

PLAT RECORDING SHEET

PLAT NAME: Trails of Katy Sec 6

PLAT NO: _____

ACREAGE: 7.94

LEAGUE: Thomas Cresap Survey

ABSTRACT NUMBER: A-369

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 58

NUMBER OF RESERVES: 8

OWNERS: Ventana Development Katy LTD.

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Ventana Development, LTD., acting by and through Jim Grover, Vice President, owner hereinafter referred to as Owners of the 7.94 acre tract described in the above and foregoing map of TRAILS OF KATY SEC 6, 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 purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional seven 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 purpose 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 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 (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed 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 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 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 easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the purposes of construction and maintenance of drainage facilities and structures.

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, Ventana Development, LTD., has caused these presents to be signed by Jim Grover, Vice President, thereunto authorized, this 10 day of JANUARY, 2022

Ventana Development Katy, LTD.,

By: Jim Grover
Vice President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Jim Grover, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of JANUARY, 2022

Notary Public in and for the State of Texas

Jennifer Anthony
Print Name

My commission expires: December 15, 2025

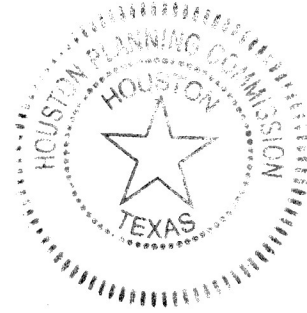
I, Chris D. Kalkomey, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate, was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes of rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



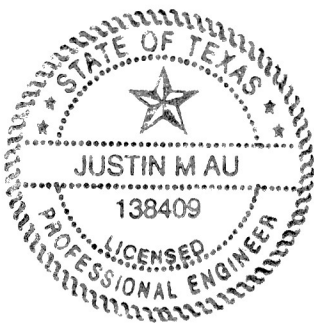
Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of TRAILS OF KATY SEC 6 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 5 day of FEBRUARY, 2022.

By: Martha L. Stein or M. Sonny Garza
Chair Vice Chairman
By: Margaret Wallace Brown
Margaret Wallace Brown, M.P., C.P.A.
Secretary



I, Justin Au, 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.



Justin Au, P.E.
Professional Engineer No. 138409

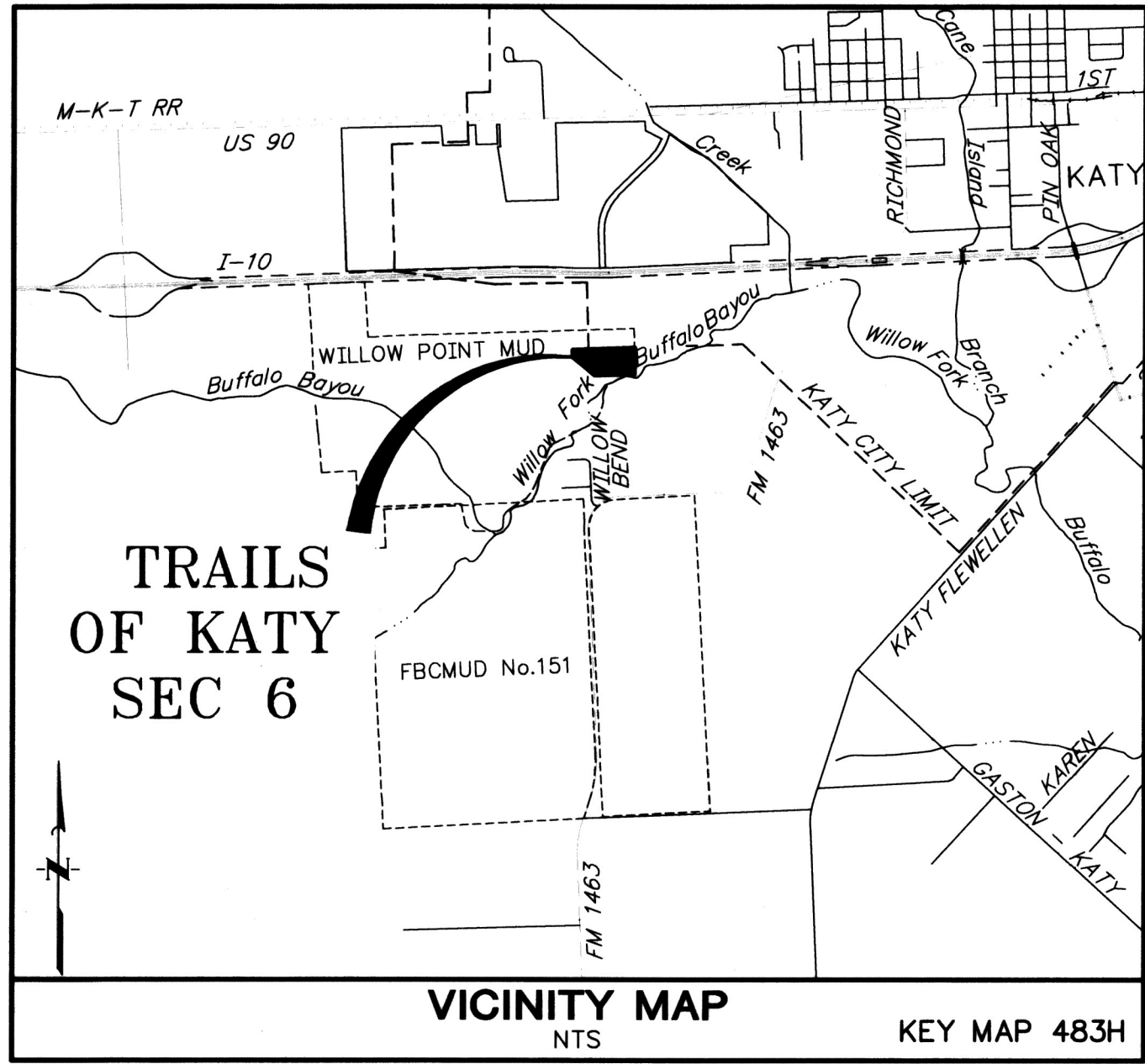
THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2022 at _____ o'clock _____ 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

By: _____
Deputy



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plot 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 any other area or subdivision within the watershed.

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

APPROVED by the Commissioners' 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

TRAILS OF KATY SEC 6

A SUBDIVISION OF 7.94 ACRES OF LAND

OUT OF THE

THOMAS CRESAP SURVEY, A-369

FORT BEND COUNTY, TEXAS

58 LOTS

8 RESERVES

1 BLOCK

DECEMBER 2021

OWNER:
VENTANA DEVELOPMENT KATY LTD.
410 BROOKS STREET
SUGAR LAND, TX 77498
713-781-5553

ENGINEER/PLANNER/SURVEYOR:



SHEET 1 OF 2

DISTRICT NAMES	
FBC ASSISTANCE	FBC ASSISTANCE DISTRICT No. 7
WCID	N/A
MUD	WILLOW POINT MUD
LID	N/A
DD	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	KATY ISD
FIRE	ESD No. 2
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

A RESTRICTED RESERVE "A"
Restricted to Landscape, Open Space
& Incidental Utilities Purposes Only
0.0189 AC
829 Sq Ft

B RESTRICTED RESERVE "B"
Restricted to Landscape and Compensating
Open Space and Incidental Utilities
Purposes Only
0.2800 AC
12,197 Sq Ft

C RESTRICTED RESERVE "C"
Restricted to Drainage & Detention
Purposes Only
1.8915 AC
82,392 Sq Ft

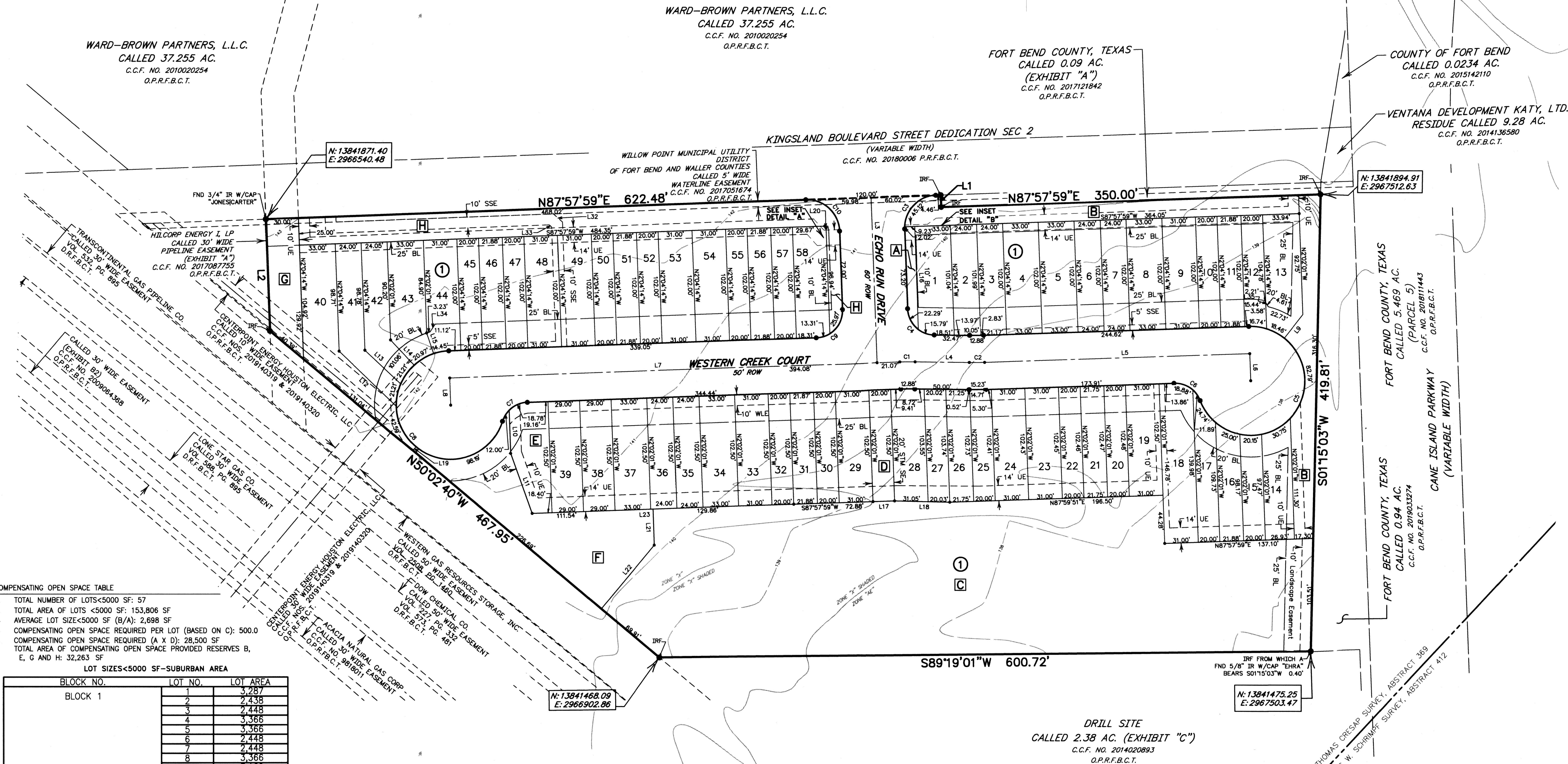
D RESTRICTED RESERVE "D"
Restricted to Drainage Purposes Only
0.0471 AC
2,050 Sq Ft

E RESTRICTED RESERVE "E"
Restricted to Landscape and Compensating
Open Space and Incidental Utilities
Purposes Only
0.0730 AC
3,179 Sq Ft

F RESTRICTED RESERVE "F"
Restricted to Lift Station
Purposes Only
0.2653 Acres
11,558 Sq Ft

G RESTRICTED RESERVE "G"
Restricted to Landscape and Compensating
Open Space and Incidental Utilities
Purposes Only
0.0802 AC
3,492 Sq Ft

H RESTRICTED RESERVE "H"
Restricted to Landscape and Compensating
Open Space and Incidental Utilities
Purposes Only
0.3075 AC
13,395 Sq Ft



COMPENSATING OPEN SPACE TABLE

A.	TOTAL NUMBER OF LOTS<5000 SF: 57
B.	TOTAL AREA OF LOTS<5000 SF: 153,806 SF
C.	AVERAGE LOT SIZE<5000 SF (B/A): 2,698 SF
D.	COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C): 500.0
E.	COMPENSATING OPEN SPACE REQUIRED (A X D): 28,500 SF
F.	TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED RESERVES B, E, G AND H: 32,263 SF

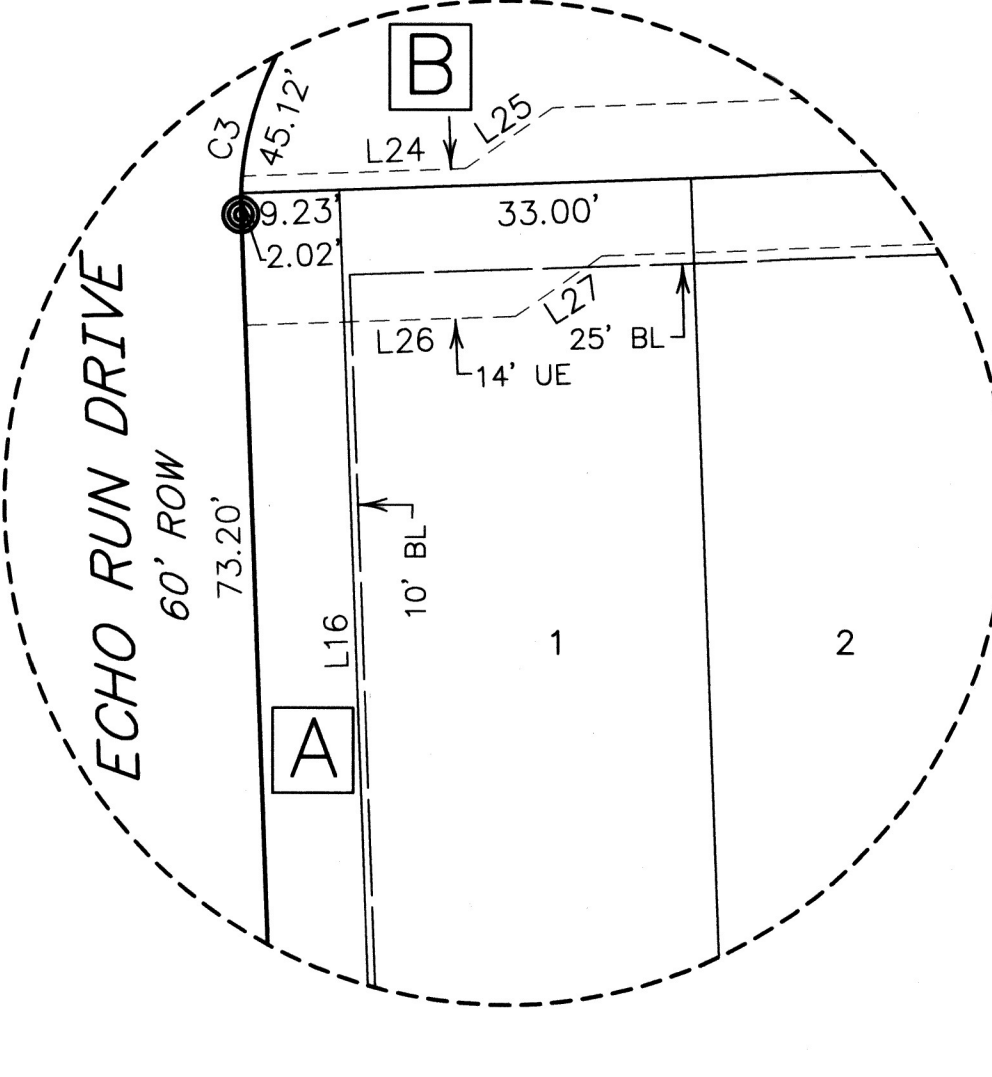
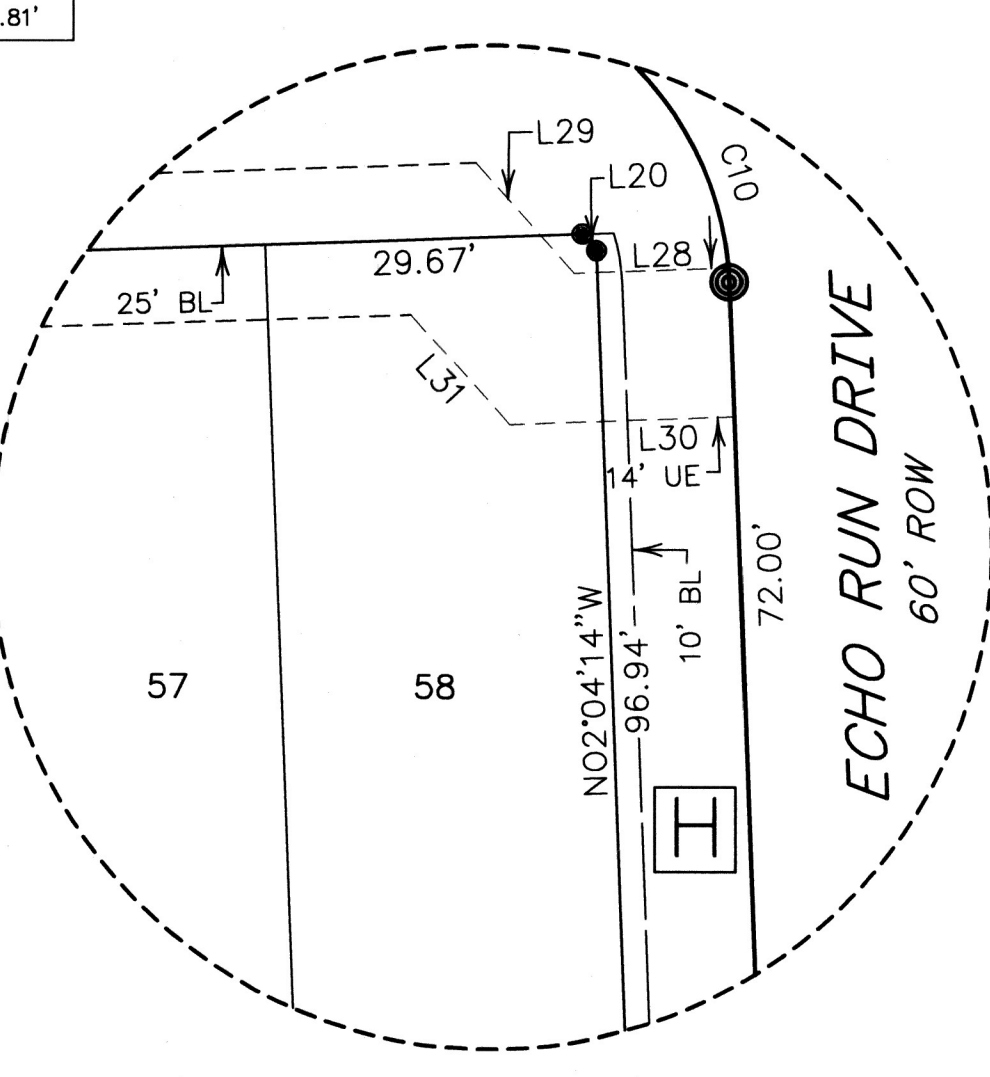
LOT SIZES<5000 SF-SUBURBAN AREA		
BLOCK NO.	LOT NO.	LOT AREA
BLOCK 1	1	2,438
	2	2,438
	3	2,438
	4	2,438
	5	2,438
	6	2,438
	7	2,438
	8	2,438
	9	2,438
	10	2,438
	11	2,438
	12	2,438
	13	2,438
	14	2,438
	15	2,438
	16	2,438
	17	2,438
	18	2,438
	19	2,438
	20	2,438
	21	2,438
	22	2,438
	23	2,438
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	27	2,438
	28	2,438
	29	2,438
	30	2,438
	31	2,438
	32	2,438
	33	2,438
	34	2,438
	35	2,438
	36	2,438
	37	2,438
	38	2,438
	39	2,438
	40	2,438
	41	2,438
	42	2,438
	43	2,438
	44	2,438
	45	2,438
	46	2,438
	47	2,438
	48	2,438
	49	2,438
	50	2,438
	51	2,438
	52	2,438
	53	2,438
	54	2,438
	55	2,438
	56	2,438
	57	2,438
	58	2,438
TOTAL NUMBER OF LOTS<5000 SF		57
TOTAL AREA OF LOTS<5000 SF		153,806

Line	Bearing	Distance
L1	S02°02'01"E	11.00'
L2	N02°04'14"W	102.90'
L3	S02°04'14"E	152.00'
L4	S89°20'58"E	50.00'
L5	N87°57'59"E	244.62'
L6	N02°02'01"W	25.00'
L7	N87°57'59"E	415.15'
L8	N02°02'01"W	25.00'
L9	N38°17'43"E	27.73'
L10	N02°02'01"W	39.95'
L11	N19°43'55"W	58.60'
L12	N46°07'06"W	73.22'
L13	S46°43'17"E	45.02'
L14	S42°37'36"E	31.38'
L15	N18°35'42"W	20.00'
L16	N02°04'14"W	94.67'

Line	Bearing	Distance
L17	N87°57'59"E	20.00'
L18	S88°47'27"E	51.08'
L19	S39°57'20"W	4.61'
L20	N41°47'00"W	2.08'
L21	N01°55'01"W	33.09'
L22	N39°57'20"E	76.21'
L23	S87°57'59"W	241.40'
L24	S87°57'59"W	20.98'
L25	N54°57'01"E	9.94'
L26	S87°57'59"W	25.34'
L27	N54°57'01"E	9.94'
L28	S87°57'59"W	14.49'
L29	N41°47'00"W	13.85'
L30	S87°57'59"W	21.09'
L31	N41°47'00"W	13.85'
L32	S47°04'03"E	11.11'

Line	Bearing	Distance
L33	S47°04'03"E	2.82'
L34	S33°24'54"W	8.66'
L35	S31°13'46"E	6.81'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	300.00'	02°41'04"	14.06'	S89°18'30"W	14.05'	7.03'
C2	300.00'	02°41'04"	14.06'	N89°18'30"E	14.05'	7.03'
C3	30.00'	90°02'12"	47.14'	S42°56'53"W	42.44'	30.02'
C4	25.00'	87°16'44"	38.08'	S45°42'36"E	34.51'	23.84'
C5	50.00'	250°31'44"	218.63'	N33°13'51"E	81.65'	70.71'
C6	25.00'	70°31'44"	30.77'	N56°46'09"W	28.87'	17.68'
C7	25.00'	70°31'44"	30.77'	N52°42'07"E	28.87'	17.68'
C8	50.00'	250°31'44"	218.63'	S37°17'53"E	81.65'	70.71'
C9	25.00'	90°02'12"	39.29'	S42°56'53"W	35.37'	25.02'
C10	30.00'	89°57'48"	47.10'	S47°03'07"E	42.41'	29.98'



TRAILS OF KATY SEC 6

A SUBDIVISION OF 7.94 ACRES OF LAND

OUT OF THE

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FORT BEND COUNTY, TEXAS

58 LOTS 8 RESERVES 1 BLOCK

DECEMBER 2021

OWNER:
VENTANA DEVELOPMENT KATY LTD.
410 BROOKS STREET
SUGAR LAND, TX 77478
713-781-5553

ENGINEER/PLANNER:
JONES CARTER
Texas Board of Professional Engineers Registration No. 1-439
Texas Board of Professional Land Surveying Registration No. 32684-04
6390 West Loop South, Suite 150 • Houston, TX 77062 • 713-773-5337

