

PLAT RECORDING SHEET

PLAT NAME: Summerview Section Three

PLAT NO: _____

ACREAGE: 10.36

LEAGUE: Nathan Brookshire Survey

ABSTRACT NUMBER: 14

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 32

NUMBER OF RESERVES: 6

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,
HEREINAFTER REFERRED TO AS OWNERS OF THE 10.36 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SUMMERVIEW
SECTION THREE, 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 THREE 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 _____, 2022.

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 _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME _____

MY COMMISSION EXPIRES: _____

I, DEVIN R. ROYAL, 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.

DEVIN R. ROYAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

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 THREE, IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS.

THIS DAY ____ DAY OF _____, 2022.

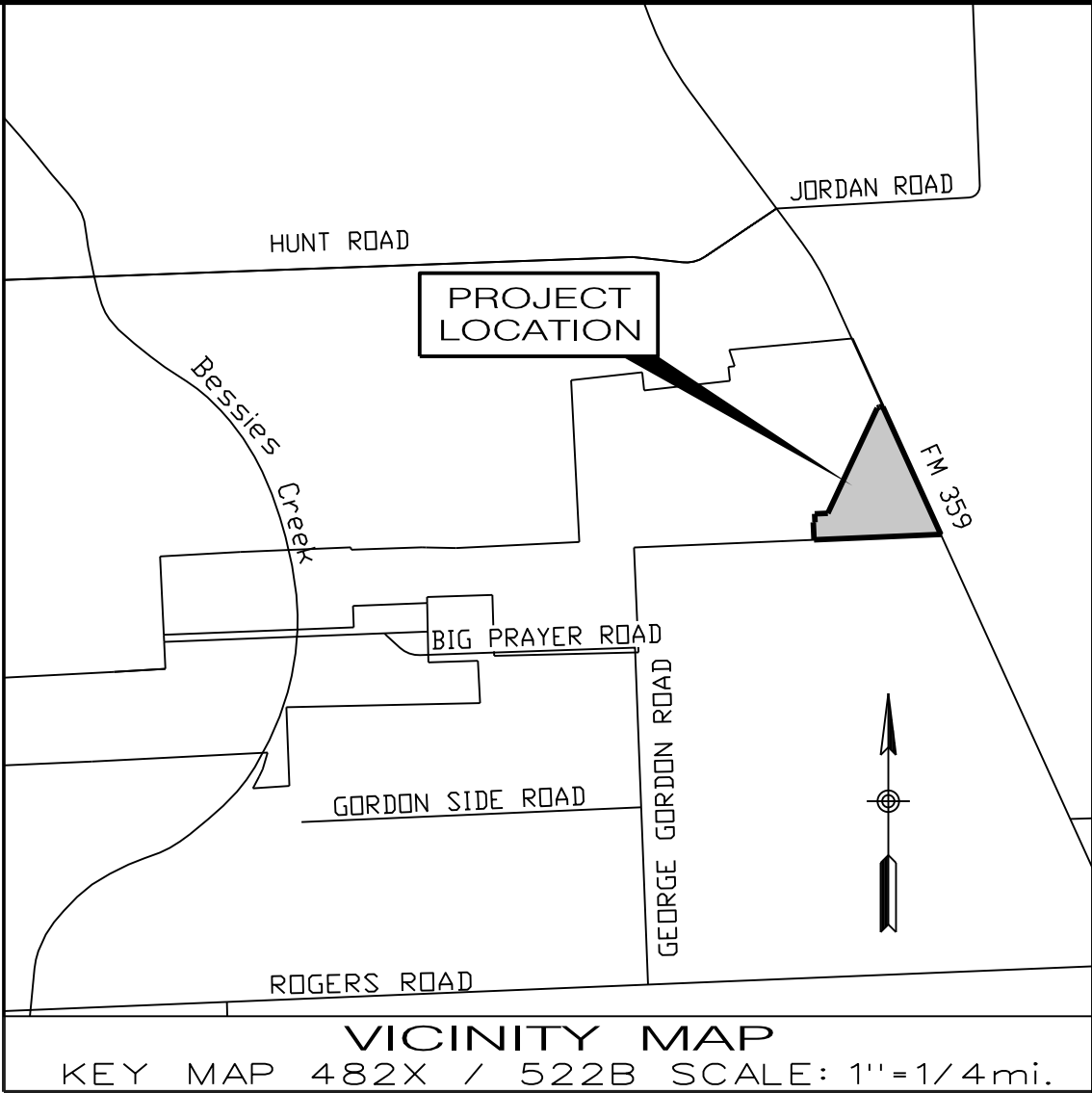
BY: _____
AMY PEARCE, CHAIRMAN

BY: _____
DAR HAKIMZADEH, CO-CHAIRMAN

THIS PLAT OF SUMMERVIEW SECTION THREE, WAS APPROVED ON _____, 2022, BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON
THIS DAY OF _____, 2022, 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 _____, 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

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 (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 THREE**
BEING A SUBDIVISION OF 10.36 ACRES
LOCATED IN THE
NATHAN BROOKSHIRE SURVEY
ABSTRACT NO. 14
FORT BEND COUNTY, TEXAS

32 LOTS 3 BLOCKS 6 RESERVES

DATE: APRIL, 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



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



GENERAL NOTES:

- THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0572 DATE APRIL 7, 2022, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- 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; H.L.P. 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 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.
- 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 1.00016603.
- THERE ARE PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0085M DATED JANUARY 29, 2021.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
- ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE AS SHOWN ON THE PLAT.
- 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 LOCATING A FREESTANDING 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)
- 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.
- 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 ETJ.
- ALL EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNER'S ASSOCIATION, FORT BEND MUNICIPAL UTILITY DISTRICT NO. 195, OR OTHER PERPETUAL PRIVATE ENTITY.
- 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)
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 146.90 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, 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 ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 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.
- 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.
- THIS PLAT LIES WITHIN ZONE "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE 2004.
- 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.
- A MINIMUM DISTANCE OF TEN (100) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- CONTOURS SHOWN HEREON ARE NAVD 88 DATUM.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- 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.

METES AND BOUNDS DESCRIPTION
FOR 10.36 ACRES

Being a 10.36 acre tract of land located in the Nathan Brookshire Survey, Abstract No. 14, in Fort Bend County, Texas; said 10.36 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 10.36 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):

Commencing at a 1/2-inch iron pipe with cap stamped "KALKOMEY" found at 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., and the northeast corner of said 102.886 acre tract, same being on the southwest Right-of-Way (R.O.W.) line of FM 359 (100-foot wide);

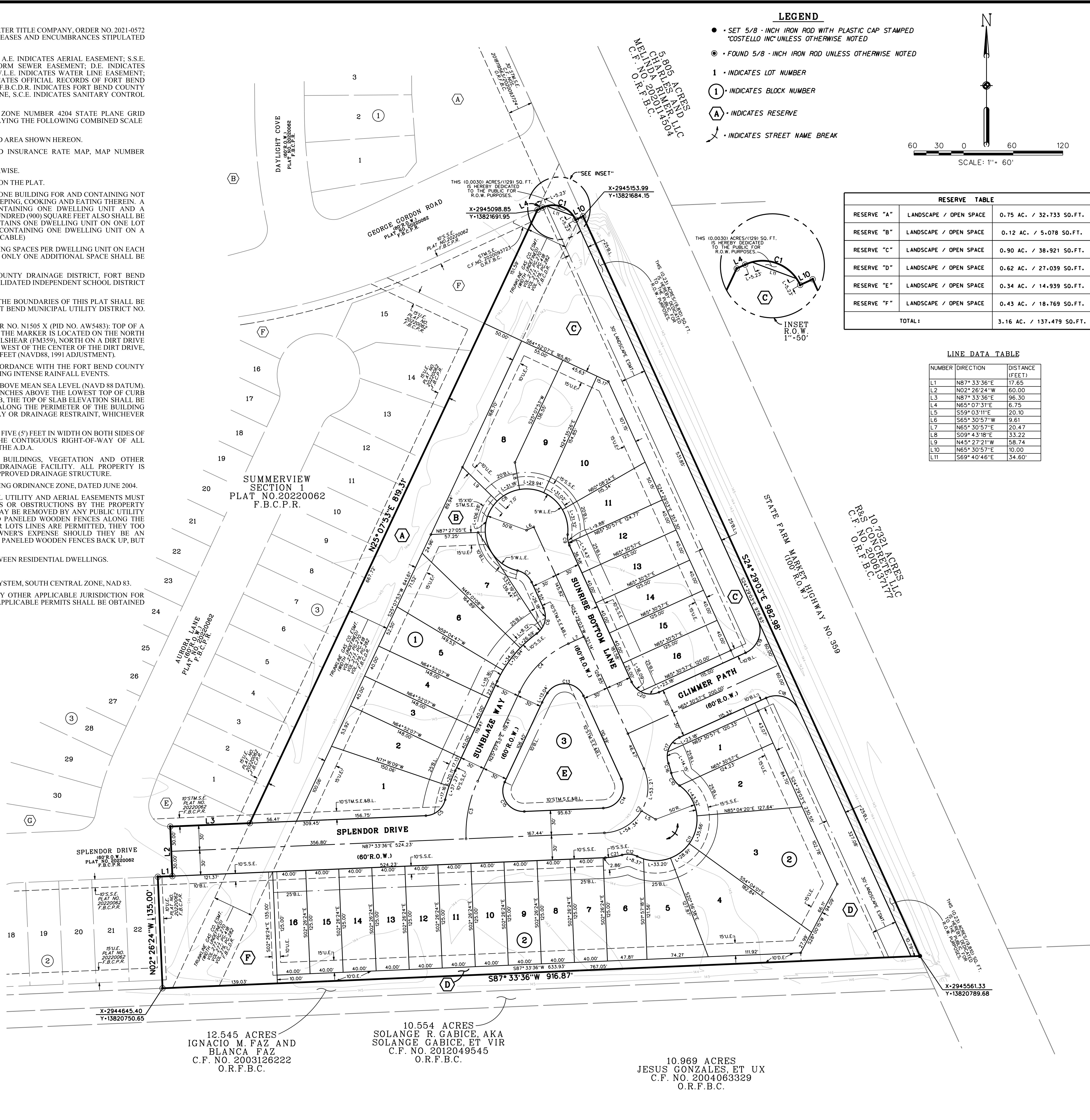
Thence, with the northeasterly line of said 102.886 acre tract and said southwest R.O.W. line of FM 359, South 24 degrees 29 minutes 03 seconds East, a distance of 554.20 feet to the Point of Beginning of the herein described tract;

- Thence, continuing with said northeast line of the 102.886 acre tract and said southwest R.O.W. line, South 24 degrees 29 minutes 03 seconds East, a distance of 982.98 feet a 1/2-inch iron pipe found at the southeast corner of said 102.886 acre tract and the northeast corner of a called 12.545 acre tract of land recorded in Clerk's File Number 2003126222 of the O.P.R.F.B.C.;

- Thence, with the northerly line of said 12.545 acre tract and the southerly line of said 102.886 acre tract, South 87 degrees 33 minutes 36 seconds West, a distance of 916.87 feet;

Thence, through said 102.886 acre tract, the following eight (8) courses:

- North 02 degrees 26 minutes 24 seconds West, a distance of 135.00 feet;
- North 87 degrees 33 minutes 36 seconds East, a distance of 17.65 feet;
- North 02 degrees 26 minutes 24 seconds West, a distance of 60.00 feet;
- North 87 degrees 33 minutes 36 seconds East, a distance of 96.30 feet;
- North 25 degrees 07 minutes 53 seconds East, a distance of 819.31 feet;
- North 65 degrees 07 minutes 31 seconds East, a distance of 6.75 feet;
- 47.33 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 23 minutes 26 seconds, a radius of 30.00 feet and a chord that bears South 69 degrees 40 minutes 46 seconds East, a distance of 42.57 feet;
- North 65 degrees 30 minutes 57 seconds East, a distance of 10.00 feet to the Point of Beginning and containing 10.36 acres of land.



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

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N87°33'36"E	17.65
L2	N02°26'24"W	60.00
L3	N87°33'36"E	96.30
L4	N65°07'31"E	6.75
L5	S59°03'11"E	20.10
L6	S65°30'57"W	9.61
L7	N65°30'57"E	20.47
L8	S09°43'18"E	33.22
L9	N45°27'21"W	58.74
L10	N65°30'57"E	10.00
L11	S69°40'46"E	34.60

RESERVE TABLE

RESERVE "A"	LANDSCAPE / OPEN SPACE	0.75 AC. / 32,733 SQ.FT.
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.12 AC. / 5,078 SQ.FT.
RESERVE "C"	LANDSCAPE / OPEN SPACE	0.90 AC. / 38,921 SQ.FT.
RESERVE "D"	LANDSCAPE / OPEN SPACE	0.62 AC. / 27,039 SQ.FT.
RESERVE "E"	LANDSCAPE / OPEN SPACE	0.34 AC. / 14,939 SQ.FT.
RESERVE "F"	LANDSCAPE / OPEN SPACE	0.43 AC. / 18,769 SQ.FT.
TOTAL:		3.16 AC. / 137,479 SQ.FT.

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	47.33	30.00	90° 23' 26"	S69°40'46"E	42.57
C2	107.55	55.00	112° 2' 39"	N31°32'16"E	91.22
C3	71.68	150.00	27° 22' 44"	N19°26'31"E	71.00
C4	84.58	120.00	40° 23' 41"	N45°19'25"E	82.84
C5	32.42	25.00	74° 17' 28"	N50°24'52"E	30.19
C6	34.30	25.00	78° 37' 16"	N14°49'35"E	31.68
C7	23.02	25.00	52° 45' 31"	N50°51'49"W	22.22
C8	229.75	50.00	263° 16' 28"	N54°23'39"E	74.74
C9	13.31	25.00	30° 30' 55"	S09°13'36"E	13.16
C10	18.72	25.00	42° 54' 40"	S33°20'52"E	18.29
C11	149.66	50.00	171° 30' 31"	S30°56'49"W	99.73
C12	18.72	25.00	42° 54' 40"	N84°45'29"W	18.29
C13	53.27	25.00	122° 5' 8"	S85°31'37"E	43.75
C14	48.89	25.00	112° 2' 39"	S31°32'16"W	41.46
C15	51.30	25.00	117° 34' 17"	N33°39'16"W	42.76
C16	12.09	85.00	8° 8' 47"	S15°57'55"E	12.08
C17	37.33	25.00	85° 33' 15"	N22°44'19"E	33.96
C18	47.12	30.00	90° 0' 0"	S68°29'03"E	42.43
C19	47.12	30.00	90° 0' 0"	N20°30'57"E	42.43
C20	39.27	25.00	90° 0' 0"	S69°29'03"E	35.36
C21	20.43	85.00	13° 46' 25"	S80°40'23"W	20.38

SUMMERVIEW
SECTION THREE
BEING A SUBDIVISION OF 10.36 ACRES
LOCATED IN THE
NATHAN BROOKSHIRE SURVEY
ABSTRACT NO. 14
FORT BEND COUNTY, TEXAS

32 LOTS 3 BLOCKS 6 RESERVES

SCALE: 1"=60' DATE: APRIL, 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
COSTELLO INC.
Engineering and Surveying
2107 CITYWEST BOULEVARD
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HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

7gen
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COSTELLO INC.
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