### PLAT RECORDING SHEET

<b>PLAT NAME:</b>	Greatwood L	akes Sec 2B
PLAT NO:		
ACREAGE:	13.765	
LEAGUE:	Abner Kuyken	
EE/IGCE.	Tiblici ixuyken	uan League
ABSTRACT NU	UMBER: A-48	
NUMBER OF E	BLOCKS:	3
NUMBER OF I	LOTS:	52
NUMBER OF F	RESERVES:	3
OWNERS: Po	_	
(DEPUTY CLERK)		

HE STATE OF TEXAS §	
DUNTY OF FORT BEND §	
I, Pointe Greatwood, LLC, a Texas limited liability company act resident, herein called "Owner" hereby make subdivision of said ots, building lines, and easements shown thereon and designate 3.765 acres, located in the Abner Kuykendall League, A—48, City exas, and hereby dedicates to the public use as such, the street and do hereby waive any claims for damages occasioned by the treets dedicated or occasioned by alteration of the surface of crades, and do hereby bind ourselves, our successors and assign he land so dedicated.	property according to the lines, streets, said subdivision as Greatwood Lake Sec 2B, y of Sugar Land ETJ, Fort Bend County, ets and easements shown thereon forever establishing of grades as approved for the any portion of streets to conform to such
FURTHER, Owner had dedicated and by these presents does ded urposes forever unobstructed aerial easements. The aerial ease even feet, six inches (11' 6") for ten feet (10' 0") perimeter gr") for fourteen feet (14' 0") perimeter ground easements or five ") perimeter ground easements, from a plane sixteen feet (16' djacent to and adjoining said public utility easements that are ease. E.) as indicated and depicted, hereon, whereby each aerial ease") in width.	ements shall extend horizontally an additional round easements or seven feet, six inches (7' e feet, six inches (5' 6") for sixteen feet (16' 0") above ground level upward, located designated with aerial easements (U.E. and
FURTHER, Owner has dedicated and by these presents does ded urposes forever unobstructed aerial easements. The aerial easem feet (10'0") for ten feet (10'0") back—to—back ground easements or seven feet (7'0") fasements, from a plane sixteen feet (16'0") above ground leve djoining said public utility easements that are designated with a depicted hereon, whereby each aerial easement totals thirty	ements shall extend horizontally an additional sements, or eight feet (8' 0") for fourteen feet for sixteen feet (16' 0") back—to—back ground el upward, located adjacent to both sides and perial easements (U.E. and A.E.) as indicated
FURTHER, I do hereby declare that all parcels of land designat be construction of single family residential dwelling units thereon be terms and conditions of such restrictions filed separately.	
FURTHER, I do hereby dedicate to the public a strip of land twenter line of any and all bayous, creeks, gullies, ravines, draws abdivision, as easements for drainage purposes. Fort Bend Countaive the right to enter upon said easement at any and all times aintenance of drainage facilities and structures.	and drainage ditches located in said ty or any other governmental agency shall
FURTHER, I do hereby covenant and agree that all of the propubdivision and adjacent to any drainage easement, ditch, gully, or e restricted to keep such drainage ways and easements clear or not other obstructions to the operations and maintenance of the roperty shall not be permitted to drain directly into this easemed rainage structure.	creek or natural drainage way shall hereby f fences, buildings, excessive vegetation e drainage facility and that such abutting
FURTHER, I do hereby acknowledge the receipt of the "Orders for inincorporated Areas of Fort Bend County, Texas", and do hereby his order as adopted by Fort Bend County Commissioners Court mendments.	y covenant and agree and shall comply with
IN TESTIMONY WHEREOF, Pointe Greatwood, LLC, a Texas limite	ed liability company has caused these
resents to be signed by Neal Heckel, President, hereunto authori	ized, and its common seal hereunto affixed this
day of, 2021.	
Pointe Greatwood, LLC, a Texas limited liability company	
By: Neal Heckel, President	
Nedi Heckei, President	
THE STATE OF TEXAS §  COUNTY OF §	
BEFORE ME, the undersigned authority, on this day personal	lly appeared Neal Heckel, President, of Pointe Greatwood,
LC, known to me to be the person whose name is subscribed to e executed the same for the purposes and considerations there	
out and as the act and deed of said corporation.  GIVEN UNDER MY HAND AND SEAL OF OFFICE, this	day of . 2021.
	Netery Dublic in and for the State of Toyac
	Notary Public in and for the State of Texas  My Commission Expires
	,

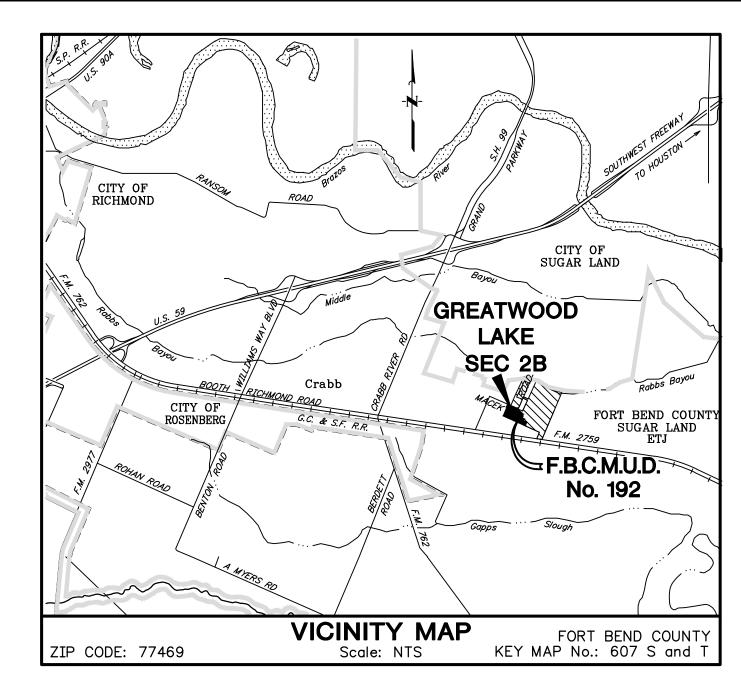
I, Janet M. Baccus, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge. Janet M. Baccus, P.E. Professional Engineer No. 90073

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 B	end County, hereby certify that the foregoing i	nstrument with its
certificate of authentication was f	led for registration	in my office on	, 2021, at
o'clock m. in Plat Number(s)		of the Plat Records of said County.	
Witness my hand and seal of offi	ce, at Richmond, Te	exas, the day and date last above written.	
		Laura Richard	
		Fort Bend County, Texas	
		Deputy	
		Bv:	



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 effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within

Stacy Slawinski, P.E. rt Bend County Engineer	Date	
PROVED by the Commissioners' Court of Fort Bend County, Tex	cas, this day of	, 2
ncent M. Morales, Jr. ommissioner, Precinct 1	Grady Prestage Commissioner, Precinct 2	
minissioner, Frecinct 1	Commissioner, Fredirect 2	
George unty Judge		
A. "Andy" Meyers	Ken R. DeMerchant	

### GREATWOOD LAKE SEC 2B

A SUBDIVISION OF 13.765 ACRES OF LAND OUT OF THE ABNER KUYKENDALL LEAGUE, A-48 CITY OF SUGAR LAND, ETJ FORT BEND COUNTY, TEXAS

52 LOTS

OWNER/DEVELOPER: **POINTE GREATWOOD, LLC** NEAL HECKEL — PRESIDENT

6860 DALLAS PARKWAY

STE 200 PLANO, TX 75024 972-905-2146

3 RESERVES 3 BLOCKS

**JUNE 2021** 

PREPARED BY: SURVEYOR:



This is to certify that the Planning and Zoning Commission of the City of Sugar Land, Texas has approved this plat and

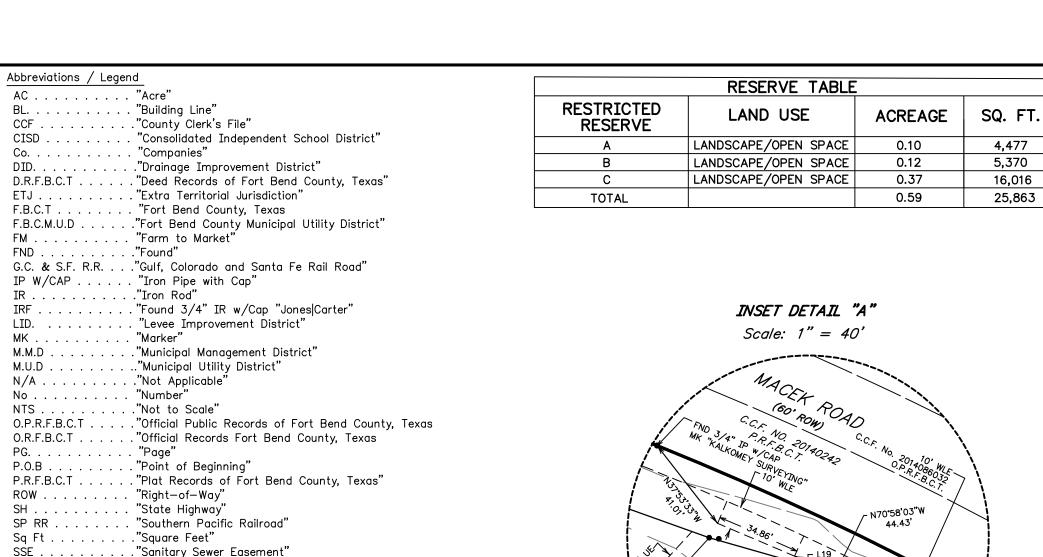
Thomas Harris III, City Secretary

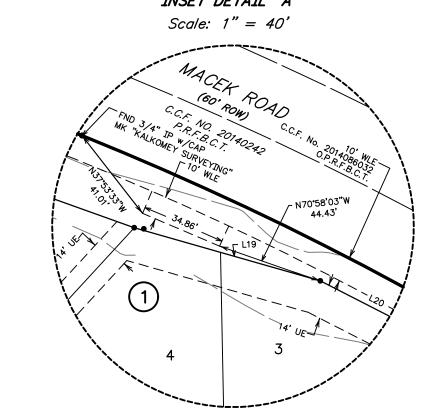
subdivision of Greatwood Lake Sec 2B in conformance with laws of the State of Texas and the ordinances of the City of Sugar

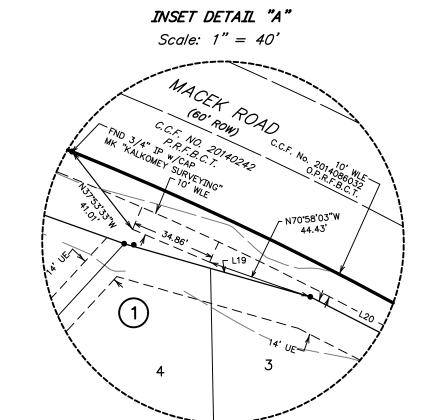
Land as shown hereon and authorizes recording of this plat this \_\_\_\_\_ day of \_\_\_

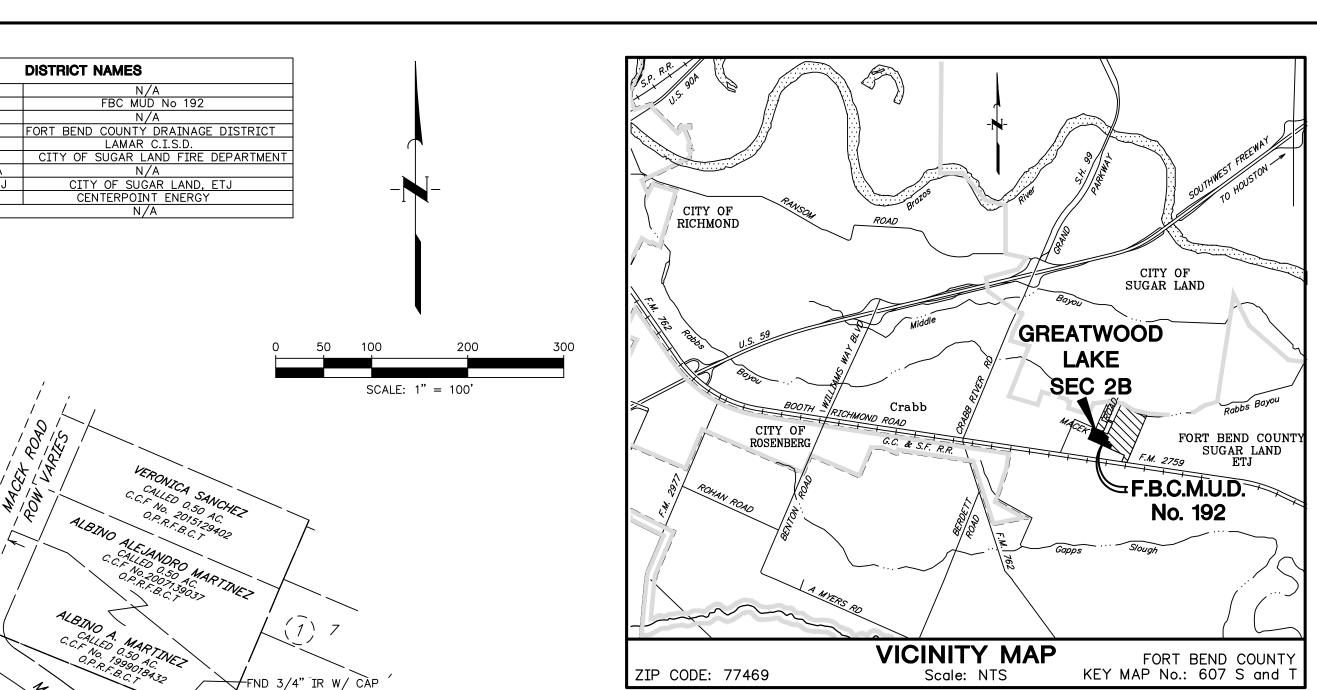
Matthew Caligur, Chair

SHEET 1 OF 2

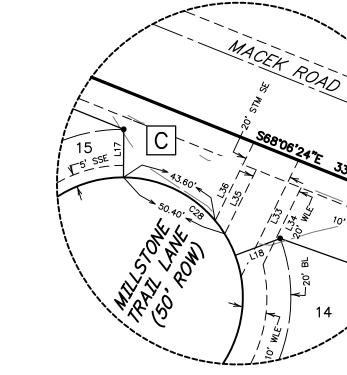








MK "COTTON SURVEYING" GREATWOOD LAKE C.C.F No. 20140242 E: 3024543.56 GREATWOOD LAKE RESERVE "B" RESERVE C.C.F. No. 20160267 P.R.F.B.C.T



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

## 4. This plat was prepared from information furnished by Old Republic National Title Insurance Company, File No. HT077332, effective date \_\_\_\_\_\_\_, 2021. The surveyor has not abstracted the above property. 5. This plat lies wholly within Fort Bend County Municipal Utility District No. 192, Fort Bend County Drainage District, Lamar Consolidated Independent School District, Fort Bend County Subsidence District, ETJ of the City of Sugar Land, and Fort 8. All landscaping and structures, including fences, at intersections shall conform to the City of Sugar Land and AASHTO 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.

10. Wood shingles are hereby prohibited within this subdivision.

7. There are no pipelines within the limits of the subdivision.

Property Records of the county of Fort Bend.

site distance requirements for motorists.

."Storm Sewer Easement" "Utility Easement"

."Water Line Easement"

"Street Name Break"

. "Block Number"

."United States 90 Alternative"

. "Common Ownership Land—Hook"

. "Water Control and Improvement District"

Set 3/4—inch iron rod (with Cap Stamped "Jones|Carter")

1. Elevations used for delineating contour lines are based upon NAVD 1988 datum, 2001 adjustment.

2. All bearings referenced to the Texas State Plane Coordinate System, South Central Zone.

3. This plat was prepared to meet City of Sugar Land and Fort Bend County requirements.

STM SE

WCID .

Bend County.

11. Sidewalks shall be constructed as required by Section 7.8 of the Design Standards of the City of Sugar Land. Prior to the certification of compliance of streets within the subdivision by the City of Sugar Land, sidewalks shall be constructed by the developer along all streets non-residential construction will not front or side. (Does not apply to US59 and Grand Parkway). Homebuilders shall construct sidewalks along streets on which homes front and along streets on which homes

6. Approval of this plat will expire one year from Planning and Zoning Commission approval if not recorded in the Real

9. No owner of the land subject to an easement may place, build or construct any permanent building, structure or

- 13. The top of all floor slabs shall be a minimum of 79.10 feet above mean sea level (NAVD 88 datum). In addition, no top of slab 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.
- 16. The drainage system for this subdivision shall be designed to meet the requirements of the City of Sugar Land and the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events.
- 25. All building line transitions shall be at 45 degree angles to the straight side lot line where the transition occurs.
- 26. Driveway requirements for the locations, widths and offset from an intersection and any existing driveways or proposed driveways, shall conform to Chapter Five, Article VII of the Development Code of the City of Sugar Land.
- 27. 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 Chapter Five, Article IV, Section 5-34 of the Development Code of City of Sugar Land.
- 29. All lots and reserves shall have minimum side and rear building setbacks as specified in Chapter Five, Article III, Section 5-22 Building Lines, of the Development Code of the City of Sugar Land.
- 30. Within Sugar Land's ETJ, all garages shall be set back a minimum of twenty (20) feet from the street right-of-way on corner lots, when said lot is a side loading lot. A side loading lot is a corner
- lot with a side loading garage or carport. 37. All numbers omitted above are City of Sugar Land Master Notes that do not apply to this property and were intentionally
- 38. Benchmark Description: Elevations shown hereon are based on NGS monument HGCSD 72, located 50.5 feet Northwest of the centerline of Smithers Lake Road, 26.6 feet Southwest of the center of gate 6, with a published elevation of 69.6 feet (NAVD88).
- City of Sugar Land Geodetic Control Station, SGR10, located at the intersection of Highway 59 and Grand Parkway (State Highway 99), from the intersection of Highway 59 and New Territory Blvd., travel southwest along the Highway 59 feeder approximately 2.4 miles to the station on the right, located between the feeder road and Star Furniture Store parking lot, approximately 0.56 miles east of the intersection of Grand Parkway and Highway 59 southbound. Published elevation = 72.9684'. To convert elevations shown hereon to City of Sugar Land Geodetic Control, add 0.08'.
- 39. Sidewalks shall be built or caused to be built not less than five 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 Americans with Disabilities Act.
- 40. A minimum distance of 10' shall be maintained between residential dwellings.
- 41. Greatwood Lake Sec 2B lies within lighting zone LZ2 according to the "Order for Regulation of Outdoor Lighting".
- 42. 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.
- 43. All property to drain into the drainage easement only through an approved drainage structure.
- 44. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the facility.
- 45. Coordinates shown hereon are Texas State Plane (Grid) South Central Zone (4202), and can be converted to surface by applying a scale factor of 0.99986996.
- 46. Subject tract is referenced in the Terms & Conditions of the Development Agreement recorded under C.C.F. No
- 47. Subject tract is referenced in the Strategic Partnership Agreement recorded under C.C.F. No 2014133536, O.P.R.F.B.C.T.,
- 48. Subject tract is referenced in Terms, Provisions, Conditions, Restrictions, easements, and lien for assessments, recorded under C.C.F. No 2015015650, O.P.R.F.B.C.T.
- 49. Subject tract is referenced in Restrictions recorded under C.C.F No's 8940912, 99048154, 2011034260, 2015015650, 2016026939, 2016133800, 2019126978, 2020036325, 2020055063, & 2021051127, O.P.R.F.B.C.T.
- 50. This tract is subject to Assignment of Contract recorded under C.C.F. No. 2012146407, O.P.R.F.B.C.T.

1		
Line	Bearing	Distance
L1	N49°20'37"W	161.37'
L2	N40°39'23"E	18.67'
L3	N04°53'02"E	98.48'
L4	N21°51'59"E	76.15'
L5	N67°13'27"W	115.00'
L6	N22°13'27"W	14.14'
L7	N22°46'33"E	115.00'
L8	N67°13'27"W	31.51'
L9	N74°39'04"W	20.16'
L10	S22°40'15"W	174.19'
L11	S67°19'45"E	103.77
L12	N38°47'01"E	170.02'
L13	S22°46'33"W	158.63'
L14	S22°46'33"W	12.67'
L15	N84°44'53"E	21.69'
L16	S43°13'40"E	67.63'
L17	S00°18'44"W	20.00'
L18	S69°28'34"W	20.00'
L19	S74°02'47"E	80.66
L20	N62°57'43"W	54.14'
L21	N56°48'38"W	137.17
L22	S10°08'50"E	20.59'
L23	N22°46'50"E	135.00'
L24	S25°34'41"W	121.11'
L25	N42°35'38"E	149.31
L26	N16°24'57"W	1.29'
L27	N18°40'10"W	26.26
L28	N22°46'33"E	130.00'
L29	S27°35'17"W	44.62'
L30	N51°32'40"W	70.29
L31	N67°46'33"E	0.50'
L32	S81°29'57"W	5.57'
L33	N26°16'23"E	54.01'
L34	S26°16'23"W	35.66'
L35	S26°16'23"W	29.74

L36 N26°16'23"E 36.34'

Line Table

					DESC.	O.P.R.F.B.	D TR		,
						VOL. 510, PC D.R.F.B.C			
			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'			
С3	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 <b>°</b> 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'		İ	
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'	7.70'		\	
C15	25.00'	90°00'00"	39.27	S22°13'27"E	35.36'	25.00'		\	ď
C16	50.00'	273°28'10"	238.64'	N09°21'26"E	68.54'	47.06'		Ý	`
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'	S73°35'04"W	97.39'	214.43'			
C24	25.00'	29 <b>°</b> 00'57"	12.66'	N11*13'03"E	12.53'	6.47'		CURVE	Ī
C25	25.00'	90°00'00"	39.27	N67°46'33"E	35.36'	25.00'		C31	1
C26	25.00'	90°00'00"	39.27	S22°13'27"E	35.36'	25.00'		C32	1
C27	25.00'	49°17'05"	21.50'	S53°10'54"W	20.85	11.47'		C33	1
C28	50.00'	276°21'42"	241.17'	N60°21'24"W	66.68'	44.74'		C34	1
C29	25.00'	47*08'53"	20.57	N05°02'12"E	20.00'	10.91'		C35	1
C30	1500.00'	7*56'08"	207.75'	N26*44'37"E	207.58'	104.04		C36	1

N: 13758528.55

E: 3023757.83

FND 1/2" IP W/ CAP-

LAMAR C.I.S.D

ELEMENTARY No. 18

RESTRICTED RESERVE "B" C.C.F. No. 20060214 P.R.F.B.C.T

N: 13757971.31

E: 3023533.91

MK "KALKOMEY SURVEYING"

FND 1/2" IP W/ CAP-

MK "KALKOMEY SURVEYING"

STH	TANGENT		
	209.83'		
	14.48'		
	177.72'		
	31.49'		
	31.00'		
	23.82'		
	23.84'		, i
	7.64		
	6.46		<i>;</i>
	117.00'	/	
	35.31'		
	3.18'		
	17.65'		
	7.70'	\	/
	25.00'	V	
	47.06	/	\
	7.48'		
	25.00'		1
	25.00'		
	27.24		
	107.89'		
	6.47'		
	214.43'		
	6.47	CURVE	RAD]
	25.00'	C31	25.0
	25.00'	C32	50.0
	11.47'	C33	50.0
	44.74'	C34	25.0

LITTLE CREEK POLLY, LTD., et al

RESIDUE CALLED 681.81 AC

C.C.F. No. 2016036560

INSET DETAIL "B" Scale: 1" = 20'

RESIDUE CALLED 100.37 AC

C.C.F. No. 2012146345 O.P.R.F.B.C.T.

	Curve Table							
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT		
C31	25.00'	29 <b>°</b> 55'35"	13.06'	N37°44'20"E	12.91'	6.68'		
C32	50.00'	90°00'00"	78.54'	N22°13'27"W	70.71	50.00'		
C33	50.00'	149*51'10"	130.77	N22°13'27"W	96.56'	185.65'		
C34	25.00'	29*55'35"	13.06'	N82°11'15"W	12.91'	6.68'		
C35	50.00'	95*52'57"	83.67'	N73°35'03"E	74.25'	55.42'		
C36	1200.00'	2*52'02"	60.05'	N24°12'34"E	60.05'	30.03'		

# GREATWOOD LAKE

SEC 2B

A SUBDIVISION OF 13.765 ACRES OF LAND

**OUT OF THE** ABNER KUYKENDALL LEAGUE, A-48 CITY OF SUGAR LAND, ETJ FORT BEND COUNTY, TEXAS

52 LOTS

OWNER/DEVELOPER: **POINTE GREATWOOD, LLC** NEAL HECKEL — PRESIDENT

6860 DALLAS PARKWAY

STE 200 PLANO, TX 75024

972-905-2146

N: 13757665.43

FND 3/4"IR`w/Cap "COTTON

E: 3024711.80

GREATWOOD LAKE SEC

C.C.F. No 20140242

P.R.F.B.C,T

N: 13757504.72

E: 3024644.68

w/Cap "COTTON

SURVEYING"

3 RESERVES 3 BLOCKS

**JUNE 2021** 

PREPARED BY: SURVEYOR: JONES CARTER 1229 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033

PREPARED BY: **ENGINEER:** JC JONES CARTER

6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.533