

PLAT RECORDING SHEET

PLAT NAME: Terrace at Cinco

PLAT NO: _____

ACREAGE: 19.46

LEAGUE: J.R. Foster Survey and The Brooks and Burleson Survey

ABSTRACT NUMBER: 574 and 144

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 81

NUMBER OF RESERVES: 9

OWNERS: Tri Pointe Homes Texas, Inc.

(DEPUTY CLERK)

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- RESERVE TABLE**
- | RESERVE | ACREAGE/ SQUARE FOOTAGE | RESTRICTION |
|---------|-------------------------|------------------------|
| (A) | 0.0483 AC. / 2,106 S.F. | LANDSCAPE / OPEN SPACE |
| (B) | 0.0421 AC. / 1,836 S.F. | LANDSCAPE / OPEN SPACE |

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N10°59'06"W	49.50'
L2	N33°18'18"E	4.11'
L3	S56°14'33"E	3.61'
L4	S10°58'37"E	47.41'
L5	S7°00'00"E	27.56'
L6	N7°00'00"W	27.56'
L7	N11°00'13"W	51.60'
L8	S7°00'00"E	18.57'
L9	S6°58'56"E	10.00'

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	FORT BEND COUNTY ASSISTANCE DISTRICT NO 10
W. C. I. D.	N/A
M. U. D.	CINCO SW M. U. D. No. 2
L. I. D.	N/A
D. I. D.	N/A
SCHOOL	KATY I. S. D.
FIRE	FIRE DISTRICT NO. 2
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON E. T. J.
UTILITIES CO.	CENTERPOINT ENERGY

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	300.00'	3°59'06"	20.87'	N 8°59'33" W	20.86'
C2	50.00'	90°00'00"	78.54'	S 38°00'00" W	70.71'
C3	50.00'	80°36'36"	70.35'	N 56°41'42" W	64.69'
C4	500.00'	6°24'34"	55.93'	N 13°11'07" W	55.90'
C5	50.00'	92°58'50"	81.14'	N 36°30'35" E	72.53'
C6	50.00'	90°00'00"	78.54'	S 52°00'00" W	70.71'
C7	330.00'	3°59'06"	22.95'	S 8°59'33" E	22.95'
C8	25.00'	90°00'00"	39.27'	S 52°00'00" E	35.36'
C9	25.00'	29°55'35"	13.06'	N 68°02'12" E	12.91'
C10	50.00'	140°27'46"	122.58'	S 56°41'42" E	94.11'
C11	25.00'	29°55'35"	13.06'	S 12°5'36" E	12.91'
C12	525.00'	5°45'31"	52.77'	S 13°30'38" E	52.75'
C13	25.00'	34°37'21"	15.11'	S 27°56'33" E	14.88'
C14	50.00'	158°10'48"	138.04'	S 33°50'11" W	98.19'
C15	25.00'	29°55'35"	13.06'	N 82°02'12" W	12.91'
C16	25.00'	30°27'58"	13.29'	S 67°46'01" W	13.14'
C17	50.00'	150°55'56"	131.71'	N 52°00'00" W	96.80'
C18	25.00'	30°27'58"	13.29'	N 81°53'59" E	13.14'
C19	25.00'	30°27'58"	13.29'	N 22°13'59" W	13.14'
C20	50.00'	150°55'56"	131.71'	N 38°00'00" E	96.80'

A SUBDIVISION OF 19.46 ACRES OF LAND
LOCATED IN THE
J.R. FOSTER SURVEY, ABSTRACT NO. 574, AND
THE BROOKS AND BURLESON SURVEY,
ABSTRACT NO. 144,
FORT BEND COUNTY, TEXAS

OWNER:	LAND PLANNER:
TRI POINTE HOMES TEXAS, INC.	BGE, INC.
a Texas corporation	10777 WESTHEIMER, STE. 400
16340 PARK TEN PLACE, STE. 250	HOUSTON, TEXAS 77042
HOUSTON, TEXAS 77084	(281)558-8700
(281) 845-6431	

BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

STATE OF TEXAS
COUNTY OF FORT BEND

We, TRI POINTE HOMES TEXAS, INC., a Texas corporation, acting by and through Collins Pier, its Vice President, owner of the 19.46 acre tract described in the above and foregoing map of TERRACE AT CINCO, do hereby make and establish said subdivision and development plan 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 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 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 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 the 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 files 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, we do hereby dedicate to the public a strip of land twenty (20) 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 easement 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 certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of TERRACE AT CINCO where building setback lines or public utility easements are to be established outside the boundaries of the above and 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.

IN TESTIMONY WHEREOF, TRI POINTE HOMES TEXAS, INC., a Texas corporation, has caused these presents to be signed by Collins Pier, its Vice President, thereunto authorized, this _____ day of _____, 2021.

TRI POINTE HOMES TEXAS, INC., a Texas corporation

By: _____
Collins Pier
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Collins Pier, Vice President of TRI POINTE HOMES 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.

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

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

I, Austin Woo, am registered under the laws of the State of Texas to practice the profession of 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; that all boundary corners, angle points, 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 three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.



Austin Woo, R.P.L.S.
Texas Registration No. 6852

I, Drew Tiffany, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of the City of Fulshear, to the best of my knowledge.

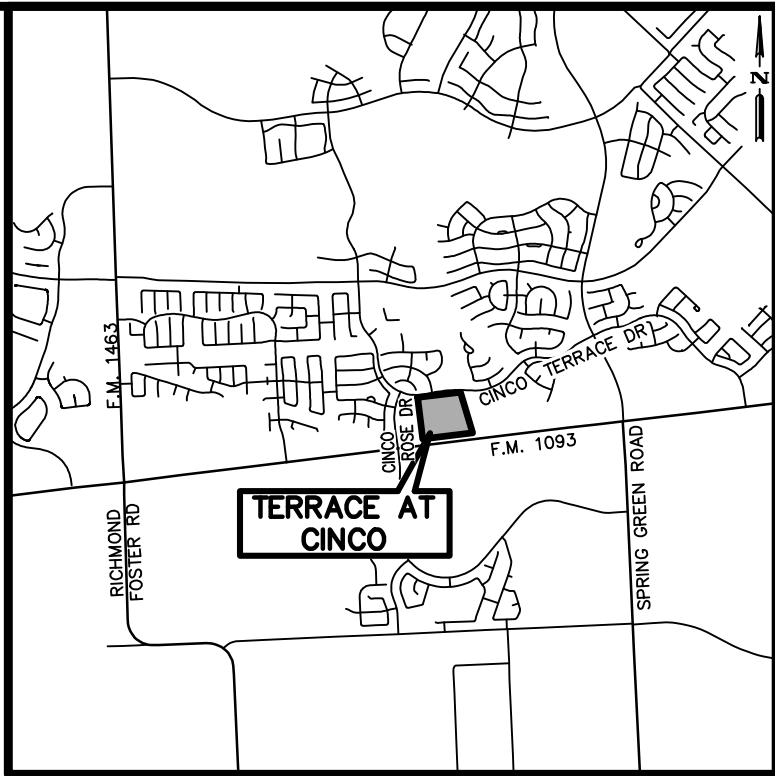
Drew Tiffany, P.E.
Texas Registration No. 100192
BGE, Inc.
TBPE Registration No. F-1046

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of TERRACE AT CINCO 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 OR M. Sonny Garza
Chair Vice Chair

By: Margaret Wallace Brown, AICP, CNU-A
Secretary



VICINITY MAP
NOT TO SCALE
KEY MAP PAGE NO. 524F&K

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 of 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.
Precinct 1, County Commissioner

Grady Prestage
Precinct 2, County Commissioner

W.A. "Andy" Meyers
Precinct 3, County Commissioner

Ken R. DeMerchant
Precinct 4, County Commissioner

KP George
County Judge

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 my office on _____, 2021, at _____ o'clock ____ 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

TERRACE AT CINCO

A SUBDIVISION OF 19.46 ACRES OF LAND
LOCATED IN THE
J.R. FOSTER SURVEY, ABSTRACT NO. 574, AND
THE BROOKS AND BURLESON SURVEY,
ABSTRACT NO. 144,
FORT BEND COUNTY, TEXAS

LOTS: 81 RESERVES: 9 BLOCKS: 2
SCALE: 1"=60' DATE: OCTOBER, 2021

OWNER:
TRI POINTE HOMES TEXAS, INC.
a Texas corporation
16340 PARK TEN PLACE, STE. 250
HOUSTON, TEXAS 77084
(281) 845-6431

LAND PLANNER:
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Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00