

PLAT RECORDING SHEET

PLAT NAME: Greatwood Lakes Sec 3

PLAT NO: _____

ACREAGE: 8.50

LEAGUE: Abner Kuykendall League

ABSTRACT NUMBER: A-48

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 14

NUMBER OF RESERVES: 7

OWNERS: Pointe Greatwood, LLC, Neal Heckel, Darrel Kainer, Matt Klein, Barbara

Brescian, Fort Bend County Municipal Utility District No. 192

(DEPUTY CLERK)

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

We, 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 3, 8.02 acres within the 8.50 acres tract described in above, and Fort Bend County Municipal Utility District No. 192 (Reserve "B" 0.15 Acres), Darrel Kainer (Reserve "C" 0.11 Acres), Matt Klein (Reserve "D" 0.11 Acres), and Barbara Brescian (Reserve "G" 0.11 Acres) each herein called "Owners" within the 8.50 acre tract described above, 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, Owners have dedicated and by these presents do 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, Owners have dedicated and by these presents do 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, 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 some under the terms and conditions of such restrictions filed separately.

FURTHER, We 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, 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 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 _____

Reserve "B"
Witness our hand in Fort Bend County, Texas
This _____ Day of _____, 2021.

By: _____
Darrel Kainer

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Darrel Kainer 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires _____

Reserve "C" (Director Lot 1)
Witness our hand in Fort Bend County, Texas
This _____ Day of _____, 2021.

By: _____
Darrel Kainer

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Darrel Kainer 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires _____

Reserve "D" (Director Lot 2)
Witness our hand in Fort Bend County, Texas
This _____ Day of _____, 2021.

By: _____
Matt Klein

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Matt Klein 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.

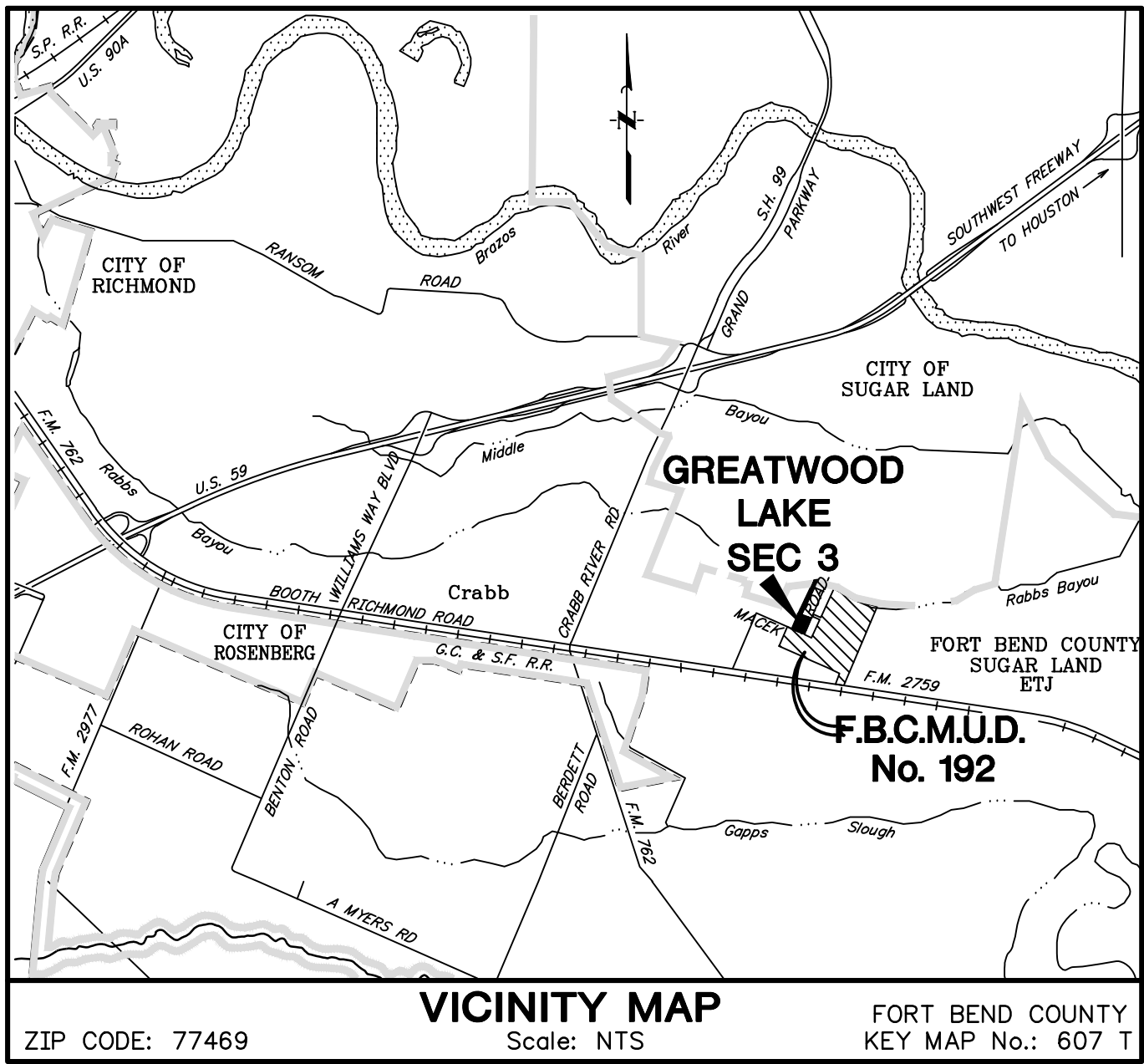
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires _____

This is to certify that the Planning and Zoning Commission of the City of Sugar Land, Texas has approved this plat and subdivision of Greatwood Lake Sec 3 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 _____, 2021.

Matthew Caligur, Chair

Thomas Harris III, City Secretary



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 the watershed.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer
Date _____

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
Ken R. DeMerchant
Commissioner, Precinct 4

W.A. "Andy" Meyers
Commissioner, Precinct 3
Ken R. DeMerchant
Commissioner, Precinct 4

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 Plat Number(s) _____ 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
Fort Bend County, Texas
Deputy

By: _____

GREATWOOD LAKE SEC 3

A SUBDIVISION OF 8.50 ACRES OF LAND
OUT OF THE ABNER KUYKENDALL LEAGUE, A-48
CITY OF SUGAR LAND, ETJ
FORT BEND COUNTY, TEXAS
14 LOTS 7 RESERVES 1 BLOCK

JUNE 2021

PREPARED BY:
SURVEYOR:



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

OWNER DIRECTOR LOT #4
POINTE GREATWOOD, LLC
NEAL HECKEL - PRESIDENT
6860 DALLAS PARKWAY
STE 200
PLANO, TX 75024
972-905-2146

OWNER DIRECTOR LOT #5:
BARBARA BRESCIAN
c/o ALLEN BOONE HUMPHRIES
ROBINSON LLP
3200 SOUTHWEST FWY., STE 2600
HOUSTON, TX 77027

OWNER RESTRICTED RESERVE "B":
POINTE GREATWOOD, LLC
NEAL HECKEL - PRESIDENT
6860 DALLAS PARKWAY
STE 200
PLANO, TX 75024
972-905-2146

OWNER DIRECTOR LOT #1:
DARREL KAINER
c/o ALLEN BOONE HUMPHRIES
ROBINSON LLP
3200 SOUTHWEST FWY., STE 2600
HOUSTON, TX 77027

OWNER DIRECTOR LOT #2:
MATT KLEIN
c/o ALLEN BOONE HUMPHRIES
ROBINSON LLP
3200 SOUTHWEST FWY., STE 2600
HOUSTON, TX 77027

OWNER DIRECTOR LOT #3:
POINTE GREATWOOD, LLC
NEAL HECKEL - PRESIDENT
6860 DALLAS PARKWAY
STE 200
PLANO, TX 75024
972-905-2146

Reserve "E" (Director Lot 3)

Witness our hand in _____ Texas
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.

Reserve "F" (Director Lot 4)

Witness our hand in _____ Texas
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 _____

Reserve "G" (Director Lot 5)

Witness our hand in Fort Bend County, Texas
This _____ Day of _____, 2021.

By: _____
Barbara Brescian

THE STATE OF TEXAS §

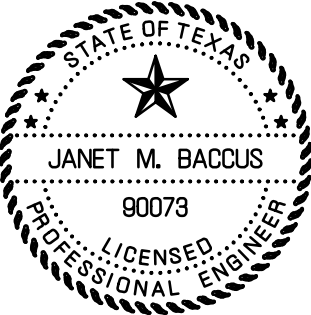
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Barbara Brescian 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.

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



- Master Notes:
- Elevations used for delineating contour lines are based upon NAVD 1988 datum, 2001 adjustment.
 - All bearings referenced to the Texas State Plane Coordinate System, South Central Zone.
 - This plat was prepared to meet City of Sugar Land and Fort Bend County requirements.
 - This plat was prepared from information furnished by Old Republic National Title Insurance Company File No. HT077331, effective date _____, 2021. The surveyor has not abstracted the above property.
 - 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 Bend County.
 - Approval of this plat will expire one year from Planning and Zoning Commission approval if not recorded in the Real Property Records of the county of Fort Bend.
 - There are no pipelines within the limits of the subdivision.
 - All landscaping and structures, including fences, at intersections shall conform to the City of Sugar Land and AASHTO site distance requirements for motorists.
 - No owner of the land subject to an easement may place, build or construct any permanent building, structure or 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.
 - Wood shingles are hereby prohibited within this subdivision.
 - 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 side.
 - Greatwood Lake Sec 3 lies within unshaded Zone "X", Shaded Zone "X", and Zone "AE" as per Flood Insurance Rate Map, map number 48157C0270L, dated April 2, 2014.
 - The top of all floor slabs shall be a minimum of 79.27 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.
 - 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.
 - All building line transitions shall be at 45 degree angles to the straight side lot line where the transition occurs.
 - 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.
 - 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.
 - 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.
 - 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.
 - All numbers omitted above are City of Sugar Land Master Notes that do not apply to this property and were intentionally omitted.
 - Benchmark Description: Elevations shown hereon are based on NGS monument HGCD 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'.
 - 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.
 - A minimum distance of 10' shall be maintained between residential dwellings.
 - Greatwood Lake Sec 3 lies within lighting zone LZ2 according to the "Order for Regulation of Outdoor Lighting".
 - 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.
 - All property to drain into the drainage easement only through an approved drainage structure.
 - All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the facility.
 - 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.
 - Subject tract is referenced in the Terms, Conditions, and Provisions of the Development Agreement recorded under C.C.F. No 2011034260, O.P.R.F.B.C.T.
 - Subject tract is referenced in the Strategic Partnership Agreement recorded under C.C.F. No 2014133536, O.P.R.F.B.C.T.
 - Subject tract is referenced in Terms, Provisions, Conditions, Easements, Assessments, and Lien for Assessments, recorded under C.C.F. No 2015015650, O.P.R.F.B.C.T.
 - Tract is subjected to Restrictions recorded under C.C.F. No's 8940912, 1999048154, 2011034260, 2015015650, 2016026939, 2016133800, 2019126978, 2020036325, 2020055063, & 2021051127 O.P.R.F.B.C.T.

OWNER DIRECTOR LOT #1:
DARREL KAINER
c/o ALLEN BOONE HUMPHRIES
ROBINSON LLP
3200 SOUTHWEST FWY., STE 2600
HOUSTON, TX 77027

OWNER DIRECTOR LOT #2:
MATT KLEIN
c/o ALLEN BOONE HUMPHRIES
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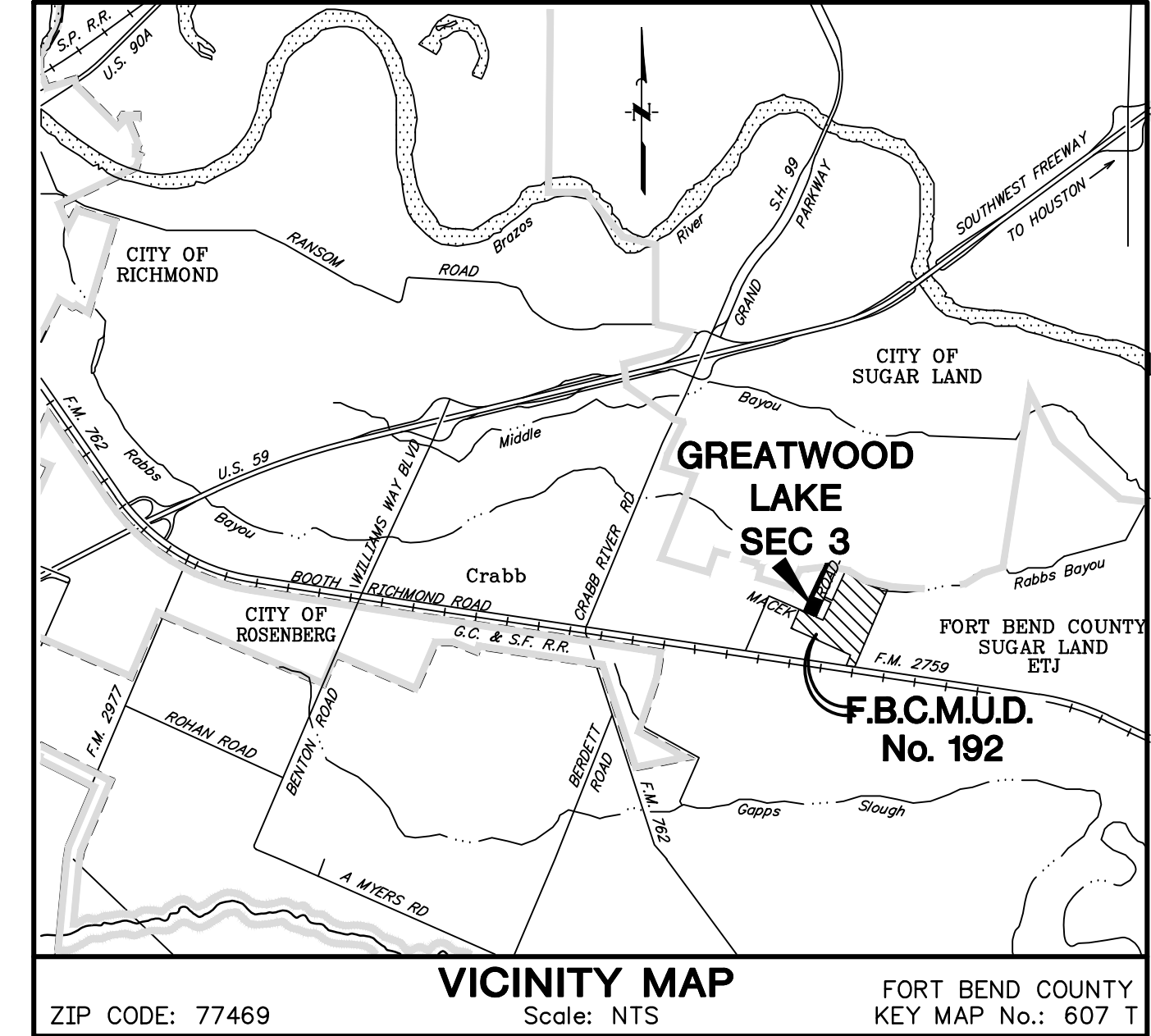
OWNER DIRECTOR LOT #3:
POINTE GREATWOOD, LLC
NEAL HECKEL – PRESIDENT
6860 DALLAS PARKWAY
STE 200
PLANO, TX 75024
972-905-2146

OWNER DIRECTOR LOT #4
POINTE GREATWOOD, LLC
NEAL HECKEL – PRESIDENT
6860 DALLAS PARKWAY
STE 200
PLANO, TX 75024
972-905-2146

OWNER DIRECTOR LOT #5:
BARBARA BRESCIAN
c/o ALLEN BOONE HUMPHRIES
ROBINSON LLP
3200 SOUTHWEST FWY., STE 2600
HOUSTON, TX 77027

OWNER RESTRICTED RESERVE "B":
POINTE GREATWOOD, LLC
NEAL HECKEL – PRESIDENT
6860 DALLAS PARKWAY
STE 200
PLANO, TX 75024
972-905-2146

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



GREATWOOD LAKE

SEC 3

A SUBDIVISION OF 8.50 ACRES OF LAND OUT OF THE ABNER KUYKENDALL LEAGUE, A-48 CITY OF SUGAR LAND, ETJ FORT BEND COUNTY, TEXAS

14 LOTS 7 RESERVES 1 BLOCK

JUNE 2021

PREPARED BY:
SURVEYOR:



PREPARED BY:
SURVEYOR:



Texas Board of Professional Land Surveying Registration No. 10046104
1129 Corporate Drive • Rosenberg, Texas 77471 • 281.342.1033

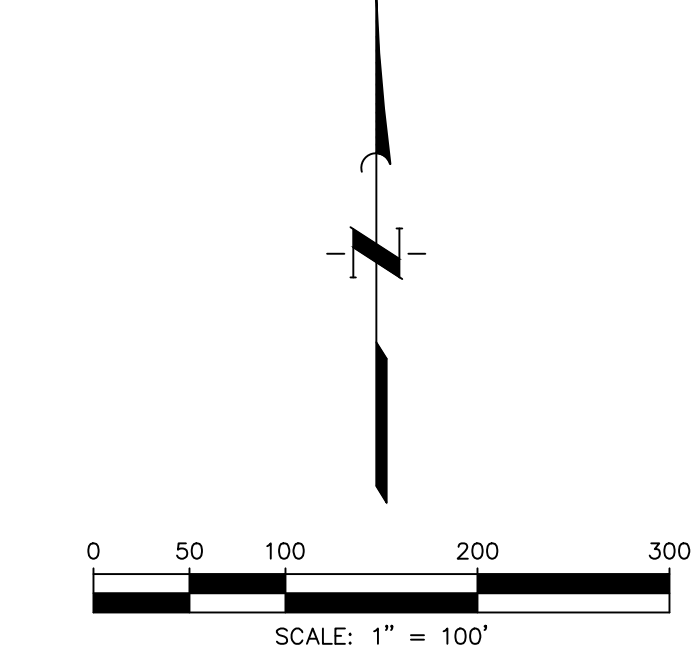
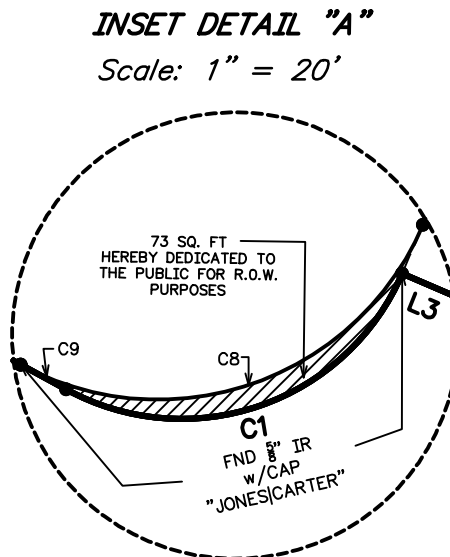
Texas Board of Professional Engineers Registration No. F-439
6300 West Loop South, Suite 150 • Houston, TX 77041 • 713.777.5387

RESERVE TABLE			
RESTRICTED RESERVE	LAND USE	ACREAGE	SQ. FT.
A	LANDSCAPE/OPEN SPACE & DRAINAGE	3.84	167,136
B	LIFT STATION	0.15	6,689
C	LANDSCAPE/OPEN SPACE	0.11	5,000
D	LANDSCAPE/OPEN SPACE	0.11	5,000
E	LANDSCAPE/OPEN SPACE	0.11	5,000
F	LANDSCAPE/OPEN SPACE	0.11	5,000
G	LANDSCAPE/OPEN SPACE	0.11	5,000
TOTAL		4.54	198,825

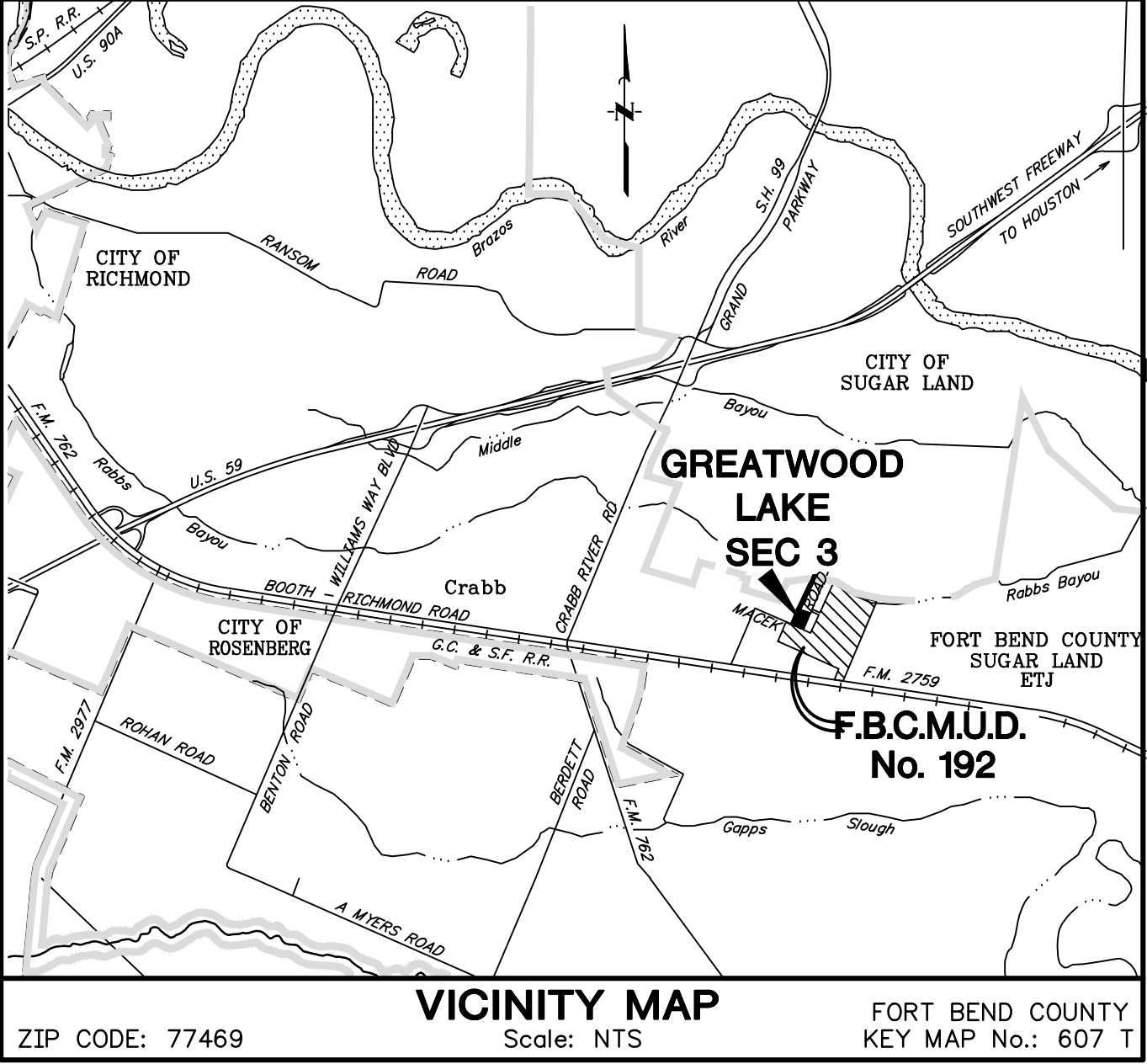
Restricted Reserve "C-G" (Director Lots) Ownership List
Restricted Reserve "C": Director Lot No. 1 Called 0.11 Ac. C.C.F. No. 2018053935 O.P.R.F.B.C.T.
Restricted Reserve "D": Director Lot No. 2 Called 0.11 Ac. C.C.F. No. 2018053940 O.P.R.F.B.C.T.
Restricted Reserve "E": Director Lot No. 3 Called 0.11 Ac. C.C.F. No. 2021098161 O.P.R.F.B.C.T.
Restricted Reserve "F": Director Lot No. 4 Called 0.11 Ac. C.C.F. No. 2021098164 O.P.R.F.B.C.T.
Restricted Reserve "G": Director Lot No. 5 Called 0.11 Ac. C.C.F. No. 2018114421 O.P.R.F.B.C.T.
Restricted Reserve "B": Called 0.15 Ac. C.C.F. No. 2020183809 O.P.R.F.B.C.T.

Line Table			Line Table		
Line	Bearing	Distance	Line	Bearing	Distance
L1	S88°03'26"E	136.18'	L13	N23°03'19"E	165.87'
L2	S23°11'02"W	60.00'	L14	N69°51'07"W	100.66'
L3	N66°40'50"W	30.00'	L15	N20°08'53"E	65.80'
L4	N68°06'24"W	187.77'	L16	N66°56'41"W	100.00'
L5	N66°56'41"W	10.00'	L17	N66°56'41"W	100.00'
L6	S68°07'02"W	19.96'	L18	N66°56'41"W	100.00'
L7	N23°03'19"E	417.09'	L19	N66°56'41"W	100.00'
L8	N65°33'36"E	77.00'	L20	N66°56'41"W	100.00'
L9	S69°19'43"E	180.62'	L21	S66°56'41"E	100.00'
L10	S26°31'40"E	140.38'	L22	S23°07'41"W	60.18'
L11	N23°10'45"E	102.96'			
L12	N30°34'02"E	108.17'			

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	95°32'57"	41.69'	S70°57'31"W	37.03'	27.55'
C2	1330.00'	6°50'24"	158.77'	N64°41'12"W	158.68'	79.48'
C3	30.00'	89°21'21"	46.79'	S21°37'21"E	42.19'	29.66'
C4	30.00'	88°50'17"	46.52'	N67°28'27"E	41.99'	29.40'
C5	25.00'	57°46'02"	25.21'	S51°56'20"W	24.15'	13.79'
C6	25.00'	36°51'56"	16.09'	S04°36'56"W	15.81'	8.33'
C7	50.00'	274°38'23"	239.67'	N56°29'51"W	67.79'	46.11'
C8	30.00'	95°19'02"	49.91'	N70°50'33"E	44.35'	32.92'
C9	1330.00'	00°13'55"	5.38'	S61°22'58"E	5.38'	2.69'



- Abbreviations / Legend
- AC "Acre"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - CISD "Consolidated Independent School District"
 - Co "Companies"
 - DID "Drainage Improvement District"
 - D.R.F.B.C.T. "Deed Records of Fort Bend County, Texas"
 - ETJ "Extra Territorial Jurisdiction"
 - FBC "Fort Bend County"
 - F.B.C.D.D. "Fort Bend County Drainage District"
 - F.B.C.T. "Fort Bend County, Texas"
 - F.B.C.LID. "Fort Bend County Levee Improvement District"
 - F.B.C.M.U.D. "Fort Bend County Municipal Utility District"
 - FM "Farm to Market"
 - FND "Found"
 - G.C. & S.F. R.R. "Gulf, Colorado and Santa Fe Rail Road"
 - IP "Iron Pipe"
 - IR "Iron Road"
 - 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"
 - PNT "Point"
 - P.O.B. "Point of Beginning"
 - P.R.F.B.C.T. "Plat Records of Fort Bend County, Texas"
 - PG "Page"
 - 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"
 - US 90A "United States 90 Alternative"
 - VOL "Volume"
 - WCID "Water Control and Improvement District"
 - WLE "Water Line Easement"
 - ZONE "AE" "Special Flood Hazard areas with base flood elevation or depth defined."
 - ZONE "X" SHADED "Areas of 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than square mile."
 - ZONE "X" "The areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood."
 - ① "Block Number"
 - ⓐ "Set 3/4-inch iron rod (with Cap Stamped 'JonesCarter')"
 - ⓑ "Reserve"
 - Ⓒ "Street Name Break"
 - > "Common Ownership Land-Hook"



DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No. 192
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.I.S.D.
FIRE	CITY OF SUGAR LAND FIRE DEPARTMENT
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF SUGAR LAND, ETJ
UTILITIES CO.	CENTERPOINT ENERGY
FBC ASSISTANCE	N/A

GREATWOOD LAKE

SEC 3

A SUBDIVISION OF 8.50 ACRES OF LAND
OUT OF THE ABNER KUYKENDALL LEAGUE, A-48
CITY OF SUGAR LAND, ETJ
FORT BEND COUNTY, TEXAS
14 LOTS 7 RESERVES 1 BLOCK
JUNE 2021

OWNER DIRECTOR LOT #1:
DARREL KAINER
c/o ALLEN BOONE HUMPHRIES
ROBINSON LLP.
3200 SOUTHWEST FWY., STE 2600
HOUSTON, TX 77027

OWNER DIRECTOR LOT #2:
MATT KLEIN
c/o ALLEN BOONE HUMPHRIES
ROBINSON LLP.
3200 SOUTHWEST FWY., STE 2600
HOUSTON, TX 77027

OWNER DIRECTOR LOT #3:
POINTE GREATWOOD, LLC
NEAL HECKEL - PRESIDENT
6860 DALLAS PARKWAY
STE 200
PLANO, TX 75024
972-905-2146

OWNER DIRECTOR LOT #4
POINTE GREATWOOD, LLC
NEAL HECKEL - PRESIDENT
6860 DALLAS PARKWAY
STE 200
PLANO, TX 75024
972-905-2146

OWNER DIRECTOR LOT #5:
BARBARA BRESCIAN
c/o ALLEN BOONE HUMPHRIES
ROBINSON LLP.
3200 SOUTHWEST FWY., STE 2600
HOUSTON, TX 77027

OWNER RESTRICTED RESERVE "B":
POINT GREATWOOD, LLC
NEAL HECKEL - PRESIDENT
6860 DALLAS PARKWAY
STE 200
PLANO, TX 75024
972-905-2146

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

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