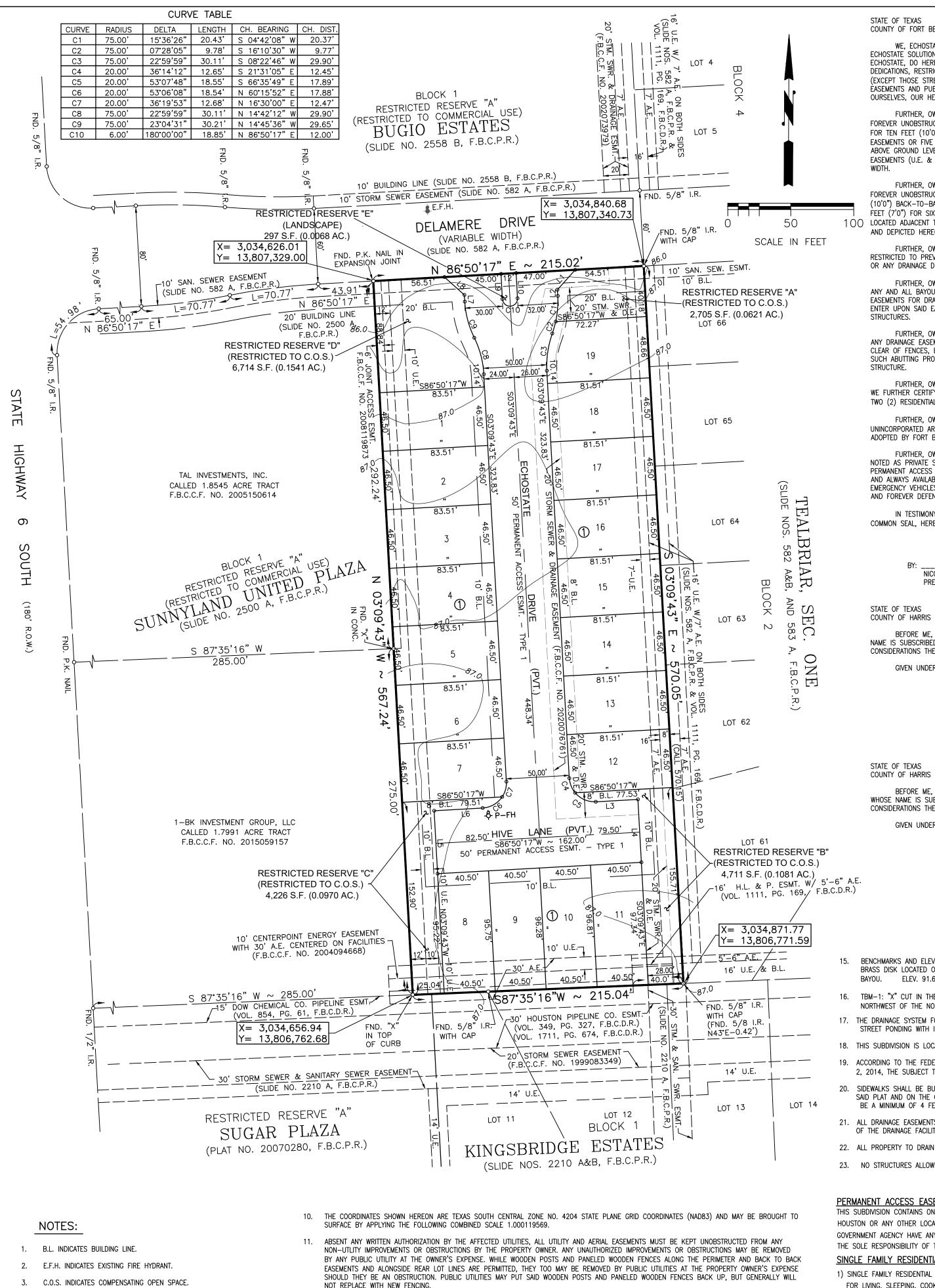
PLAT RECORDING SHEET

PLAT NAME:	Echostate
DI ATENO	
PLAT NO:	
ACREAGE:	2.8069
LEAGUE:	John Leverton Survey
A DOTTO A COT NA	TARTER A 402
ABSTRACT NU	UMBER: A-402
NUMBER OF E	BLOCKS: 1
NUMBER OF I	
NUMBER OF F	RESERVES: 5
OWNERS: Ec	hostate Solutions, Inc.
	·
(DEPUTY CLERK)	



12. THIS PLAT IS WITHIN FORT BEND COUNTY, WEST KEEGANS BAYOU IMPROVEMENT DISTRICT, KINGSBRIDGE MUNICIPAL UTILITY DISTRICT, FORT BEND

CITY OF HOUSTON ETJ.

13. ALL LOTS SHALL HAVE AN ADEQUATE WASTEWATER COLLECTION SERVICE.

LESS THAN 2.0 FEET ABOVE THE LOWEST TOP OF CURB WITHIN, OR ADJACENT TO, ITS LOT LINES.

INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 5, FORT BEND COUNTY ASSISTANCE DISTRICT NO. 6. AND THE

14. THE TOP OF FLOOR SLABS SHALL BE A MINIMUM OF 89.00 FEET ABOVE MEAN SEA LEVEL (NAVD88, 2001 ADJUSTMENT). IN ADDITION, NO SLAB SHALL BE

LESS THAN 1.0 FOOT ABOVE ANY DOWN GRADIENT ROADWAY. DRAINAGE RESTRAINT, MAXIMUM PONDING, OR SHEET FLOW ELEVATION AS CALCULATED DURING

THE SITE DESIGN AND 2.0 FEET ABOVE THE 100-YEAR WATER SURFACE ELEVATION OF ANY ON-SITE DETENTION POND. IN ADDITION, NO SLAB SHALL BE

R.O.W. INDICATES RIGHT-OF-WAY.

5. U.E. INDICATES UTILITY EASEMENT.

6. S.S.E. INDICATES SANITARY SEWER EASEMENT.

W.L.E. INDICATES WATER LINE EASEMENT.

7. STM. SWR. ESMT. OR STM. S.E. INDICATES STORM SEWER EASEMENT.

F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS

STATE OF TEXAS COUNTY OF FORT BEND

WE. ECHOSTATE SOLUTION, INC., ACTING BY AND THROUGH NICOLE NIE, PRESIDENT AND FLORENCIO PEREZ, DIRECTOR, BEING OFFICERS OF ECHOSTATE SOLUTION, INC., HEREINAFTER REFERRED TO AS OWNERS OF THE 2.8069 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ECHOSTATE, 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, 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 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN

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 OO LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT 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, SLOUGHS, OR OTHER NATURAL DRAINÁAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY IS HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION 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

FURTHER, OWNERS HEREBY CERTIFY THAT THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN

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 ALL SUBSEQUENT AMENDMENTS.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT. AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

IN TESTIMONY WHEREOF, THE ECHOSTATE SOLUTION, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY NICOLE NIE, ITS PRESIDENT, IT'S COMMON SEAL. HEREUNTO AUTHORIZED, ATTESTED BY IT'S DIRECTOR, FLORENCIO PEREZ THIS ______ DAY OF ___

ECHOSTATE SOLUTION, INC.

NICOLE NIE FLORENCIO PEREZ PRESIDENT DIRECTOR STATE OF TEXAS COUNTY OF HARRIS BEFORE ME. THE UNDERSIGNED AUTHORITY. ON THIS DAY PERSONALLY APPEARED NICOLE NIE. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF ____ NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS MY COMMISSION EXPIRES:

BEFORE ME. THE UNDERSIGNED AUTHORITY. ON THIS DAY PERSONALLY APPEARED FLORENCIO PEREZ, 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 SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ______ DAY OF _____, 2022.

> NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS MY COMMISSION EXPIRES: ____

- BENCHMARKS AND ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON FLOOD PLAIN REFERENCE MARK NO. 040445, BEING A BRASS DISK LOCATED ON THE SOUTHERLY END OF A CONCRETE JERSEY RAIL ON THE EAST SIDE OF STATE HIGHWAY NO. 6 SOUTH, CROSSING KEEGANS BAYOU. ELEV. 91.68, NAVD 1988 (2001 ADJUSTMENT).
- 16. TBM-1: "X" CUT IN THE TOP OF CURB OF THE STORM DRAINAGE INLET LOCATED ON THE SOUTH SIDE OF DELAMERE DRIVE, APPROXIMATELY 25' NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEV. = 85.41, NAVD 1988 (2001 ADJUSTMENT).
- 17. 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.
- 18. THIS SUBDIVISION IS LOCATED IN FORT BEND COUNTY LIGHTING ZONE LZ3.
- 19. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 481567 0145 L, REVISED APRIL 2, 2014, THE SUBJECT TRACT IS LOCATED IN ZONE "X" (UNSHADED), AREAS OUTSIDE THE LIMITS OF 500-YEAR FLOODING.
- 20. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-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. SIDEWALKS MAY BE A MINIMUM OF 4 FEET IN WIDTH WHEN PLACED IN FRONT OFSINGLE FAMILY RESIDENTIAL LOTS WITH APPROVAL OF THE FORT BEND COUNTY ENGINEER.
- 21. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 22. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE
- 23. NO STRUCTURES ALLOWED IN LANDSCAPE RESERVE "E".

THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHT-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

SINGLE FAMILY RESIDENTIAL NOTES:

1) SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE 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 900 SQUARE FGEET ALSO SHALL BE CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING

ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL. 2) EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PR DWELLING UNIT ON EACH LOT, IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED, ONLY ONE ADDITIONALSPACE SHALL BE PROVIDED.

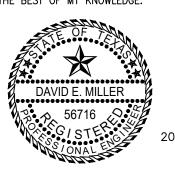
BUILDING LINE NOTE: UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.) WHETHER ONE OF MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH

MAY BE AMENDED FROM TIME TO TIME. THE BUILDING LINE REQUIREMENTS ESTABLISHED BY THIS CHAPTER ARE MINIMUM STANDARDS.

I, MARTIN T. ROE, R.P.L.S., 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, 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 OR 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.

> MARTIN T. ROE, R.P.L.S TEXAS REGISTRATION NO. 2106

I, DAVID E. MILLER, P.E., 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.



DAVID E. MILLER, P.E. TEXAS REGISTRATION NO.: 56716

THIS IS TO CERTIFY THAT THE HOUSTON PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF ECHOSTATE HWY 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 ______ DAY OF ____

MARTHA L. STEIN M. SONNY GARZA MARGARET WALLACE BROWN VICE CHAIRMAN SECRETARY

EMERGENCY SVCS. FBC ESD NO. 5 ASSISTANCE FBC ASSISTANCE DISTR. NO. 6 CITY OR CITY ETJ | CITY OF HOUSTON ETJ UTILITY COMPANIES ELECTRIC COMPANY | CENTERPOINT ENERGY GAS COMPANY CENTERPOINT ENERGY PHONE COMPANY AT&T

SCHOOL

I, J. STACY SLAWINSKI, P.E., 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. GRADY PRESTAGE PRECINCT 1, COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER

W. A. "ANDY" MEYERS KEN R. DEMERCHANT PRECINCT 3. COUNTY COMMISSIONER PRECINCT 4, COUNTY COMMISSIONER

KP GEORGE

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 FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS THE DAY AND DATE LAST ABOVE WRITTEN.

FORT BEND COUNTY, TEXA		AURA RI	CLERK	FOR	
------------------------	--	---------	-------	-----	--

24. AREAS IDENTIFIED AS COMPENSATING OPEN SPACE SHALL BE RESTRICTED FOR THE USE OF OWNERS OF PROPERTY IN AND RESIDENTS OF THE SUBDIVISION. AREAS IDENTIFIED AS COMPENSATING OPEN SPACE SHALL BE OWNED, MANAGED AND MAINTAINED UNDER A BINDING AGREEMENT AMONG THE OWNERS OF THE PROPERTY IN THE SUBDIVISION.

- 25. 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.
- 28. THE MINIMUM DISTANCE OF TWENTY-TWO (22) FEET SHALL BE MAINTAINED BETWEEN A FRONT FACING GARAGE.
- 26. THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PROPOSED SUBDIVISION.
- 27. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- AND THE EDGE OF THE SIDEWALK.

	DEND COUNTY
BISSO REEGANS BAYOU	ONNET PROMETE DR SOUGHE LAND
ECHOST.	ATE U GOLD RICHMOND RD
AREA MAP	<u> </u>
KEY MAP: 528	S
DI	ISTRICT NAMES
MUD	KINGSBRIDGE M.U.D.

WEST KEEGANS BAYOU I.D.

NORTHEAST FORT BEND COUNTY

FORT BEND I.S.D.

LINE TABLE

LINE	BEARING	LENGTH
L1	S 41°50'19" W	21.21
L2	S 03°17'34" E	5.00'
L3	N 86°50'17" E	33.53'
L4	S 03°09'43" E	50.00
L5	N 03°09'42" W	50.00'
L6	N 86°50'17" E	38.53
L7	N 03°09'43" W	5.00'
L8	N 48°09'43" W	21.21
L9	S 03°09'43" E	20.00'
L10	N 03°09'43" W	20.00'

COMPENSATING OPEN SPACE AREAS RESERVE AREA (S.F.) USE R | 4713

A 2,699 COS 4,226 6,713 cos 297 LANDSCAPE TOTAL 18,648

LOT SIZES < 5,000 SF (SUBURBAN AREA)

	LOT NOS.	AREA (S.F.)
	1-6	23,296
	7	3,868
	8	3,868
	9	3,888
	10	3,910
	11	3,932
	12	3,775
	13-18	22,736
TOTAL NUMBER OF LOTS < 5,000 SF	19	3,836
TOTAL AREA OF LOTS < 5,000 SF		73,109 S.F

COMPENSATING OPEN SPACE TABLE - SUBURBAN AREA

A. TOTAL NO. OF LOTS < 5,000 SF B. TOTAL AREA OF LOTS < 5,000 SF 73,109 S.F. C. AVERAGE LOT SIZE < 5,000 SF 3,848 S.F. D. COMPENSATING OPEN SPACE REQUIRED 300 S.F. PER LOT (BASED ON C.)

E. COMPENSATING OPEN SPACE REQUIRED 5,700 S.F. F. TOTAL AREA OF COMPENSATING OPEN SPACE 18,647 S.F.

ECHOSTATE

19 LOTS **5 RESERVES** 1 BLOCK

A SUBDIVISION OF A 2.8069 ACRE TRACT BEING THE REPLAT OF RESTRICTED RESERVE "A", BLOCK 1, LA QUINTA - SUGAR LAND, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20090057 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 19 RESIDENTIAL LOTS AND 5 RESERVES

SCALE: 1" = 50'

SURVEYOR

ROE SURVEYING COMPANY TBPF&LS NO. 10151900 5019 HARDWAY ST. HOUSTON, TEXAS 77092 PHONE 713/957-3311

OWNER

ECHOSTATE SOLUTION, INC 2027 N. MASON ROAD, SUITE 302 KATY, TEXAS 77449 PHONE: 281/665-3563

DATE: DECEMBER, 2021

ENGINEER MILLER & ASSOCIATES ${f consulting} ullet {f Engineers} ullet {f Surveying}$

3664 Walnut Bend Lane • Suite C100 • Houston, Texas 77042-4851 Phone 713/977-4700 Fax 713/977-4701