

PLAT RECORDING SHEET

PLAT NAME: Hagerson Road Tract Section 4

PLAT NO: _____

ACREAGE: 15.71

LEAGUE: William Little Survey

ABSTRACT NUMBER: A-54

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 52

NUMBER OF RESERVES: 3

OWNERS: Taylor Morrison of Texas, Inc.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT-LAND, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS INC., A TEXAS CORPORATION, HEREINAFTER REFERRED TO AS THE OWNER OF THE 15.71 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF HAGERSON ROAD TRACT SECTION 4, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, 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 TO THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY: WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE 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 5 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 THE AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS SO DEDICATE TO THE USE OF THE PUBLIC FOR THE 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 ALL 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 CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF HAGERSON ROAD TRACT SECTION 4 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE 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.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS OF REGULATION FOR THE 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, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, ITS AUTHORIZED AGENT.

THIS _____ DAY OF _____, 2021.

TAYLOR MORRISON OF TEXAS, INC.
A TEXAS CORPORATION

BY: _____
ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT-LAND, OF TAYLOR MORRISON OF 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, AND AS THE ACT AND DEED OF SAID OF 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, MARK D. ARMSTRONG, 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. THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME, THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

MARK D. ARMSTRONG, R.P.L.S.
TEXAS REGISTRATION NO. 5363

I, GUY L. HUMPHREY, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF MISSOURI CITY EXCEPT FOR APPROVED VARIANCES.

GUY L. HUMPHREY
TEXAS LICENSE NO. 106072

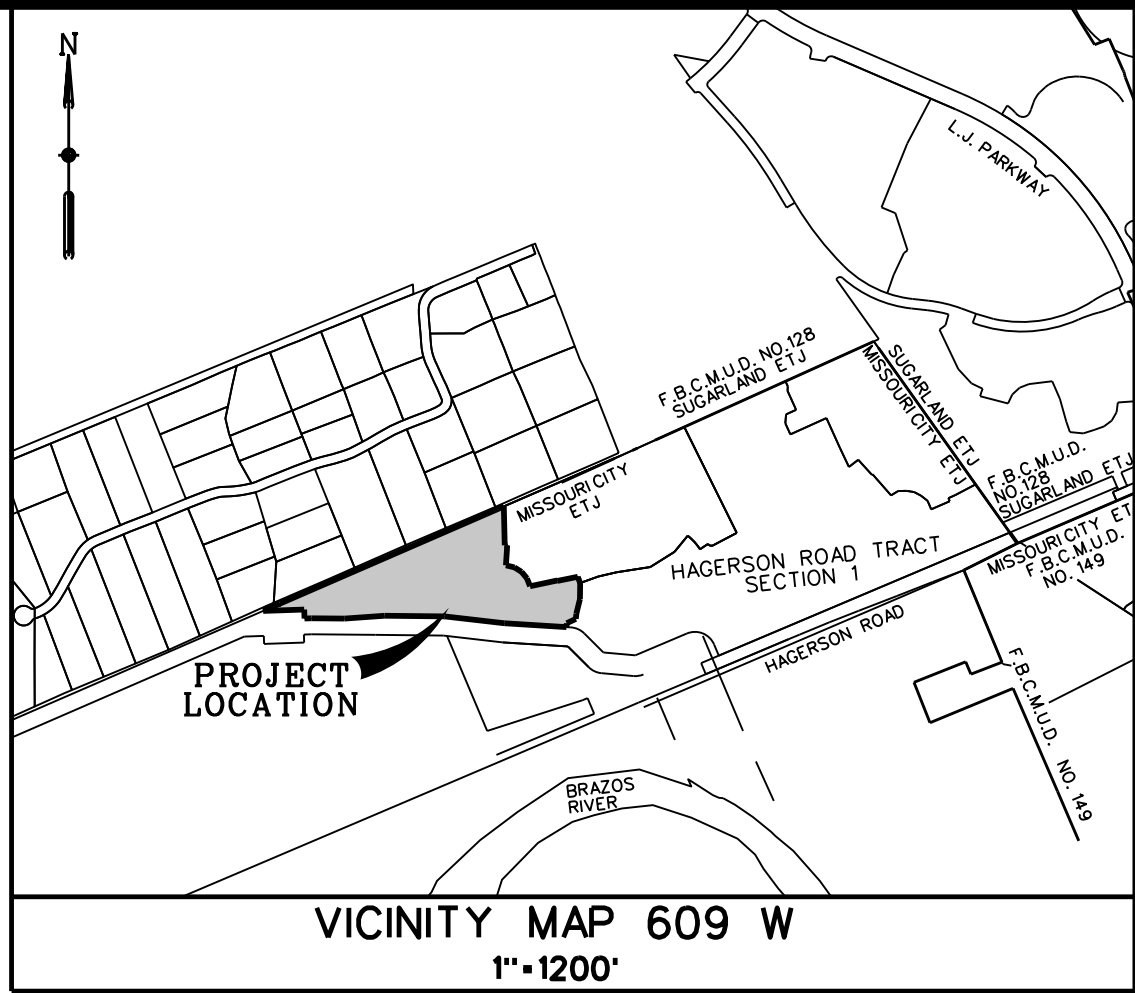
CITY PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF HAGERSON ROAD TRACT SECTION 4, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT.

THIS ____ DAY OF _____, 2022.

BY: _____
SONYA BROWN-MARSHALL, CHAIRMAN

BY: _____
TIMOTHY R. HANEY, VICE-CHAIRMAN



I, J. STACY SLAWINSKI, THE 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 COMMISSIONER'S 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 COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS
THIS _____ DAY OF _____, 2022.

VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

KP GEORGE
COUNTY JUDGE

W.A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

KEN R. DeMERCHANT
COMMISSIONER, PRECINCT 4

STATE OF TEXAS
COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION

WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2022.

AT _____, O'CLOCK ____ M. IN PLAT NUMBER _____ 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
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

HAGERSON ROAD TRACT SECTION 4

BEING A SUBDIVISION OF 15.71 ACRES
LOCATED IN THE
WILLIAM LITTLE SURVEY, A-54,
MISSOURI CITY, E.T.J.
FORT BEND COUNTY, TEXAS

52 LOTS 2 BLOCKS 3 RESERVES

DATE: JANUARY, 2022

OWNER:
TAYLOR MORRISON OF TEXAS INC.

ROBERT L. SKINNER, AUTHORIZED AGENT
2929 BRIARPARK DRIVE SUITE #400
HOUSTON, TEXAS 77042
PHONE: 281-598-3035

META
PLANNING + DESIGN
- Land Planning Consultants -
598 P.O. BOX
Katy, Texas 77492
Tel: 281-810-1422

Costello

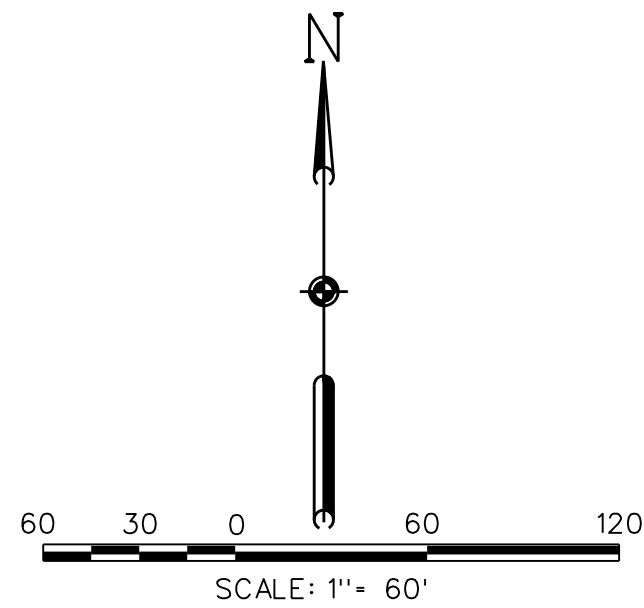
ENGINEER/SURVEYOR:

2107 CITYWEST BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3680
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486



MARK D. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER - 5363

GUY L. HUMPHREY
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NUMBER - 106072



LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED

- FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED

① INDICATES BLOCK NUMBER

A INDICATES RESERVE

• INDICATES STREET NAME BREAK

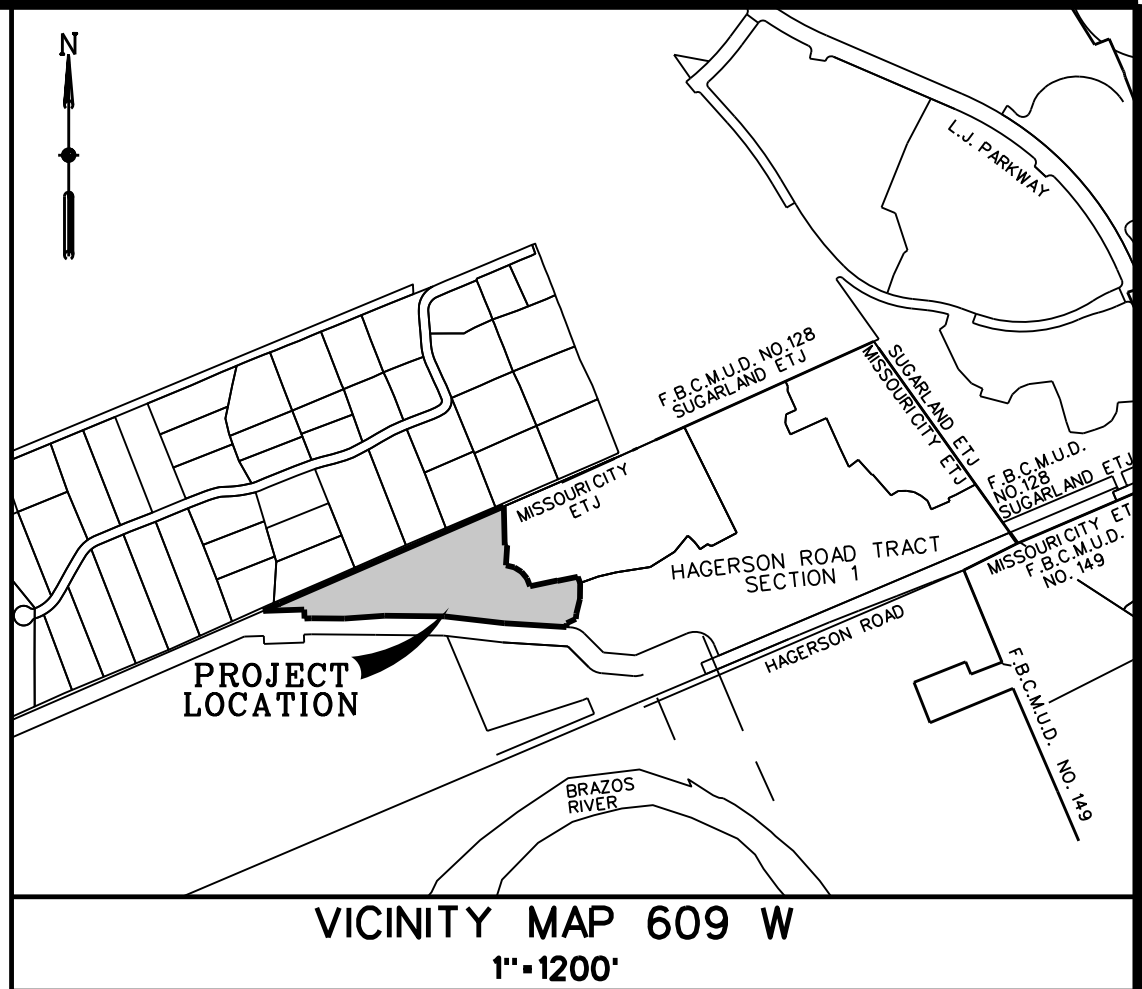
CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	15.59	290.00	3° 4' 48"	S87° 48' 24"E	15.59
C2	2.84	340.00	0° 28' 44"	S11° 42' 56"E	2.84
C3	76.17	315.00	13° 51' 19"	S05° 01' 37"E	75.99
C4	79.98	50.00	91° 39' 18"	S47° 43' 42"W	71.72
C5	97.37	1200.00	4° 38' 56"	N88° 17' 06"E	97.34
C6	272.34	2500.00	6° 14' 29"	S86° 16' 11"E	272.20
C7	172.53	3000.00	3° 17' 42"	S84° 47' 47"E	172.50
C8	159.74	400.00	22° 52' 54"	N04° 19' 54"W	158.68
C9	71.82	50.00	82° 18' 6"	N25° 22' 43"E	65.80
C10	131.76	315.00	23° 58' 0"	N78° 30' 46"E	130.81
C11	35.91	25.00	82° 18' 6"	N25° 22' 43"E	32.90
C12	39.99	25.00	91° 39' 18"	S47° 43' 42"W	35.86
C13	131.79	50.00	151° 1' 22"	N47° 43' 19"E	96.82
C14	138.91	50.00	159° 10' 33"	N84° 31' 56"W	98.35
C15	35.33	25.00	80° 58' 17"	S56° 21' 55"W	32.46
C16	35.56	25.00	81° 29' 59"	S45° 41' 39"E	32.64
C17	12.87	25.00	29° 29' 16"	S13° 02' 43"E	12.72
C18	12.95	25.00	29° 40' 39"	N71° 36' 19"W	12.80
C19	130.62	50.00	149° 40' 51"	S25° 27' 06"W	96.52
C20	14.73	25.00	33° 45' 46"	N83° 24' 38"E	14.52
C21	15.28	25.00	35° 1' 40"	S31° 52' 30"E	15.05
C22	41.03	25.00	94° 2' 42"	N46° 23' 13"E	36.58
C23	37.02	25.00	84° 51' 8"	S41° 54' 37"E	33.73
C24	146.64	50.00	168° 2' 25"	S79° 58' 51"W	99.46
C25	98.20	50.00	112° 31' 49"	S60° 18' 16"E	83.16
C26	34.05	25.00	78° 2' 25"	S55° 01' 09"E	31.48
C27	9.83	25.00	22° 31' 49"	N74° 41' 44"E	9.77

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S76° 26' 22"E	54.63
L2	S58° 01' 03"E	52.82
L3	S39° 35' 43"E	52.82
L4	S21° 10' 24"E	52.82
L5	S21° 16' 30"E	41.66
L6	S00° 46' 11"W	100.30
L7	S13° 50' 04"W	94.67
L8	S05° 35' 18"W	32.59
L9	S64° 47' 35"W	62.87
L10	S03° 33' 21"W	24.39
L11	S88° 03' 57"W	43.84
L12	N01° 56' 03"W	56.25
L13	N04° 02' 22"W	34.46
L14	S05° 26' 00"W	37.32
L15	N04° 02' 22"W	15.18
L16	N06° 48' 04"E	19.47
L17	N54° 28' 24"W	26.67
L18	N19° 45' 00"W	24.50
L19	S77° 32' 00"W	25.01
L20	N49° 02' 26"E	19.97

RESERVE TABLE		
RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.15 / 6,602
RESERVE "B"	LANDSCAPE / OPEN SPACE DRAINAGE	1.52 / 66,289
RESERVE "C"	LANDSCAPE / OPEN SPACE	0.16 / 6,913
TOTAL:		1.83 / 79,804



2.00 ACRES
SEFANIT ASFAW
C.F. NO.2018090753
O.R.F.B.C.

2.53 ACRES
VIKASHKUMAR DESAI
ADN URVASHI DESAI
C.F. NO.2021034329
O.R.F.B.C.

5.0493 ACRES
BROCK E. MORRIS
C.F. NO.2017021414
O.R.F.B.C.

4.02 ACRES
SHIVA SATISH
C.F. NO.2012041957
O.R.F.B.C.

HAGERSON ROAD TRACT SECTION 4

BEING A SUBDIVISION OF 15.71 ACRES
LOCATED IN THE
WILLIAM LITTLE SURVEY, A-54,
MISSOURI CITY, E.T.J.
FORT BEND COUNTY, TEXAS

52 LOTS 2 BLOCKS 3 RESERVES

SCALE: 1"=60' DATE: JANUARY, 2022

OWNER:
TAYLOR MORRISON OF TEXAS INC.
ROBERT L. SKINNER, AUTHORIZED AGENT
2929 BRIARPARK DRIVE SUITE #400
HOUSTON, TEXAS 77042
PHONE: 281-598-3035

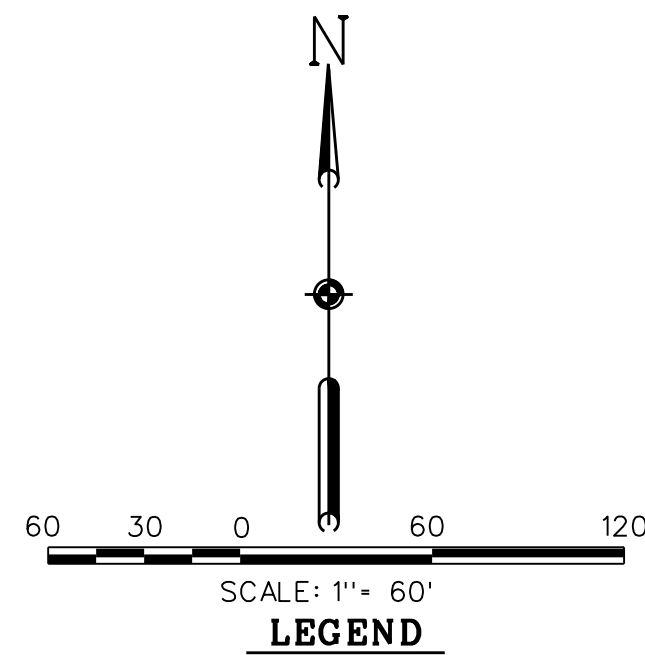
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GENERAL NOTES:

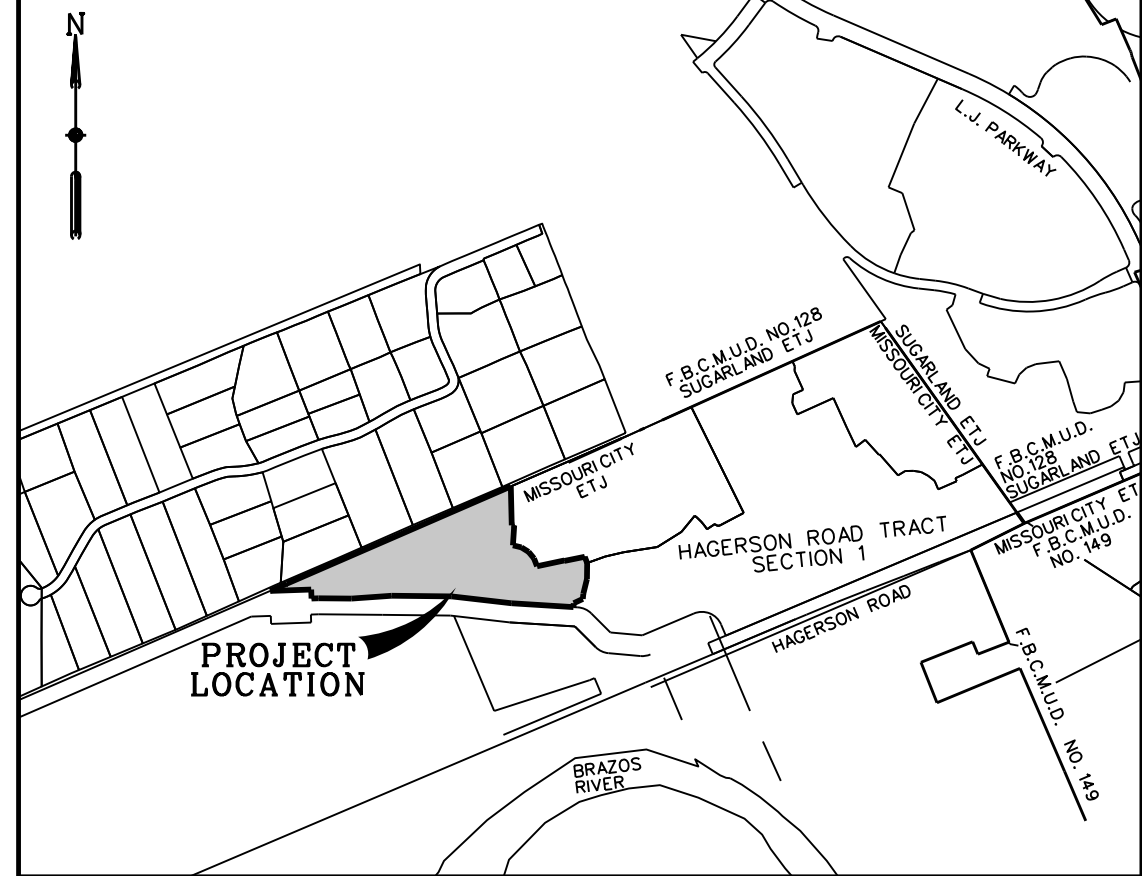
- CONTROL BENCHMARK: U.S.C. & G.S. MONUMENT STAMPED "SUGARLAND 1942-1" ELEVATION 71.82, NGVD 1929, 1973 ADJUSTMENT.
CITY OF MISSOURI CITY SURVEY MARKER # PCM-008, BRASS DISK IN CONCRETE LOCATED APPROXIMATELY 215 FEET WEST OF THE CENTERLINE OF EAST CREEK CLUB, 18 FEET SOUTH OF THE CURB OF GLEN LAKES LANE, AND 21.5 FEET WEST OF THE WEST EDGE OF A DRIVE TO A LIFT STATION. ELEV. 66.09 NAVD '88, 2001 ADJ.
THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NGVD 29, 1973 ADJ. TO CONVERT TO THE DATUM NAVD 1988, 2001 ADJ., SUBTRACT 1.28 FEET FROM 1973 ELEVATIONS.
- THE TOP OF ALL FLOOR SLABS FOR LOTS 27-33 AND LOTS 36-42 OF BLOCK 1, SHALL BE A MINIMUM OF 66.31' (NGVD '29, 1973 ADJ.) (65.03' NAVD 1988, 2001 ADJ.) FEET ABOVE MEAN SEA LEVEL. THE REMAINING LOTS SHALL BE A MINIMUM OF 65.50' (NGVD '29, 1973 ADJ.) (64.22' NAVD 1988, 2001 ADJ.) FEET ABOVE MEAN SEA LEVEL. IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 5 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 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- THIS PROPERTY LIES WITHIN THE LIMITS OF SHADED ZONE "X" AS SHOWN ON THE LETTER OF MAP REVISION ISSUE DATE FEBRUARY 1, 2021, CASE NUMBER 20-06-1722P.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS LOCATED WITHIN THE BOUNDARIES OF FORT BEND COUNTY, FORT BEND I.S.D., THE CITY OF MISSOURI CITY ETJ, FORT BEND COUNTY L.I.D. NO. 15 AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 149.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AND SIDEWALKS. THE MAINTENANCE RESPONSIBILITY WILL BE BY RIVERSTONE HOMEOWNER'S ASSOCIATION.
- THERE ARE NO PIPELINE OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- SIDEWALKS AND TRAILS SHALL REFER TO SECTION 82-164 OF THE SUBDIVISION ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS.
- (a) IN GENERAL, PAVEMENT MARKINGS, SEPARATORS, SIGNAGE, FENCING AND LANDSCAPING MAY ALSO BE REQUIRED WHERE NECESSARY TO PROMOTE CIRCULATION, SCREENING, BUFFERING AND SAFETY.
- (b) SIDEWALKS, SIDEWALKS SHALL BE INSTALLED ALONG ALL STREETS IN EACH SUBDIVISION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN MANUAL.
- (c) TRAILS, TRAILS MAY BE INSTALLED IN A VARIETY OF AREAS INCLUDING FEE STRIPS AS WELL AS ON ADJACENT LEVEES, WITHIN DRAINAGE EASEMENTS AND PIPELINE EASEMENTS, ALONG ROAD RIGHT-OF-WAY AND IN ANY OTHER LOCATION AND MANNER CONSISTENT WITH THE CITY PARK AND RECREATION MASTER PLAN AND CITY TRAIL PLAN.
- THE FOLLOWING UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN HEREON CONSTITUTE ALL THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES AT THIS TIME:
VERIZON, CENTERPOINT ENERGY, FORT BEND COUNTY C.A.D., TIME WARNER CABLE CO., FBC DRAINAGE DISTRICT, CENTERPOINT GAS, SIENERGY, L.P.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- B.L. INDICATES BUILDING SETBACK LINE, ST.M.S.E. INDICATES STORM SEWER EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, W.L.E. INDICATES WATER LINE EASEMENT, U.E. INDICATES UTILITY EASEMENT, A.E. INDICATES AERIAL EASEMENT, L.I.D. INDICATES LEVEE IMPROVEMENT DISTRICT, M.U.D. INDICATES MUNICIPAL UTILITY DISTRICT, D.E. INDICATES DRAINAGE EASEMENT. O.R.F.B.C. INDICATE OFFICIAL RECORDS FORT BEND COUNTY AND F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS.
- ALL BEARINGS ARE REFERENCED TO THE CITY OF MISSOURI CITY G.P.S. MONUMENTATION PROGRAM, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83), USING CITY SURVEY MARKER NO. 7096 AND 7076.
- IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2 ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL SIENERGY, L.P., GAS PIPELINES TO BE BURIED WITH A COVER OF AT LEAST 36-INCHES FROM THE TOP OF PIPE TO THE SURFACE OF THE GROUND.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH 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.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER PREPARED BY CHARTER TITLE INSURANCE COMPANY, 12, 2022, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF THE 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 A.D.A.
- 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.
- FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 15, WILL HAVE OWNERSHIP AND MAINTENANCE AND RESPONSIBILITY OF RESERVE "B".
- "P.A.E." / "P.U.E." INDICATES PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.
- "PVT." INDICATES PRIVATE.
- THIS PLAT IS SUBJECT TO THE PARKLAND DEDICATION AS APPROVED BY THE MISSOURI CITY COUNCIL ON FEBRUARY 5, 2018.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- CENTERPOINT ENERGY AGREEMENT, FILE NO. 2021192402, O.R.F.B.C.
- THIS PLAT LIES WITHIN ZONE "L22" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE, 2004.

4.02 ACRES
SHIVA SATISH
C.F. NO. 2012041957
O.R.F.B.C.

2.82 ACRES
GERALD S. WEBER
C.F. NO. 2016069446
O.R.F.B.C.

3.48 ACRES
THE DAUGHERTY LIVING TRUST
C.F. NO. 2014093094
O.R.F.B.C.

RESERVE TABLE		
RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.15 / 6,602
RESERVE "B"	LANDSCAPE / OPEN SPACE DRAINAGE	1.52 / 66,289
RESERVE "C"	LANDSCAPE / OPEN SPACE	0.16 / 6,913
TOTAL:		1.83 / 79,804



LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S76°26'22"E	54.63
L2	S58°01'03"E	52.82
L3	S39°35'43"E	52.82
L4	S21°10'24"E	52.82
L5	S21°16'30"E	41.66
L6	S00°46'11"W	100.30
L7	S13°50'04"W	94.67
L8	S05°35'18"W	32.59
L9	S64°47'35"W	62.87
L10	S03°33'21"W	24.39
L11	S88°03'57"W	43.84
L12	N01°56'03"W	56.25
L13	N04°02'22"W	34.46
L14	S05°26'00"W	37.32
L15	N04°02'22"W	15.18
L16	N06°48'04"E	19.47
L17	N54°28'24"W	26.67
L18	N19°45'00"W	24.50
L19	S77°32'00"W	25.01
L20	N49°02'26"E	19.97

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	15.59	290.00	3° 4' 48"	S87°48'24"E	15.59
C2	2.84	340.00	0° 28' 44"	S11°42'56"E	2.84
C3	76.17	315.00	13° 51' 19"	S05°01'37"E	75.99
C4	79.98	50.00	91° 39' 18"	S47°43'42"W	71.72
C5	97.37	1200.00	4° 38' 56"	N86°17'06"E	97.34
C6	272.34	2500.00	6° 14' 29"	S86°16'11"E	272.20
C7	172.53	3000.00	3° 17' 42"	S84°47'47"E	172.50
C8	159.74	400.00	22° 52' 54"	N04°19'54"W	158.68
C9	71.82	50.00	82° 18' 6"	N25°22'43"E	65.80
C10	131.76	315.00	23° 58' 0"	N78°30'46"E	130.81
C11	35.91	25.00	82° 18' 6"	N25°22'43"E	32.90
C12	39.99	25.00	91° 39' 18"	S47°43'42"W	35.86
C13	131.79	50.00	151° 1' 22"	N47°43'19"E	96.82
C14	138.91	50.00	159° 10' 33"	N43°16'46"W	98.35
C15	35.33	25.00	80° 58' 17"	S56°21'55"W	32.46
C16	35.56	25.00	81° 29' 59"	S45°41'39"E	32.64
C17	12.87	25.00	29° 29' 16"	S13°02'43"E	12.72
C18	12.95	25.00	29° 40' 39"	N71°36'18"W	12.80
C19	130.62	50.00	149° 40' 51"	S25°27'06"W	96.52
C20	14.73	25.00	33° 45' 46"	N83°24'38"E	14.52
C21	15.28	25.00	35° 1' 40"	S31°52'30"E	15.05
C22	41.03	25.00	94° 2' 42"	N46°23'13"E	36.58
C23	37.02	25.00	84° 51' 8"	S41°54'39"E	33.73
C24	146.64	50.00	168° 2' 25"	S79°58'51"W	89.46
C25	98.20	50.00	112° 31' 49"	S60°18'16"E	83.16
C26	34.05	25.00	78° 2' 25"	S55°01'09"E	31.48
C27	9.83	25.00	22° 31' 49"	N74°41'44"E	9.77

HAGERSON ROAD TRACT SECTION 4

BEING A SUBDIVISION OF 15.71 ACRES
LOCATED IN THE
WILLIAM LITTLE SURVEY, A-54,
MISSOURI CITY, E.T.J.
FORT BEND COUNTY, TEXAS

52 LOTS 2 BLOCKS 3 RESERVES

SCALE: 1"=60' DATE: JANUARY, 2022

OWNER:
TAYLOR MORRISON OF TEXAS INC.

ROBERT L. SKINNER, AUTHORIZED AGENT
2929 BRIARPARK DRIVE SUITE #400
HOUSTON, TEXAS 77042
PHONE: 281-598-3035

META
PLANNING + DESIGN
- Land Planning Consultants -
598 P.O. BOX
Katy, Texas 77492
Tel: 281-810-1422

Costello

ENGINEER/SURVEYOR:
2107 CITYWEST BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

MARK D. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER - 5363

DWG. NO.:

JOB NO.* 2017-140-PH4-012 S1/NEW/RIVERSTONE/20171140-BYLAR TRACT/PH4 SEC4 PLAT

SHEET 3 OF 3

