

PLAT RECORDING SHEET

PLAT NAME: Charleston Heights Section 2

PLAT NO: _____

ACREAGE: 42.80

LEAGUE: A.B. Langerman Survey

ABSTRACT NUMBER: 456

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 188

NUMBER OF RESERVES: 9

OWNERS: Charleston C.M.I., LTD.

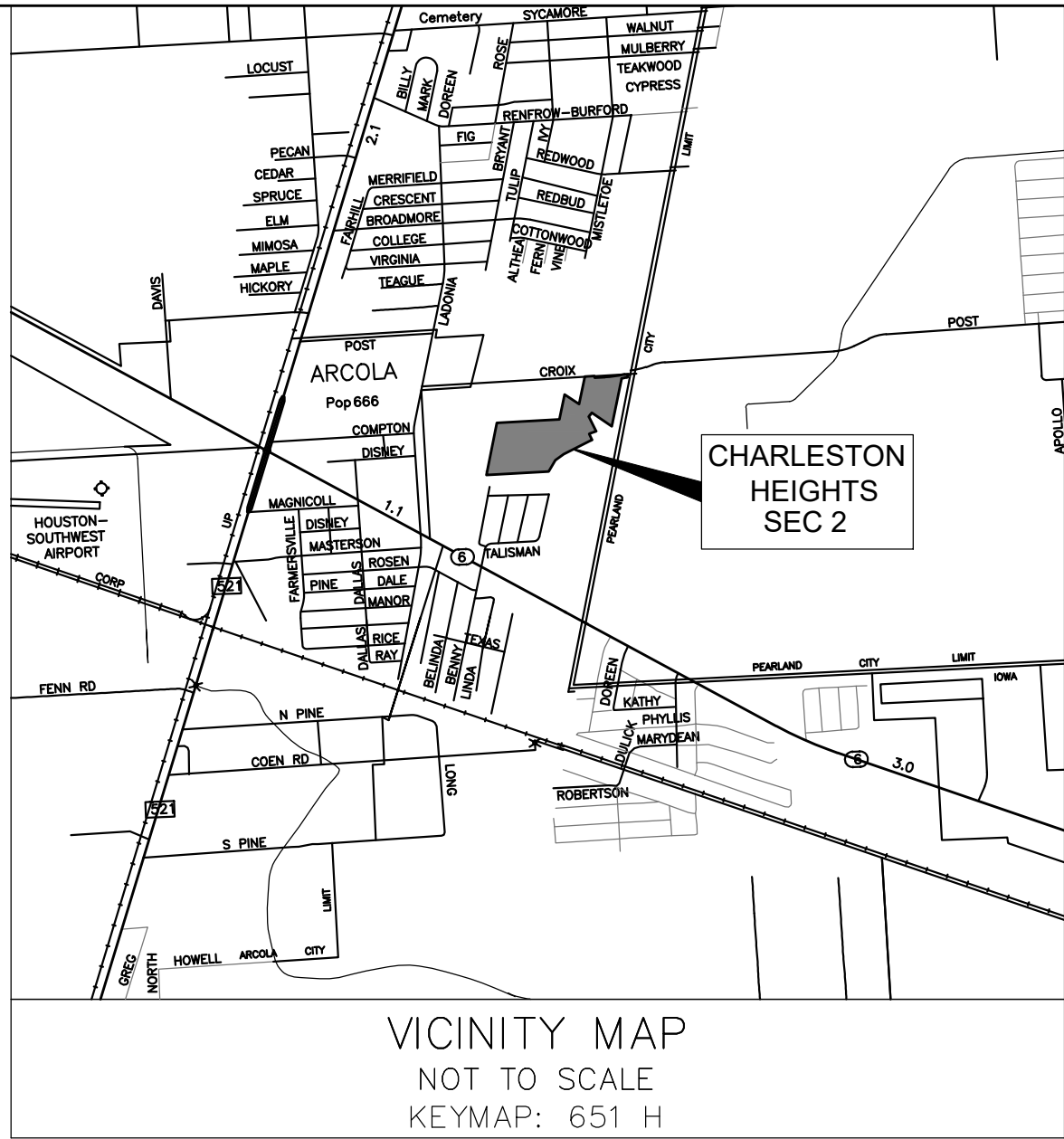
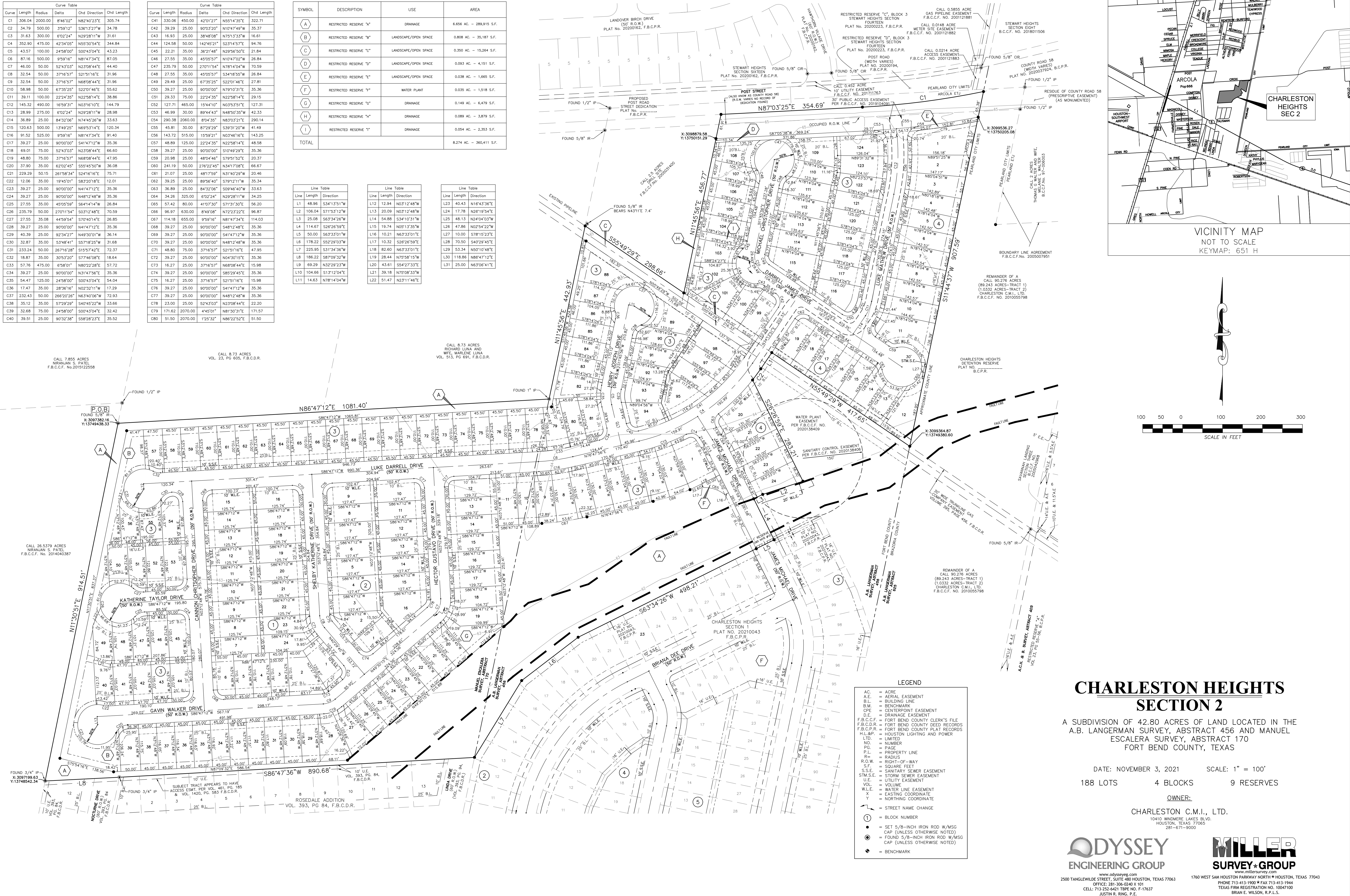
(DEPUTY CLERK)

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	306.04	2000.00	8°46'02"	N82°40'23"E	305.74
C2	34.79	500.00	3°59'12"	S36°13'27"W	34.78
C3	31.63	300.00	6°02'24"	N29°28'11"W	31.61
C4	352.90	475.00	42°34'05"	N55°30'54"E	344.84
C5	43.57	100.00	24°58'00"	S00°43'04"E	43.23
C6	87.16	500.00	9°59'16"	N81°47'34"E	87.05
C7	46.00	50.00	52°43'03"	N23°08'44"E	44.40
C8	32.54	50.00	37°16'57"	S21°51'16"E	31.96
C9	32.54	50.00	37°16'57"	N68°08'44"E	31.96
C10	58.98	50.00	67°35'25"	S22°01'46"E	55.62
C11	39.11	100.00	22°24'35"	N22°58'14"E	38.86
C12	145.32	490.00	16°59'31"	N03°16'10"E	144.79
C13	28.99	275.00	6°02'24"	N29°28'11"W	28.98
C14	36.89	25.00	84°32'06"	N74°45'26"W	33.63
C15	120.63	500.00	1°34'25"	N69°53'14"E	120.34
C16	91.52	525.00	9°59'16"	N81°47'34"E	91.40
C17	39.27	25.00	90°00'00"	S41°47'12"E	35.36
C18	69.01	75.00	52°43'03"	N23°08'44"E	66.60
C19	48.80	75.00	37°16'57"	N68°08'44"E	47.95
C20	37.90	35.00	62°02'45"	S59°45'50"W	36.08
C21	229.29	50.15	261°58'34"	S24°16'16"E	75.71
C22	12.06	35.00	19°45'01"	S83°20'18"E	12.01
C23	39.27	25.00	90°00'00"	N41°47'12"E	35.36
C24	39.27	25.00	90°00'00"	N48°12'48"W	35.36
C25	27.55	35.00	45°05'59"	S64°11'47"E	26.84
C26	235.79	50.00	27°01'15"	S03°12'48"E	70.59
C27	27.55	35.00	44°59'54"	S70°40'14"E	26.85
C28	39.27	25.00	90°00'00"	N41°47'12"E	35.36
C29	40.39	25.00	92°34'27"	N49°30'01"W	36.14
C30	32.87	35.00	53°48'41"	S51°8'25"W	31.68
C31	233.24	50.00	267°16'58"	S15°57'42"E	72.37
C32	18.67	35.00	30°53'20"	S77°46'08"E	18.64
C33	57.76	475.00	6°58'01"	N80°22'28"E	57.72
C34	39.27	25.00	90°00'00"	N31°47'56"E	35.36
C35	54.47	125.00	24°58'00"	S00°43'04"E	54.04
C36	17.47	35.00	28°36'16"	S23°32'11"W	17.29
C37	232.43	50.00	266°20'26"	N63°40'06"W	72.93
C38	35.12	35.00	57°29'29"	S40°45'22"W	33.66
C39	32.68	75.00	24°58'00"	S00°43'04"E	32.42
C40	39.51	25.00	90°32'38"	S58°28'23"E	35.52

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C41	330.06	450.00	42°01'32"	N55°14'35"E	322.71
C42	39.29	25.00	90°03'20"	N10°47'49"W	35.37
C43	16.93	25.00	38°48'08"	N75°13'33"W	16.61
C44	124.58	50.00	142°45'21"	S23°14'57"E	94.76
C45	22.21	35.00	36°21'48"	N29°56'50"E	21.84
C46	27.55	35.00	45°05'57"	N10°47'02"W	26.84
C47	235.79	50.00	27°01'15"	N03°12'48"E	70.59
C48	27.55	35.00	45°05'57"	S34°18'55"W	26.84
C49	29.49	25.00	67°35'25"	S22°01'46"E	27.81
C50	39.27	25.00	90°00'00"	N79°01'31"E	35.36
C51	29.33	75.00	22°24'35"	N22°58'14"E	29.15
C52	127.71	465.00	15°44'10"	N03°53'51"E	127.31
C53	46.99	30.00	89°44'43"	N48°50'35"W	42.33
C54	290.38	2060.00	8°04'35"	N83°03'21"E	290.14
C55	45.61	30.00	87°28'29"	S39°31'20"W	41.49
C56	143.72	515.00	15°59'21"	N03°46'18"E	143.25
C57	48.89	125.00	22°24'35"	N22°58'14"E	48.58
C58	39.27	25.00	90°00'00"	S10°49'29"E	35.36
C59	20.98	25.00	48°04'46"	S79°51'52"E	20.37
C60	241.19	50.00	27°22'45"	N34°17'08"E	66.67
C61	21.07	25.00	48°17'59"	N31°40'29"W	20.46
C62	39.25	25.00	89°56'40"	S79°21'11"W	35.34
C63	36.89	25.00	84°32'06"	S09°46'40"W	33.63
C64	34.26	325.00	6°02'24"	N29°28'11"W	34.25
C65	57.42	80.00	41°07'30"	S71°31'30"E	56.20
C66	96.97	630.00	8°49'08"	N72°32'22"E	96.87
C67	114.18	655.00	9°59'16"	N81°47'34"E	114.03
C68	39.27	25.00	90°00'00"	S48°12'48"W	35.36
C69	39.27	25.00	90°00'00"	S41°47'12"E	35.36
C70	39.27	25.00	90°00'00"	N48°12'48"W	35.36
C71	48.80	75.00	37°16'57"	S21°51'16"E	47.95
C72	39.27	25.00	90°00'00"	N04°30'15"E	35.36
C73	16.27	25.00	37°16'57"	N68°08'44"E	15.98
C74	39.27	25.00	90°00'00"	S82°29'45"E	35.36
C75	16.27	25.00	37°16'57"	S21°51'16"E	15.98
C76	39.27	25.00	90°00'00"	S41°47'12"E	35.36
C77	39.27	25.00	90°00'00"	N48°12'48"W	35.36
C78	23.00	25.00	52°43'03"	N23°08'44"E	22.20
C79	171.62	2070.00	4°45'01"	N81°30'31"E	171.57
C80	51.50	2070.00	1°25'32"	N86°22'52"E	51.50

SYMBOL	DESCRIPTION	USE	AREA
A	RESTRICTED RESERVE "A"	DRAINAGE	6.656 AC. - 289,915 S.F.
B	RESTRICTED RESERVE "B"	LANDSCAPE/OPEN SPACE	0.808 AC. - 35,187 S.F.
C	RESTRICTED RESERVE "C"	LANDSCAPE/OPEN SPACE	0.350 AC. - 15,264 S.F.
D	RESTRICTED RESERVE "D"	LANDSCAPE/OPEN SPACE	0.098 AC. - 4,151 S.F.
E	RESTRICTED RESERVE "E"	LANDSCAPE/OPEN SPACE	0.038 AC. - 1,665 S.F.
F	RESTRICTED RESERVE "F"	WATER PLANT	0.035 AC. - 1,518 S.F.
G	RESTRICTED RESERVE "G"	DRAINAGE	0.149 AC. - 6,479 S.F.
H	RESTRICTED RESERVE "H"	DRAINAGE	0.088 AC. - 3,879 S.F.
I	RESTRICTED RESERVE "I"	DRAINAGE	0.054 AC. - 2,353 S.F.
TOTAL			8.274 AC. - 360,411 S.F.

Line Table		Line Table		Line Table	
Line	Length Direction	Line	Length Direction	Line	Length Direction
L1	48.86 S34°13'51"W	L12	12.84 N03°12'48"W	L23	40.43 N16°43'36"E
L2	106.04 S71°53'12"W	L13	20.09 N03°12'48"W	L24	17.78 N26°19'54"E
L3	25.08 S63°34'26"W	L14	54.88 S34°10'31"W	L25	48.13 N24°04'03"W
L4	114.67 S26°26'59"E	L15	19.74 N05°13'35"W	L26	47.86 N02°54'22"W
L5	50.00 S63°33'01"W	L16	10.21 N63°33'01"E	L27	10.00 S78°15'23"E
L6	178.22 S52°29'03"W	L17	10.32 S26°26'59"E	L28	70.50 S40°29'45"E
L7	225.95 S31°34'36"W	L18	82.60 N63°33'01"E	L29	53.34 N50°10'48"E
L8	186.22 S87°09'32"W	L19	28.44 N79°58'15"W	L30	118.86 N86°47'12"E
L9	69.29 N32°29'23"W	L20	43.61 S54°27'33"E	L31	25.00 N63°06'41"E
L10	104.66 S13°21'04"E	L21	39.18 N79°08'33"W		
L11	14.63 N78°14'04"W	L22	51.47 N03°11'46"E		



CHARLESTON HEIGHTS SECTION 2

A SUBDIVISION OF 42.80 ACRES OF LAND LOCATED IN THE A.B. LANGERMAN SURVEY, ABSTRACT 456 AND MANUEL ESCALERA SURVEY, ABSTRACT 170 FORT BEND COUNTY, TEXAS

DATE: NOVEMBER 3, 2021 SCALE: 1" = 100'

188 LOTS 4 BLOCKS 9 RESERVES

OWNER:

CHARLESTON C.M.I., LTD.
10410 WINDMERE LAKES BLVD.
HOUSTON, TEXAS 77065
281-671-9000

ODYSSEY
ENGINEERING GROUP

2500 TANGLEWILDE STREET, SUITE 400 HOUSTON, TEXAS 77063
OFFICE: 281-306-0240 X 101
CELL: 713-252-4421 TWP NO. 17-1637
JUSTIN R. KING, P.E.

MILLER
SURVEY+GROUP

1760 WEST SAM HOUSTON PARKWAY NORTH *HOUSTON, TEXAS 77043
PHONE 713-413-1900 *FAX 713-413-1944
TEXAS FIRM REGISTRATION NO. 10047100
BRIAN E. WILSON, R.L.S.

H:\A JOB FOLDER\3633--CHARLESTON HEIGHTS\PLATTING\CHARLESTON HEIGHTS SECTION TWO--11--03--2021.DWG Nov. 10, 2021--10:21 AM JOHN CAMARILLO

STATE OF TEXAS
COUNTY OF FORT BEND

WE, BLAKE ROBERTS, ITS PRESIDENT AND LOUIS TRAPOLINO, ITS VICE PRESIDENT, BEING OFFICERS OF CHARLESTON C.M.I., LTD. OWNER OF THE 42.80 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CHARLESTON HEIGHTS SECTION 2, 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 PURPOSE 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 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 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, 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, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, 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 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, 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, DO HEREBY CERTIFY THAT I AM (OR WE ARE) THE OWNER(S) OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF HIGHLAND MEADOWS SECTION TWO 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, 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.

IN TESTIMONY WHEREOF, THE CHARLESTON C.M.I., LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY

BLAKE ROBERTS ITS PRESIDENT AND LOUIS TRAPOLINO ITS VICE PRESIDENT, HEREUNTO AUTHORIZED, ATTESTED BY

ITS SECRETARY (OR AUTHORIZED TRUST OFFICER), _____ AND ITS COMMON SEAL HEREUNTO

AFFIXED THIS ____ DAY OF _____, 2021.

CHARLESTON C.M.I., LTD.

BY:

NAME: BLAKE ROBERTS

TITLE: PRESIDENT

ATTEST:

NAME: LOUIS TRAPOLINO

TITLE: VICE PRESIDENT

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR

_____, COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR

_____, COUNTY, TEXAS

APPROVED MY MOTION ADOPTED BY THE CITY COUNCIL ON _____ DAY OF _____, 2021.

CITY OF ARCOLA

BY: _____ ATTEST (SEAL): _____
FRED A. BURTON, MAYOR SALLY CANTU, TCMA, CITY SECRETARY

REVIEW: ADVICE GIVEN TO CITY COUNCIL:
ZONING AND PLANNING COMMISSION
CITY OF ARCOLA, TEXAS.

BY: _____
PRESIDING OFFICER

FIELD NOTES FOR A 42.80 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 42.80 ACRES (1,864,418 SQUARE FEET), LOCATED IN THE A.B. LANGERMAN SURVEY, A--456 AND MANUEL ESCALERA SURVEY, A--170 IN FORT BEND COUNTY, TEXAS; SAID 42.80 ACRE TRACT BEING ALL OF A CALLED 0.0689 ACRE TRACT RECORDED IN THE NAME OF CARSON UNDERWOOD, IN FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.) 2017099036, A CALLED 0.0689 ACRE TRACT RECORDED IN THE NAME OF FRANCES WATSON, IN F.B.C.C.F. NO. 2017099113, A CALLED 0.0742 ACRE TRACT RECORDED IN THE NAME OF JERRY WOODWARD, IN F.B.C.C.F. NO. 2017099116, A CALLED 0.0689 ACRE TRACT RECORDED IN THE NAME OF STEPHEN JONES, IN F.B.C.C.F. NO. 2017099033, A CALLED 0.0689 ACRE TRACT RECORDED IN THE NAME OF TODD ELSTON, IN F.B.C.C.F. NO. 2017099030, A CALLED 21.9015 ACRE TRACT RECORDED IN THE NAME OF CHARLESTON C.M.I., LTD. IN F.B.C.C.F. NO. 2016094600 AND A PORTION A CALLED 89.243 ACRE TRACT RECORDED IN THE NAME OF CHARLESTON C.M.I., LTD., IN F.B.C.C.F. NO. 2010055798; SAID 42.80 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 5/8--INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 21.9015 ACRE TRACT, BEING ON THE EAST LINE OF A CALLED 26.5379 ACRE TRACT RECORDED IN THE NAME OF NIRANJAN S. PATEL IN F.B.C.C.F. NO. 2014000387 AND AT THE SOUTHWEST CORNER OF A CALLED 8.73 ACRE TRACT RECORDED IN VOLUME (VOL.) 23, PAGE (PG.) 605 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.);

THENCE, WITH THE SOUTH LINE OF SAID 8.73 ACRE TRACT AND A CALLED 8.73 ACRE TRACT RECORDED IN THE NAME OF RICHARD LUNA AND WIFE MARLENE LUNA IN VOL. 513, PG. 691 OF THE F.B.C.D.R., AND THE NORTH LINE OF SAID 21.9015 ACRE TRACT, NORTH 86 DEGREES 47 MINUTES 12 SECONDS EAST, A DISTANCE OF 1081.40 FEET TO A 1--INCH IRON PIPE FOUND ON THE WESTERLY LINE OF SAID 89.243 ACRE TRACT;

THENCE, WITH THE LINE COMMON TO SAID 8.73 ACRE TRACT AND SAID 89.243 ACRE TRACT, NORTH 11 DEGREES 45 MINUTES 56 SECONDS EAST, A DISTANCE OF 442.93 FEET TO A 5/8--INCH IRON ROD WITH M.S.G. CAP SET ON A NORTHERLY LINE OF A CALLED 30 FOOT WIDE TRUNKLINE COMMON TO SAID EASEMENT RECORDED IN VOL. 395, PG. 456 OF THE F.B.C.D.R., FOR THE SOUTHWEST CORNER OF A CALLED 2.5 ACRE DRILL SITE TRACT RECORDED IN F.B.C.C.F. NO. 2005031400, FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID 89.243 ACRE TRACT, AND ANGLE POINT FOR THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 5/8--INCH IRON ROD BEARS NORTH 43 DEGREES 11 MINUTES WEST, A DISTANCE OF 7.4 FEET;

THENCE, WITH THE LINES COMMON TO SAID 2.5 ACRE TRACT AND SAID 89.243 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 55 DEGREES 49 MINUTES 29 SECONDS EAST, A DISTANCE OF 298.66 FEET TO A 5/8--INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
2. NORTH 11 DEGREES 45 MINUTES 56 SECONDS EAST, A DISTANCE OF 456.77 FEET TO A 5/8--INCH IRON ROD WITH M.S.G. CAP SET ON THE SOUTH RIGHT--OF--WAY (R.O.W.) LINE OF THE PROPOSED POST ROAD STREET DEDICATION (60 FEET WIDE, RECORDATION PENDING), ON THE WEST LINE OF SAID 89.243 ACRE TRACT AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINE COMMON TO SAID PROPOSED POST ROAD STREET DEDICATION, STEWART HEIGHTS SECTION SIXTEEN, A PLAT OF RECORD IN PLAT NO. 20200162, FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), AND SAID 89.243 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. NORTH 87 DEGREES 03 MINUTES 25 SECONDS EAST, A DISTANCE OF 354.69 FEET TO A 5/8--INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNIG OF A CURVE TO THE LEFT;
 2. 306.04 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 46 MINUTES 02 SECONDS, AND A CHORD THAT BEARS NORTH 82 DEGREES 40 MINUTES 23 SECONDS EAST, A DISTANCE OF 305.74 FEET TO 5/8--INCH IRON ROD WITH M.S.G. CAP SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE, THROUGH AND ACROSS SAID 89.243 ACRE TRACT, SOUTH 11 DEGREES 44 MINUTES 37 SECONDS WEST, A DISTANCE OF 907.59 FEET TO A 5/8--INCH IRON ROD WITH M.S.G. CAP FOUND FOR THE NORTHEAST CORNER OF CHARLESTON HEIGHTS SECTION 1, A SUBDIVISION OF RECORD IN PLAT NO. 20210043, F.B.C.P.R. AND FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

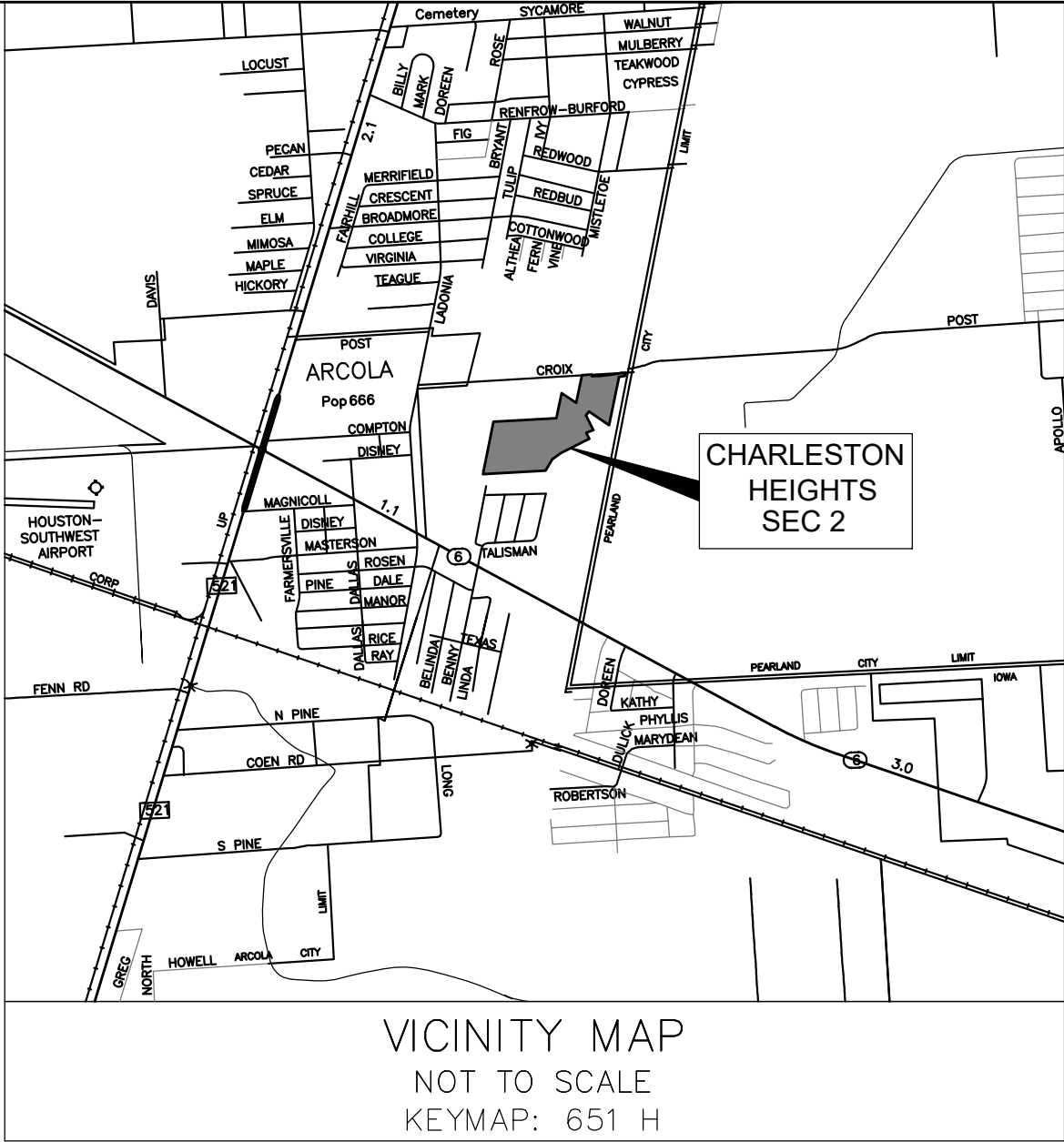
THENCE, WITH THE NORTH LINE OF SAID CHARLESTON HEIGHTS SECTION 1, THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 55 DEGREES 49 MINUTES 29 SECOND WEST, A DISTANCE OF 417.65 FEET TO A 5/8--INCH IRON ROD WITH M.S.G. CAP FOUND FOR AN ANGLE POINT;
2. SOUTH 34 DEGREES 13 MINUTES 51 SECONDS WEST, A DISTANCE OF 48.96 TO A 5/8--INCH IRON ROD WITH M.S.G. CAP FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;
3. 34.79 FEET ALONG THE CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 59 MINUTES 12 SECONDS AND A CHORD THAT BEARS SOUTH 36 DEGREES 13 MINUTES 27 SECONDS WEST A DISTANCE OF 34.78 FEET TO A 5/8--INCH IRON ROD WITH M.S.G. CAP FOUND FOR AN ANGLE POINT;
4. SOUTH 26 DEGREES 26 MINUTES 59 SECONDS EAST, A DISTANCE OF 283.21 FEET TO A 5/8--INCH IRON ROD WITH M.S.G. CAP FOUND FOR AN ANGLE POINT;
5. SOUTH 71 DEGREES 53 MINUTES 12 SECONDS WEST A DISTANCE OF 106.04 FEET TO A 5/8--INCH IRON ROD WITH M.S.G. CAP FOUND FOR AN ANGLE POINT;
6. SOUTH 63 DEGREES 34 MINUTES 26 SECONDS WEST, A DISTANCE OF 25.08 FEET TO A 5/8--INCH IRON ROD WITH M.S.G. CAP FOUND FOR AN ANGLE POINT;
7. SOUTH 26 DEGREES 26 MINUTES 59 SECONDS EAST, A DISTANCE OF 114.67 FEET TO A 5/8--INCH IRON ROD WITH M.S.G. FOUND AT THE NORTHEAST TERMINUS OF JAMES MICHAEL DRIVE (50 FEET WIDE, PLAT NO. 20210043, F.B.C.P.R.) AND ANGLE POINT;
8. SOUTH 63 DEGREES 33 MINUTES 01 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8--INCH IRON ROD WITH M.S.G. FOUND AT THE NORTHWEST TERMINUS OF SAID JAMES MICHAEL DRIVE AND ANGLE POINT;
9. SOUTH 63 DEGREES 34 MINUTES 26 SECONDS WEST, A DISTANCE OF 498.21 FEET TO A 5/8--INCH IRON ROD WITH M.S.G. CAP FOUND FOR AN ANGLE POINT;
10. SOUTH 52 DEGREES 29 MINUTES 03 SECONDS WEST, A DISTANCE OF 178.22 FEET TO A 5/8--INCH IRON ROD WITH M.S.G. CAP FOUND FOR AN ANGLE POINT;
11. SOUTH 31 DEGREES 34 MINUTES 36 SECONDS WEST, A DISTANCE OF 225.95 FEET TO A 5/8--INCH IRON ROD WITH M.S.G. CAP FOUND FOR THE NORTHEAST CORNER OF ROSEDALE ADDITION, A PLAT OF RECORD IN VOL. 393, PG. 84, F.B.C.D.R. AND AT THE NORTHEAST TERMINUS OF LINDA DRIVE (60 FEET WIDE PER VOL. 393, PG. 94, F.B.C.D.R.);

THENCE, WITH THE NORTH LINE OF SAID ROSEDALE ADDITION THE FOLLOWING TWO (2) COURSES:

1. SOUTH 86 DEGREES 47 MINUTES 36 SECONDS WEST, A DISTANCE OF 890.68 FEET TO A 3/4--INCH IRON PIPE FOUND FOR AN ANGLE POINT;
2. SOUTH 87 DEGREES 09 MINUTES 32 SECONDS WEST, A DISTANCE OF 186.22 FEET TO A 3/4--INCH IRON ROD FOUND ON THE EAST LINE OF SAID 26.5379 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID ROSEDALE ADDITION AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EAST LINE OF SAID 26.5379 ACRE TRACT, NORTH 11 DEGREES 30 MINUTES 51 SECONDS EAST, A DISTANCE OF 914.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.80 ACRES OF LAND.



I, J. STACY SLAWINSKI, P.E., FORT BEND COUNTY ENGINEER, DO HERE CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL 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 COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W.A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DeMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____ DAY OF _____, 20____, 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

CHARLESTON HEIGHTS SECTION 2

A SUBDIVISION OF 42.80 ACRES OF LAND LOCATED IN THE
A.B. LANGERMAN SURVEY, ABSTRACT 456 AND MANUEL
ESCALERA SURVEY, ABSTRACT 170
FORT BEND COUNTY, TEXAS

DATE: NOVEMBER 3, 2021

SCALE: 1" = 100'

188 LOTS

4 BLOCKS

9 RESERVES

OWNER:

CHARLESTON C.M.I., LTD.

10410 WINDMERE LAKES BLVD.
HOUSTON, TEXAS 77065
281--671--9000

ODYSSEY
ENGINEERING GROUP

www.odysseyeng.com
2500 TANGLEWILDE STREET, SUITE 400 HOUSTON, TEXAS 77063
OFFICE: 281-306-0240 X 101
CELL: 713-252-4421 TWP. NO. F-17637
JUSTIN R. KING, P.E.

MILLER
SURVEY+GROUP

www.millersurvey.com
1760 WEST SAM HOUSTON PARKWAY NORTH *HOUSTON, TEXAS 77043
PHONE 713-413-1900 * FAX 713-413-1944
TEXAS FIRM REGISTRATION NO. 10047100
BRIAN E. WILSON, R.L.S.