

PLAT RECORDING SHEET

PLAT NAME: Summerview Section One

PLAT NO: _____

ACREAGE: 29.16

LEAGUE: Nathan Brookshire Survey

ABSTRACT NUMBER: 14

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 90

NUMBER OF RESERVES: 8

OWNERS: M/I Homes of Houston, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, M/I HOMES OF HOUSTON, LLC A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRANNON BOOZER, VICE PRESIDENT OF LAND, AND BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION, HERINAFTER REFERRED TO AS OWNERS OF THE 29.16 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SUMMERVIEW SECTION ONE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT 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), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND 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 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 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 INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOMES) 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, OWNERS 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 AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS 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, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SUMMERVIEW SECTION ONE 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.

FURTHER, OWNERS 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, M/I HOMES OF HOUSTON, LLC A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRANNON BOOZER, ITS VICE PRESIDENT OF LAND, HEREUNTO AUTHORIZED, AND ATTESTED BY BRUCE SCHULER, ITS VICE PRESIDENT OF LAND ACQUISITION, AND HEREUNTO AFFIXED

THIS _____ DAY OF _____, 2021.

M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
BRANNON BOOZER, VICE PRESIDENT OF LAND

BY: _____
BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANNON BOOZER, VICE PRESIDENT OF LAND AND BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION, OF M/I HOMES OF HOUSTON, LLC A DELAWARE LIMITED LIABILITY COMPANY KNOW TO BE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY .

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME _____
MY COMMISSION EXPIRES: _____

I, DAVID E. HUNT 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 AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

DAVID E. HUNT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5198

I, CHAD R. HARTMANN A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

CHAD R. HARTMANN
LICENSE PROFESSIONAL ENGINEER
TEXAS LICENSED NO. 109947

THIS PLAT OF SUMMERVIEW SECTION ONE, IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS.

THIS DAY _____ DAY OF _____, 2021.

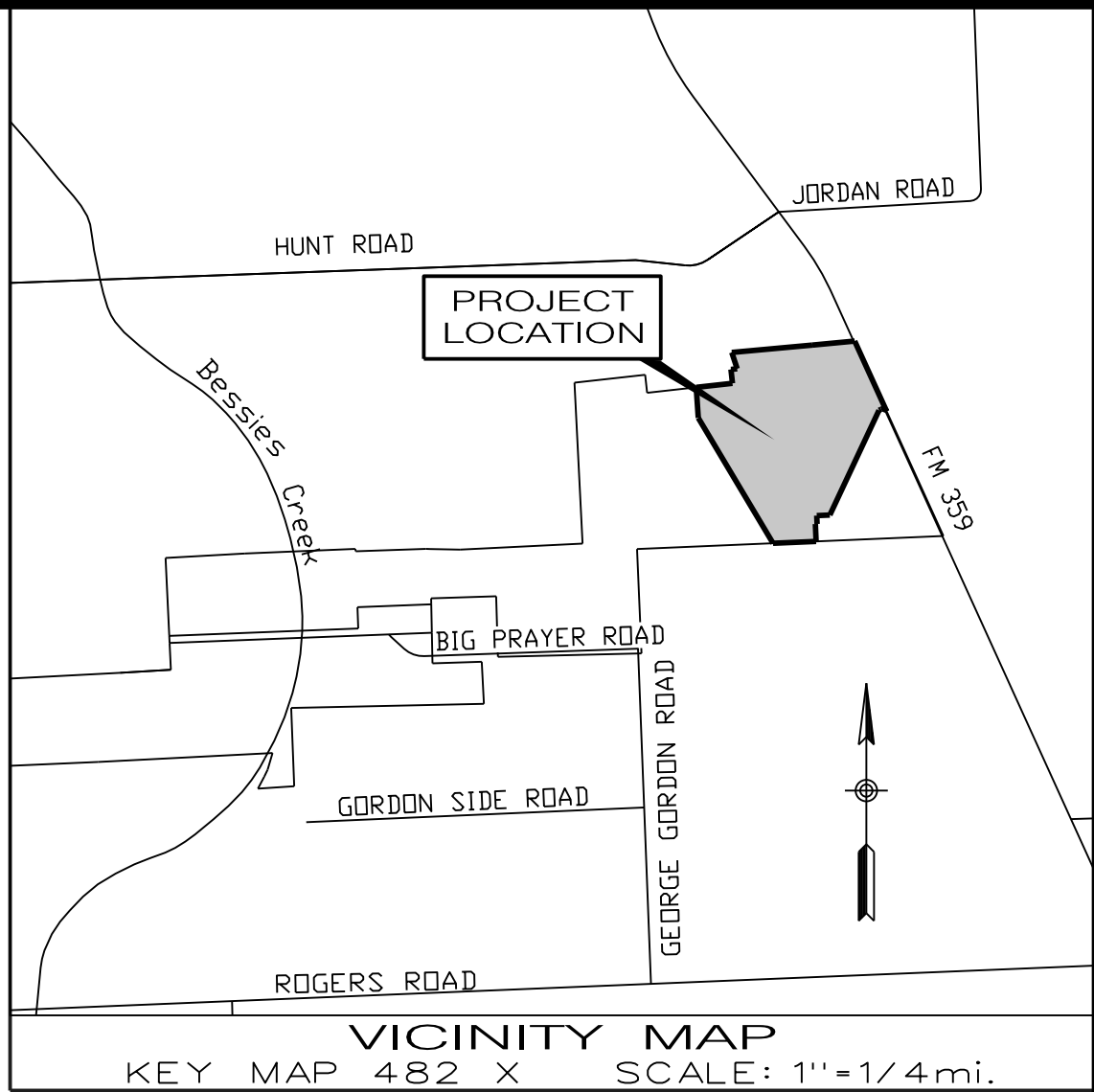
BY: _____
AMY PEARCE, CHAIRMAN

BY: _____
DAR HAKIMZADEH, CO-CHAIRMAN

THIS PLAT OF SUMMERVIEW SECTION ONE, WAS APPROVED ON _____, 2021, BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS DAY OF _____ 2021, PROVIDED HOWEVER THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX MONTHS THEREAFTER.

BY: _____
AARON GROFF, MAYOR

BY: _____
KIMBERLY KOPECKY, CITY SECRETARY



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 OR 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.
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

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 _____, 2021, AT _____ O'CLOCK (A.M. OR P.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

SUMMERVIEW SECTION ONE

BEING A SUBDIVISION OF 29.16 ACRES
LOCATED IN THE
NATHAN BROOKSHIRE SURVEY
ABSTRACT NO. 14
FORT BEND COUNTY, TEXAS
CITY OF FULSHEAR, E.T.J.

90 LOTS 3 BLOCKS 8 RESERVES

DATE: MARCH, 2022

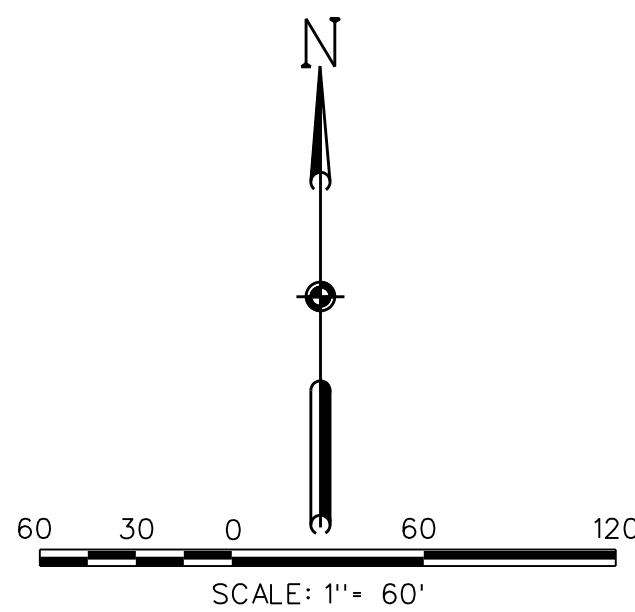
OWNER:
M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BRANNON BOOZER, VICE PRESIDENT OF LAND
AND
BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION
10720 W. Sam Houston Pkwy. N., Ste. 100
Houston, TX 77064
Tel: (281) 223-1602

PLANNER:

7GEN PLANNING
Planning and Landscape Architecture
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

ENGINEER/SURVEYOR:

COSTELLO, INC.
Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486



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 LOT NUMBER
- ① - INDICATES BLOCK NUMBER
- A - INDICATES RESERVE
- ✂ - INDICATES STREET NAME BREAK

8.77 ACRES
KENNETH RAY TAYLOR, ET AL
C.F. NO. 2013077825
O.R.F.B.C.

FORT BEND COUNTY
MUD NO. 198
DRAINAGE CHANNEL WEST
PLAT NO. 20210117
F.B.C.P.R.

PARCEL 4
102.886 ACRES
ROOTED DEVELOPMENT
SERVICES, LLC
C.F. NO. 2020164195
O.R.F.B.C.

FORT BEND COUNTY
MUD NO. 198
DRAINAGE CHANNEL WEST
PLAT NO. 20210117
F.B.C.P.R.

RESERVE "A"
HURTADO FULSHEAR TRACT
PLAT NO. 20160053
F.B.C.P.R.

FORT BEND COUNTY
MUD NO. 198
DRAINAGE CHANNEL EAST
PLAT NO. 20210118
F.B.C.P.R.

5.8505 ACRES
CHARLES AND
MELINDA RIMERS, LLC
C.F. NO. 2020114504
O.R.F.B.C.

PARCEL 4
102.886 ACRES
ROOTED DEVELOPMENT
SERVICES, LLC
C.F. NO. 2020164195
O.R.F.B.C.

SUMMERVIEW SECTION ONE

BEING A SUBDIVISION OF 29.16 ACRES
LOCATED IN THE
NATHAN BROOKSHIRE SURVEY
ABSTRACT NO. 14
FORT BEND COUNTY, TEXAS
CITY OF FULSHEAR, E.T.J.

90 LOTS 3 BLOCKS 8 RESERVES

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

ENGINEER/SURVEYOR:

Costello

COSTELLO, INC.
Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

OWNER:

M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BRANNON BOOZER, VICE PRESIDENT OF LAND
AND
BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION
10720 W. Sam Houston Pkwy. N., Ste. 100
Houston, TX 77064
Tel: (281) 223-1602

PLANNER:

7gen PLANNING
Planning and Landscape Architecture
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE (DEGREES)	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	47.33	30.00	90° 23' 26"	N69° 40' 46" W	42.57
C2	286.60	1000.00	16° 25' 16"	N73° 20' 09" E	285.62
C3	462.96	1800.00	14° 44' 11"	S74° 10' 41" W	461.69
C4	176.07	300.00	33° 37' 35"	N41° 56' 40" E	173.55
C5	121.63	300.00	23° 13' 45"	N13° 31' 00" E	120.80
C6	75.85	300.00	14° 29' 8"	N07° 38' 24" W	75.64
C7	77.18	55.00	80° 23' 48"	N55° 04' 52" W	71.00
C8	192.63	650.00	16° 58' 48"	S08° 53' 15" E	191.93
C9	119.14	300.00	22° 45' 12"	N33° 58' 25" W	118.35
C10	215.04	1500.00	8° 12' 50"	S26° 42' 14" E	214.86
C11	59.16	55.00	61° 37' 45"	N61° 37' 32" W	56.35
C12	39.72	25.00	91° 1' 39"	N76° 19' 29" W	35.67
C13	38.96	25.00	89° 17' 27"	S13° 50' 04" W	35.14
C14	231.84	50.00	265° 40' 1"	N64° 52' 07" W	73.33
C15	231.84	50.00	265° 40' 1"	S64° 52' 07" E	73.33
C16	18.69	25.00	42° 50' 0"	N03° 42' 53" E	18.26
C17	18.69	25.00	42° 50' 0"	S46° 32' 53" W	18.26
C18	18.69	25.00	42° 50' 0"	S03° 42' 53" W	18.26
C19	18.69	25.00	42° 50' 0"	S46° 32' 53" W	18.26
C20	37.59	25.00	86° 8' 45"	S66° 01' 19" E	34.15
C21	42.73	25.00	67° 55' 47"	S25° 34' 56" W	37.72
C22	36.36	25.00	83° 19' 24"	N64° 15' 31" W	33.24
C23	40.70	25.00	93° 16' 30"	N24° 02' 26" E	36.35

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE (DEGREES)	CHORD DIRECTION	CHORD LENGTH (FEET)
C24	231.44	50.00	265° 12' 48"	S49° 32' 45" W	73.60
C25	16.82	25.00	38° 32' 29"	S17° 07' 05" E	16.50
C26	21.16	25.00	48° 30' 10"	S58° 48' 34" E	20.54
C27	35.08	25.00	80° 23' 48"	N55° 04' 52" W	32.27
C28	110.50	50.00	126° 37' 16"	N56° 55' 12" W	89.35
C29	10.89	25.00	24° 57' 5"	S72° 14' 42" W	10.80
C30	9.89	25.00	22° 39' 51"	S04° 56' 30" E	9.82
C31	225.85	50.00	258° 48' 24"	S23° 38' 47" E	77.27
C32	9.18	25.00	21° 2' 11"	S84° 45' 41" E	9.13
C33	25.21	25.00	57° 46' 13"	N55° 50' 07" E	24.15
C34	46.92	50.00	89° 36' 34"	N20° 19' 14" E	42.28
C35	37.53	25.00	86° 1' 23"	N31° 00' 55" E	34.11
C36	44.44	25.00	101° 51' 16"	S61° 34' 31" E	38.82
C37	47.34	25.00	108° 29' 38"	S38° 11' 35" E	40.58
C38	111.71	50.00	128° 0' 34"	S61° 37' 32" E	89.88
C39	14.48	25.00	33° 11' 25"	N70° 57' 53" E	14.28
C40	14.48	25.00	33° 11' 25"	N14° 12' 57" W	14.28
C41	33.75	25.00	77° 21' 17"	S48° 52' 57" W	31.25
C42	26.89	25.00	61° 37' 45"	N61° 37' 32" W	25.61
C43	41.40	1000.00	2° 22' 20"	S66° 18' 41" W	41.40
C44	131.24	1000.00	31° 10'	S77° 42' 12" W	131.04
C45	243.61	850.00	16° 25' 16"	N73° 20' 09" E	242.78
C46	55.37	1825.00	1° 44' 19"	S65° 50' 08" W	55.37

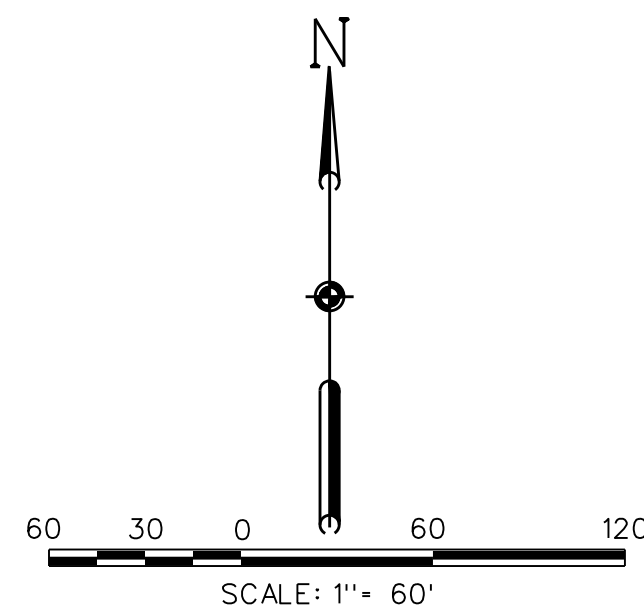
LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S65° 07' 31" W	16.75
L2	S65° 07' 31" W	6.75
L3	S02° 28' 24" E	60.00
L4	S87° 33' 36" W	17.65
L5	N06° 11' 10" W	100.13
L6	N83° 36' 30" E	44.91
L7	S05° 16' 46" E	15.00
L8	S33° 16' 14" W	1.30
L9	S18° 06' 07" W	28.10
L10	N70° 11' 46" W	19.88
L11	N38° 15' 12" E	22.20
L12	N81° 32' 47" E	15.90
L13	N25° 07' 53" E	46.03
L14	N15° 55' 05" E	16.71
L15	N63° 52' 53" E	30.29
L16	N65° 33' 08" E	37.67
L17	N61° 37' 12" E	36.27
L18	S02° 37' 53" W	24.64
L19	S19° 52' 07" E	39.23
L20	S28° 11' 45" W	34.57

RESERVE TABLE

RESERVE	LANDSCAPE / OPEN SPACE	0.9276 AC. / 40.404 SO.FT.
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.9276 AC. / 40.404 SO.FT.
RESERVE "B"	LAKE / DETENTION DRAINAGE LANDSCAPE / OPEN SPACE	6.9958 AC. / 304.736 SO.FT.
RESERVE "C"	LANDSCAPE / OPEN SPACE	0.0550 AC. / 2.394 SO.FT.
RESERVE "D"	LANDSCAPE / OPEN SPACE	0.0542 AC. / 2.360 SO.FT.
RESERVE "E"	LANDSCAPE / OPEN SPACE	0.1031 AC. / 4.491 SO.FT.
RESERVE "F"	LANDSCAPE / OPEN SPACE	1.1244 AC. / 48.978 SO.FT.
RESERVE "G"	LANDSCAPE / OPEN SPACE	0.1602 AC. / 6.980 SO.FT.
RESERVE "H"	LANDSCAPE / OPEN SPACE	0.0712 AC. / 3.100 SO.FT.
TOTAL:		9.4915 AC. / 413.443 SO.FT.

VICINITY MAP
KEY MAP 482 X SCALE: 1"=1/4 mi.



METES AND BOUNDS DESCRIPTION FOR 29.16 ACRES

Being a 29.16 acre tract of land located in the Nathan Brookshire Survey, Abstract No. 14, in Fort Bend County, Texas; said 29.16 acre tract being a portion of a called 102.886 acre tract of land recorded in the name of Rooted Development Services, LLC, in Clerk's File Number 2020164195 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.); said 29.16 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System (NAD 83), South Central Zone and referenced to the north line of said 102.886 acre tract):

Beginning at a 1/2-inch iron pipe with cap stamped "KALKOMEY" found at the northeast corner of said 102.886 acre tract and the southeast corner of a called 4.65 acre tract of land recorded in Clerk's File Number 2015014155 of the O.P.R.F.B.C., same being on the southwest Right-of-Way (R.O.W.) line of FM 359 (100-foot wide);

1. Thence, with said southwest R.O.W. line, South 24 degrees 29 minutes 03 seconds East, a distance of 554.27 feet;
2. Thence, through said 102.886 acre tract, South 65 degrees 30 minutes 57 seconds West, a distance of 10.00 feet;

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 LOT NUMBER
- ① - INDICATES BLOCK NUMBER
- A - INDICATES RESERVE
- ✕ - INDICATES STREET NAME BREAK

GENERAL NOTES:

1. THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, ORDER NO. 10411, DATED MARCH 31, 2021, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
2. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; F.M.E. INDICATES FORCE MAIN EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; HLP INDICATES HOUSTON LIGHTING AND POWER; O.R.F.B.C. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; S.W.B.T. INDICATES SOUTHWESTERN BELL TELEPHONE; S.C.E. INDICATES SANITARY CONTROL EASEMENT.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1:0001166030.
4. THERE ARE PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
5. THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AND A PORTION IN ZONE "AE" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C008MS DATED JANUARY 29, 2021.
6. A ONE-FOOT RESERVE (1' RESERVE) HAS BEEN DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ADJACENT ACREAGE TRACTS. THE INTENTION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE TITLE FEE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
7. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
8. ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE AS SHOWN ON THE PLAT.
9. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN NINE HUNDRED (900) SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL. (WHEN APPLICABLE)
10. EACH LOT SHALL PROVIDE A MINIMUM OF TWO (2) OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
11. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 195, CAD 7, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND ESD #4 AND CITY OF FULSHEAR E.T.I.
12. ALL DRAINAGE EASEMENTS AND RESERVES WILL BE OWNED AND MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 195.
13. CONTROL BENCHMARK: NATIONAL GEODETIC SURVEY (NGS) MARKER NO. N1505 X (PID NO. AW5483); TOP OF A STAINLESS ROD IN SLEEVE ACCESSED THROUGH A 5-INCH LOGO CAP. THE MARKER IS LOCATED ON THE NORTH SIDE OF FM1093 APPROXIMATELY 1.34 MILES WEST OF THE CITY OF FULSHEAR (FM359), NORTH ON A DIRT DRIVE APPROXIMATELY 142 FEET FROM THE CENTERLINE OF FM1093, 13 FEET WEST OF THE CENTER OF THE DIRT DRIVE, AND 3 FEET SOUTH OF THE WESTERLY GATE POST. ELEVATION = 109.50 FEET (NAVD88, 1991 ADJUSTMENT).
14. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING DURING RAINFALL EVENTS.
15. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 146.20' FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). NO TOP OF SLAB ELEVATION 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 AROUND THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
16. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE (5') FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAYS WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
17. 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 IS REQUIRED TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE STRUCTURE.
18. THIS PLAT LIES WITHIN ZONE "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE 2004.
19. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND paneled wooden fences back up, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

PARCEL 4
102.886 ACRES
ROOTED DEVELOPMENT
SERVICES, LLC
C.F. NO. 2020164195
O.R.F.B.C.

12.545 ACRES
IGNACIO M. FAZ AND
BLANCA FAZ
C.F. NO. 2003126222
O.R.F.B.C.

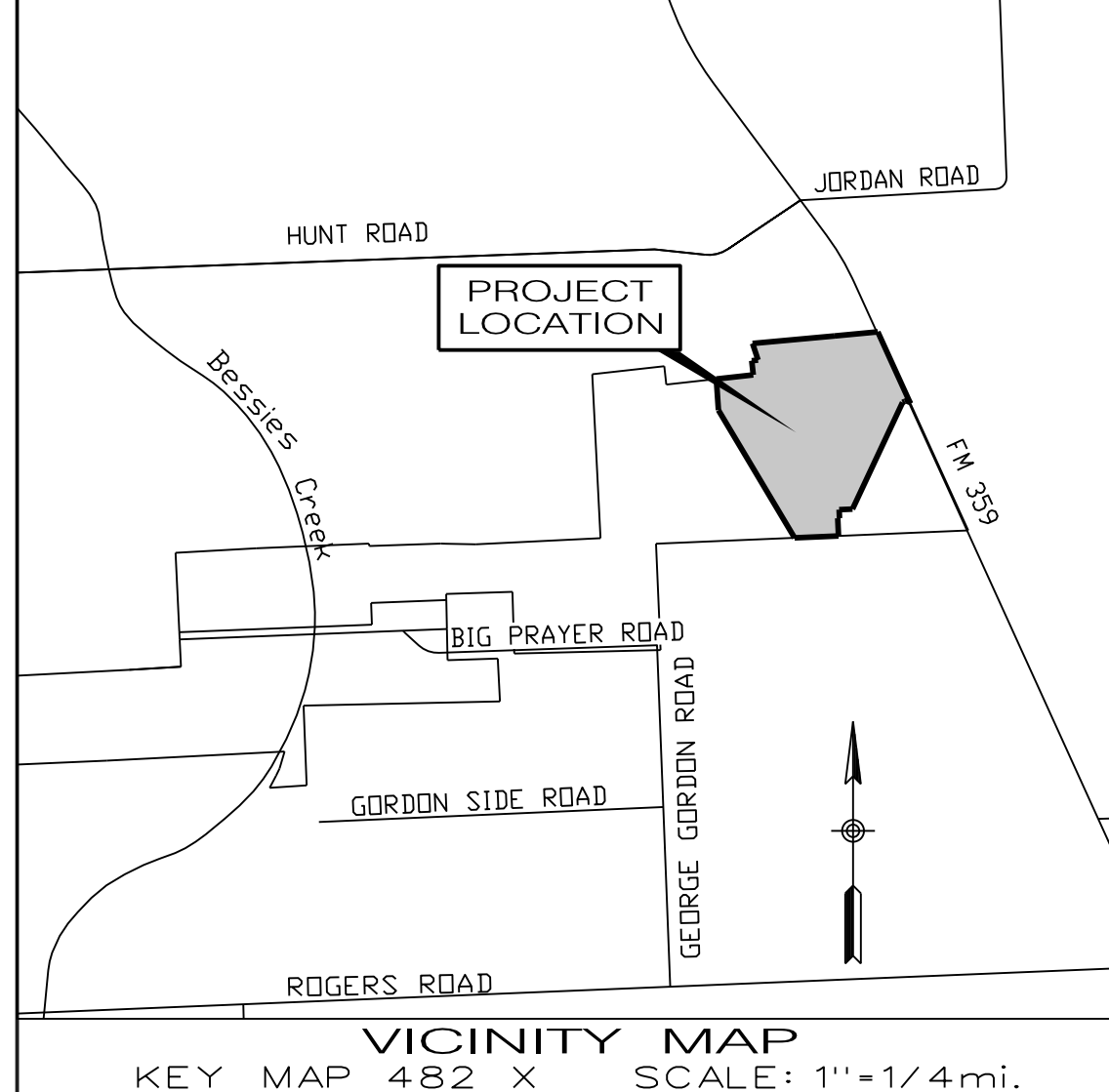
10.554 ACRES
SOLANGE R. GABICE, AKA SOLANGE GABICE, ET VIR
C.F. NO. 2012049545, O.R.F.B.C.

20. A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
21. CONTOURS SHOWN HEREON ARE NAVD 88 DATUM.
22. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
23. 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.
24. THE TRACT IS SUBJECT TO A PIPELINE EASEMENT RECORDED UNDER VOLUME 280, PAGE 342, F.B.C.D.R. THE EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
25. FORT BEND COUNTY MUNICIPAL DISTRICT NO. 195 WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR RESTRICTED RESERVE "B".

3. Thence, continuing through said 102.886 acre tract, 47.33 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 23 minutes 26 seconds, a radius of 30.00 feet and a chord that bears North 69 degrees 40 minutes 46 seconds West, a distance of 42.57 feet;
 4. Thence, continuing through said 102.886 acre tract, South 65 degrees 07 minutes 31 seconds West, a distance of 6.75 feet to the northwest line of a Trunkline Gas Company Pipeline easement (undefined width-assumed 50-foot wide per Texas Natural Resource Code 111.0194) recorded in Volume 277, Page 270, Volume 277, Page 418 and Volume 279, Page 282 of the Fort Bend County Deed Records (F.B.C.D.R.);
 5. Thence, with said northwest easement line, South 25 degrees 07 minutes 53 seconds West, a distance of 819.31 feet;
- Thence, through said 102.886 acre tract, the following four (4) courses:
6. South 87 degrees 33 minutes 36 seconds West, a distance of 96.30 feet;
 7. South 02 degrees 26 minutes 24 seconds East, a distance of 60.00 feet;
 8. South 87 degrees 33 minutes 36 seconds West, a distance of 17.65 feet;

9. South 02 degrees 26 minutes 24 seconds East, a distance of 135.00 feet to the common line of aforesaid 102.886 acre tract and a called 12.545 acre tract of land recorded in Clerk's File Number 2003126222 of the O.P.R.F.B.C.;
 10. Thence, with said common line, South 87 degrees 33 minutes 36 seconds West, a distance of 307.25 feet to the northeast line of a 30-foot-wide Tennessee Gas Transmission Pipeline easement recorded in Volume 405, Page 332 of the F.B.C.D.R.;
 11. Thence, with said northeast easement line, North 30 degrees 48 minutes 40 seconds West, a distance of 1,047.50 feet;
 12. Thence, continuing with said northeast easement line, North 03 degrees 50 minutes 40 seconds West, a distance of 219.96 feet to the common line of aforesaid 4.65 acre tract and aforesaid 102.886 acre tract;
- Thence, with said common line, the following six (6) courses:
13. North 83 degrees 38 minutes 27 seconds East, a distance of 261.62 feet;
 14. North 06 degrees 11 minutes 10 seconds West, a distance of 100.13 feet;
 15. North 83 degrees 36 minutes 30 seconds East, a distance of 44.91 feet;

16. North 18 degrees 20 minutes 17 seconds West, a distance of 123.14 feet;
17. North 84 degrees 46 minutes 27 seconds East, a distance of 580.13 feet;
18. North 84 degrees 36 minutes 16 seconds East, a distance of 305.73 feet to the **Point of Beginning** and containing 29.16 acres of land.



CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	47.33	30.00	90° 23' 26"	N69° 40' 46" W	42.57
C2	286.60	1000.00	16° 25' 16"	N73° 20' 09" E	285.62
C3	462.96	1800.00	14° 44' 11"	S74° 10' 41" W	461.69
C4	176.07	300.00	33° 37' 35"	N41° 56' 40" E	173.55
C5	121.63	300.00	23° 13' 45"	N53° 51' 00" E	120.80
C6	75.65	300.00	14° 29' 8"	N07° 38' 24" W	75.64
C7	77.18	55.00	80° 23' 48"	N55° 04' 52" W	71.00
C8	192.63	650.00	16° 58' 48"	S08° 53' 15" E	191.93
C9	119.14	1500.00	8° 12' 50"	S36° 42' 44" E	118.35
C10	215.04	1500.00	8° 12' 50"	S36° 42' 44" E	214.86
C11	59.16	55.00	61° 37' 45"	N61° 37' 32" W	56.35
C12	39.72	25.00	91° 1' 39"	N76° 19' 29" W	35.67
C13	38.96	25.00	89° 17' 27"	S13° 50' 04" W	35.14
C14	231.84	50.00	265° 40' 1"	N64° 52' 07" W	73.33
C15	231.84	50.00	265° 40' 1"	N64° 52' 07" E	73.33
C16	18.69	25.00	42° 50' 0"	N03° 42' 53" E	18.26
C17	18.69	25.00	42° 50' 0"	S46° 32' 53" W	18.26
C18	18.69	25.00	42° 50' 0"	S03° 42' 53" W	18.26
C19	18.69	25.00	42° 50' 0"	S46° 32' 53" W	18.26
C20	37.29	25.00	86° 4' 23"	S65° 01' 09" E	34.15
C21	42.73	25.00	97° 55' 47"	S25° 34' 56" W	37.72
C22	36.36	25.00	83° 19' 24"	N64° 15' 31" W	33.24
C23	40.70	25.00	93° 16' 30"	N24° 02' 26" E	36.35
C24	231.44	50.00	265° 12' 48"	S49° 32' 45" W	73.60
C25	16.82	25.00	38° 32' 29"	S77° 07' 05" E	16.50
C26	21.16	25.00	48° 30' 10"	S58° 48' 34" E	20.34
C27	35.08	25.00	80° 23' 48"	N55° 04' 52" W	32.27
C28	110.50	50.00	126° 37' 16"	N56° 55' 12" W	89.35
C29	10.89	25.00	24° 57' 5"	S72° 14' 42" W	10.80
C30	8.89	25.00	22° 39' 51"	S04° 56' 30" E	9.82
C31	225.85	50.00	258° 48' 24"	S23° 38' 47" E	77.27
C32	9.18	25.00	21° 2' 11"	S84° 45' 41" E	9.13
C33	25.21	25.00	57° 46' 13"	N55° 50' 07" E	24.15
C34	46.92	30.00	89° 36' 34"	N20° 19' 14" E	42.28
C35	37.53	25.00	86° 4' 23"	N65° 01' 09" E	34.11
C36	44.44	25.00	101° 51' 16"	S61° 34' 31" E	38.82
C37	47.34	25.00	108° 29' 38"	S38° 11' 35" E	40.58
C38	111.71	50.00	128° 0' 34"	S61° 37' 32" E	89.88
C39	14.48	25.00	33° 11' 25"	N70° 57' 53" E	14.28
C40	14.48	25.00	33° 11' 25"	N64° 25' 37" W	14.28
C41	33.75	25.00	77° 21' 17"	S48° 52' 53" W	31.25
C42	26.89	25.00	61° 37' 45"	N61° 37' 32" W	25.61
C43	41.40	1000.00	2° 22' 20"	S66° 18' 41" W	41.40
C44	131.24	1000.00	7° 31' 10"	S77° 47' 12" W	131.14
C45	243.61	850.00	16° 25' 16"	N73° 20' 09" E	242.78
C46	55.37	1825.00	1° 44' 19"	S65° 50' 08" W	55.37

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S65° 07' 31" W	16.75
L2	S65° 07' 31" W	6.75
L3	S02° 26' 24" E	60.00
L4	S87° 33' 36" W	17.65
L5	N06° 11' 10" W	100.13
L6	N83° 36' 30" E	44.91
L7	S05° 16' 46" E	15.00
L8	S33° 16' 14" W	1.30
L9	S18° 06' 07" W	28.10
L10	N70° 11' 46" W	19.88
L11	N38° 15' 12" E	22.20
L12	N81° 32' 47" E	15.90
L13	N25° 07' 53" E	46.03
L14	N15° 55' 05" E	16.71
L15	N63° 52' 53" E	30.29
L16	N65° 33' 08" E	37.67
L17	N61° 37' 12" E	36.27
L18	S02° 37' 53" W	24.64
L19	S19° 52' 07" W	39.23
L20	S28° 11' 45" W	34.57

SUMMERVIEW SECTION ONE

BEING A SUBDIVISION OF 29.16 ACRES
LOCATED IN THE
NATHAN BROOKSHIRE SURVEY
ABSTRACT NO. 14
FORT BEND COUNTY, TEXAS
CITY OF FULSHEAR, E.T.J.

90 LOTS 3 BLOCKS 8 RESERVES

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

OWNER:

M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BRANNON BOOZER, VICE PRESIDENT OF LAND
AND
BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION
10720 W. Sam Houston Pkwy, N., Ste. 100
Houston, TX 77064
Tel: (281) 223-1602

PLANNER:

7gen PLANNING
7GEN PLANNING
Planning and Landscape Architecture
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

ENGINEER/SURVEYOR:

Costello

COSTELLO, INC.
Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100468