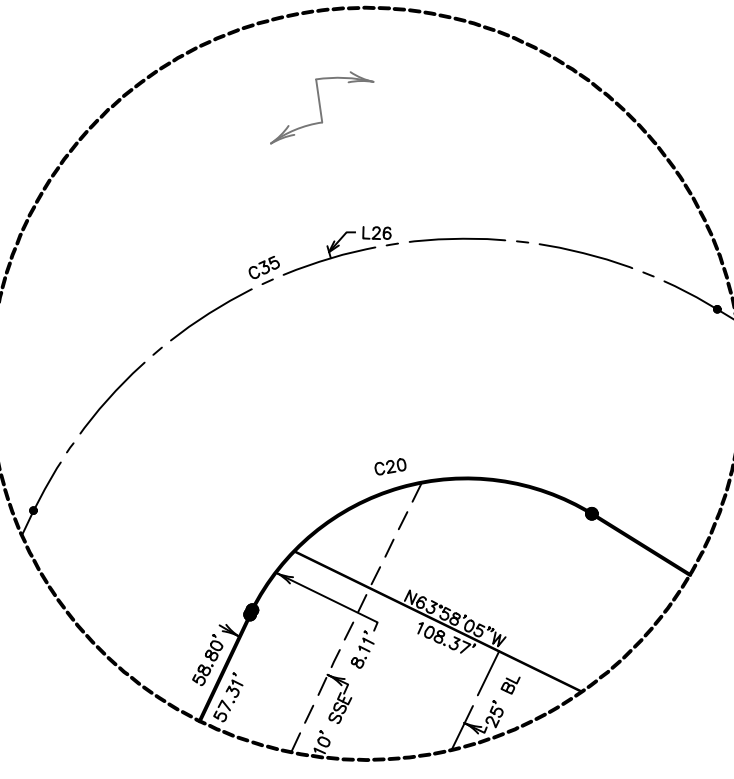
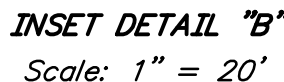
SCALE: 1" = 100'



- INSET DETAIL "C"**
Scale: 1" = 40'



Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1270.00'	18°45'48"	415.90'	S58°43'30"E	414.04'	209.83'
C2	25.00'	60°09'12"	26.25'	S82°41'57"W	25.06'	14.48'
C3	50.00'	148°34'25"	129.65'	N53°05'27"W	96.26'	177.72'
C4	30.00'	92°46'32"	48.58'	N07°36'15"W	43.44'	31.49'
C5	30.00'	91°52'22"	48.10'	S84°43'12"W	43.11'	31.00'
C6	25.00'	87°14'04"	38.06'	S82°24'04"W	34.49'	23.82'
C7	25.00'	87°16'58"	38.08'	N04°51'28"W	34.51'	23.84'
C8	1125.00'	0°46'40"	15.27'	N48°06'37"W	15.27'	7.64'
C9	25.00'	28°58'51"	12.65'	S62°12'42"E	12.51'	6.46'
C10	50.00'	133°43'12"	116.68'	N09°50'31"W	91.95'	117.00'
C11	50.00'	70°27'09"	61.48'	S12°02'43"E	57.68'	35.31'
C12	900.00'	0°24'19"	6.37'	S22°58'42"W	6.37'	3.18'
C13	25.00'	70°27'09"	30.74'	N12°02'43"W	28.84'	17.65'
C14	25.00'	34°14'32"	14.94'	S39°53'49"W	14.72'	7.60'
C15	25.00'	90°00'00"	39.27'	S22°13'27"E	35.36'	25.00'
C16	50.00'	273°28'10"	238.64'	N09°21'26"E	68.54'	47.06'
C17	25.00'	33°18'58"	14.54'	N50°33'58"W	14.33'	7.48'
C18	25.00'	90°00'00"	39.27'	N67°46'33"E	35.36'	25.00'
C19	25.00'	90°00'00"	39.27'	S22°13'27"E	35.36'	25.00'
C20	25.00'	95°52'57"	41.84'	S73°35'03"W	37.12'	27.24'
C21	1100.00'	11°12'11"	215.08'	S52°52'23"E	214.74'	107.89'
C22	25.00'	29°01'24"	12.66'	S44°03'09"E	12.53'	6.47'
C23	50.00'	153°44'59"	134.17'	S77°30'04"W	97.39'	214.43'
C24	25.00'	29°00'57"	12.66'	N11°13'03"E	12.53'	6.47'
C25	25.00'	90°00'00"	39.27'	N67°46'33"E	35.36'	25.00'
C26	25.00'	90°00'00"	39.27'	S22°13'27"E	35.36'	25.00'
C27	25.00'	49°17'05"	21.50'	S53°10'54"W	20.85'	11.47'
C28	50.00'	276°21'42"	241.17'	N60°21'24"W	66.68'	44.74'
C29	25.00'	47°08'53"	20.57'	N05°02'12"E	20.00'	10.91'
C30	1500.00'	7°56'08"	207.75'	N26°44'37"E	207.58'	104.04'



GREATWOOD LAKE

SEC 2B

52 LOTS 3 RESERVES 3 BLOCKS

JUNE 2021

OWNER/DEVELOPER:
POINTE GREATWOOD, LLC
 NEAL HECKEL – PRESIDENT
 6860 DALLAS PARKWAY
 STE 200
 PLANO, TX 75024
 972-905-2146

PREPARED BY
SURVEYOR:



PREPARED BY:
ENGINEER:



TEXAS Board of Professional Engineers Registration No. F-439
320 West Loop South, Suite 150 • Dallas, TX 75201 • 214.773.5151