

PLAT RECORDING SHEET

PLAT NAME: Winfield Lakes North Sec 7

PLAT NO: _____

ACREAGE: 13.089

LEAGUE: Elijah Roark Survey

ABSTRACT NUMBER: 77

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 65

NUMBER OF RESERVES: 8

OWNERS: Woodmere Development Company, LTD.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, WOODMERE DEVELOPMENT COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH RICHARD RUE, PRESIDENT AND JASON ERVIN, VICE PRESIDENT OF FINANCE, BEING OFFICERS OF WOODMERE GP, LLC., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF WOODMERE DEVELOPMENT COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 13.089 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WINFIELD LAKES NORTH SEC 7, 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 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 ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON 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 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, THE WOODMERE DEVELOPMENT COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, BY WOODMERE GP, LLC., ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD RUE, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT OF FINANCE, JASON ERVIN, THIS _____ DAY OF _____, 2021.

WOODMERE DEVELOPMENT COMPANY, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: WOODMERE GP, LLC., A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: _____
RICHARD RUE, PRESIDENT

ATTEST: _____
JASON ERVIN, VICE PRESIDENT OF FINANCE

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD RUE, PRESIDENT OF WOODMERE GP, LLC., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF WOODMERE DEVELOPMENT COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF FORT BEND

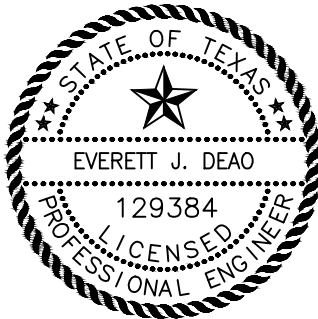
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON ERVIN, VICE PRESIDENT OF FINANCE OF WOODMERE GP, LLC., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF WOODMERE DEVELOPMENT COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, EVERETT J. DEAO, 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.

EVERETT J. DEAO, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 129384



I, GARY D. NUTTER, 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 OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (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.

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

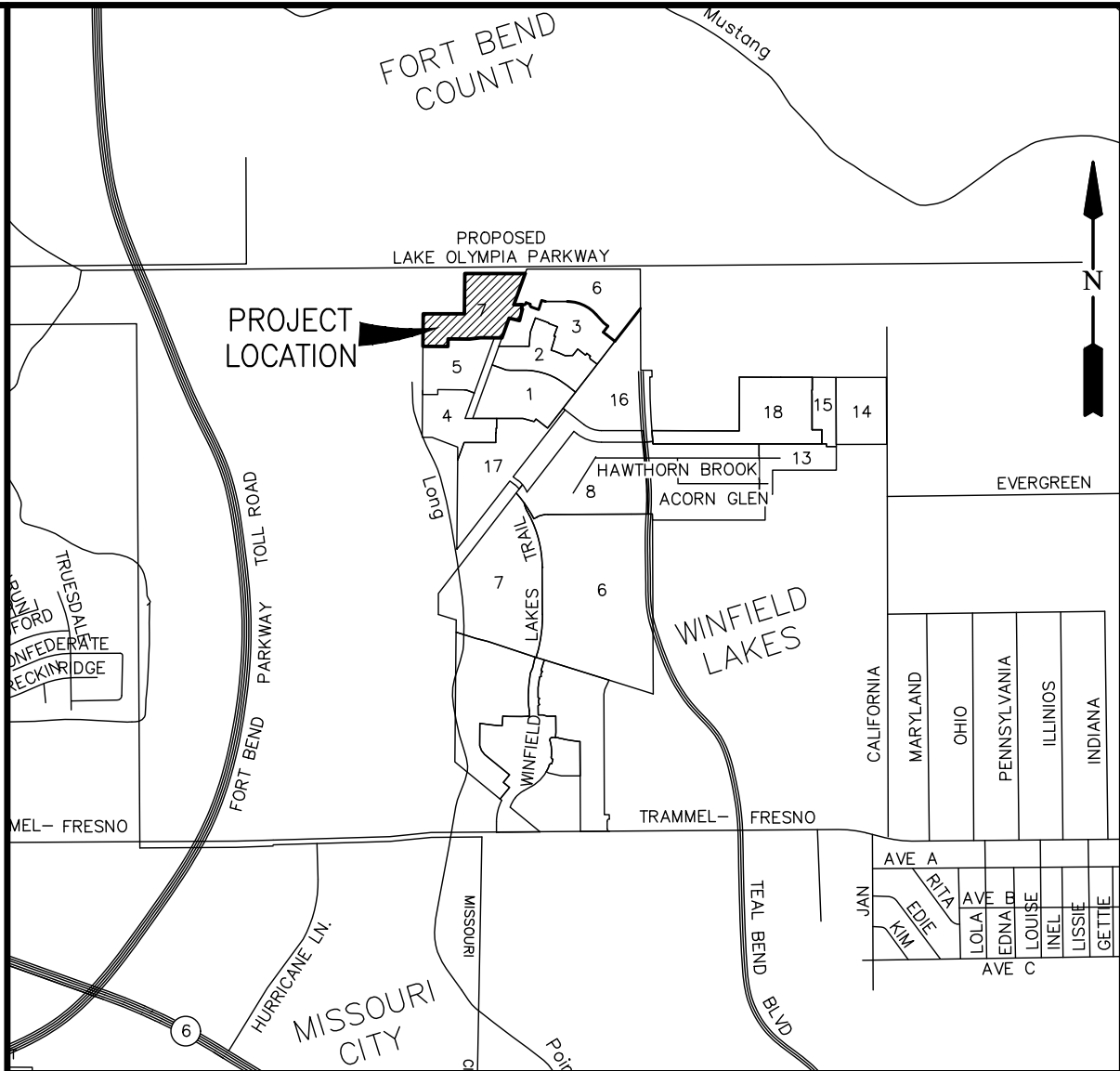
THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WINFIELD LAKES NORTH SEC 7 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

BY: _____
MARTHA L. STEIN, CHAIR
OR M. SONNY GARZA, VICE-CHAIR

BY: _____
MARGARET WALLACE BROWN, AICP, CNU-A, SECRETARY

NOTES:

- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 49, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- BENCHMARK: N.G.S. BRASS DISK STAMPED "K668 RESET 1949" LOCATED ALONG F.M. 521 ABOUT 0.4 MILE NORTH FROM THE INTERSECTION OF STATE HIGHWAY 6 AT ARCOLA, AT THE SOUTHWEST CORNER OF THE JUNCTION OF DAVIS ROAD WEST, IN THE TOP OF A CONCRETE HEADWALL OF A LARGE CULVERT, 55 FEET WEST OF THE CENTER LINE OF THE HIGHWAY, 108 1/2 FEET SOUTH OF THE CENTER LINE OF THE ROAD.
ELEVATION = 65.926' NGVD 29 1978 ADJUSTMENT
TEMPORARY BENCHMARK: WFLN2-TB--B: A BOX CUT ON THE TOP OF AN INLET AT THE NORTH CURB LINE OF CRISP APPLE WAY, JUST WEST OF PRAIRIE VALE COURT, LOCATED IN WINFIELD LAKES NORTH SEC 2.
ELEVATION = 70.28' NGVD 29 1978 ADJUSTMENT
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.9998687.
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED 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 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.
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF _____ (NAVD-88, 2001 ADJUSTMENT) AND _____ (NGVD-29, 1978 ADJUSTMENT) FEET ABOVE MEAN SEA LEVEL. 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" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- THIS PLAT WAS PREPARED TO MEET CITY OF HOUSTON AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2019-0401, EFFECTIVE DATE OF SEPTEMBER 17, 2021 AND ISSUED ON SEPTEMBER 23, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 24, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY ISO, THE CITY OF HOUSTON ETJ, AND FORT BEND COUNTY.
- IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C0315L, REVISED APRIL 2, 2014, THIS PROPERTY LIES WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 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 TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- SIDEWALKS SHALL BE BUILT, OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-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. REQUIREMENTS.
- THIS PLAT LIES WITHIN FORT BEND LIGHTING ORDINANCE ZONE NO. 3.
- 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.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTIONS FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL THE APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- EASEMENTS AND/OR BUILDING LINES SHOWN IN WINFIELD LAKES NORTH SEC 6, A SUBDIVISION RECORDED IN PLAT NO. 20200247, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- EASEMENTS AND/OR BUILDING LINES SHOWN IN WINFIELD LAKES NORTH SEC 3, A SUBDIVISION RECORDED IN PLAT NO. 20170106, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- EASEMENTS AND/OR BUILDING LINES SHOWN IN WINFIELD LAKES NORTH SEC 5, A SUBDIVISION RECORDED IN PLAT NO. 20170109, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- 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 PROPERTY IN THE SUBDIVISION.



VICINITY MAP
SCALE: 1" = 2000'

KEY MAP NO. 611N & 610R

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.
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, 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.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

WINFIELD LAKES NORTH SEC 7

A SUBDIVISION OF 13.089 ACRES OF LAND SITUATED IN
THE ELJAH ROARK SURVEY, ABSTRACT 77,
FORT BEND COUNTY, TEXAS.

65 LOTS 8 RESERVES (2.282 ACRES) 2 BLOCKS

APRIL 12, 2022

JOB NO. 1037-5013.403

OWNERS:

WOODMERE DEVELOPMENT COMPANY, LTD.

A TEXAS LIMITED PARTNERSHIP

BY: WOODMERE GP, LLC., ITS GENERAL PARTNER

RICHARD RUE, PRESIDENT

15915 KATY FREEWAY, SUITE 405, HOUSTON, TEXAS 77094

PH: (281) 450-9172

SURVEYOR:

LJA Surveying, Inc.

3600 W. Sam Houston Parkway S.
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382



ENGINEER:

LJA Engineering, Inc.

3600 W. Sam Houston Parkway S.
Suite 600
Houston, Texas 77042

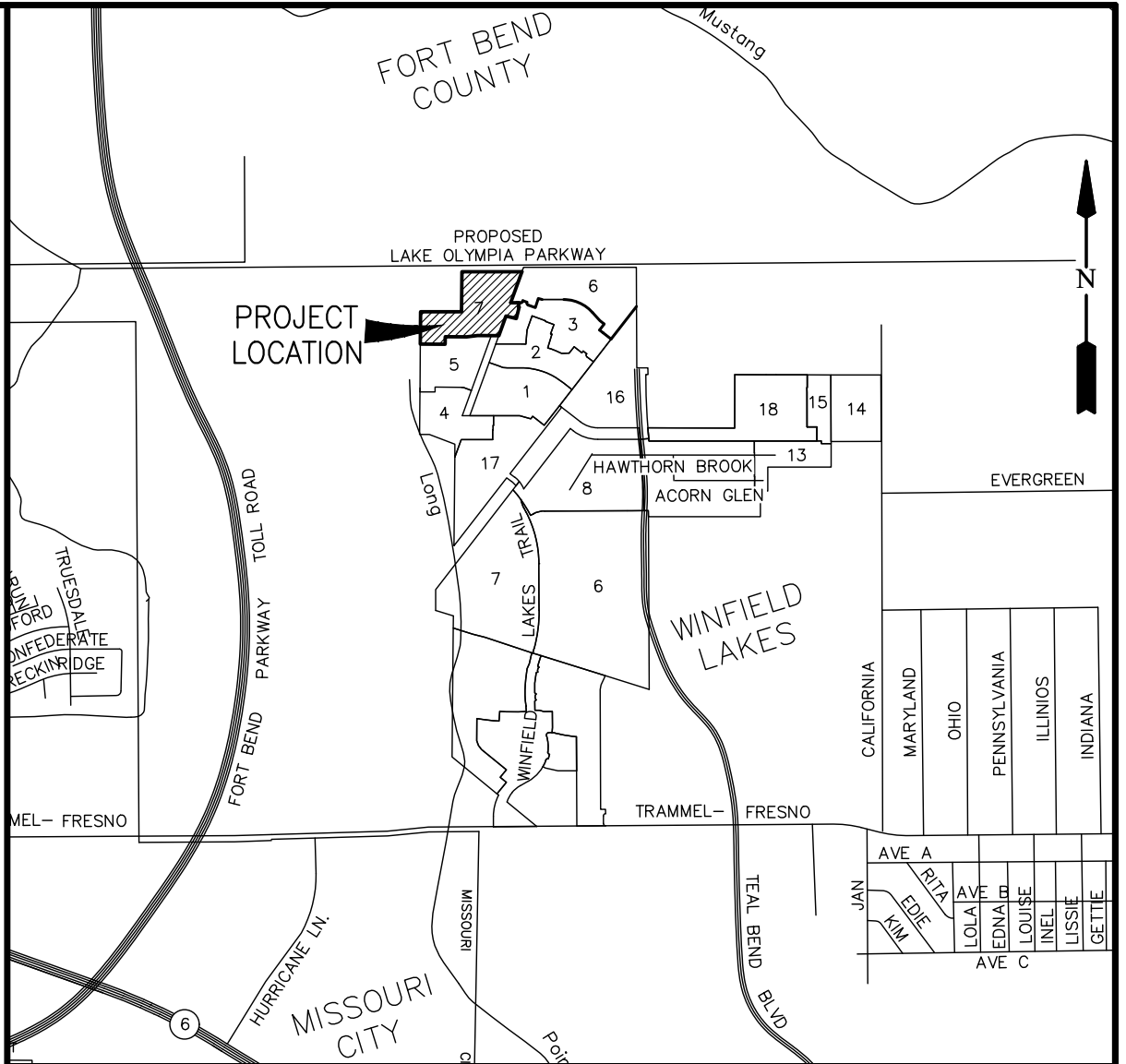
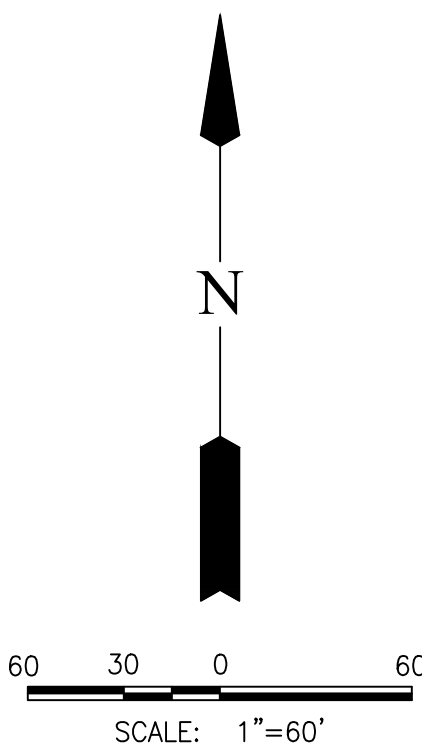
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386



CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	325.00'	0°24'44"	2.34'	N 89°48'51" E
C2	325.00'	3°50'11"	21.76'	S 88°03'42" E
C3	275.00'	1°21'11"	6.49'	S 85°28'01" E
C4	300.00'	3°50'11"	20.09'	N 88°03'42" W
C5	300.00'	28°18'12"	148.20'	S 75°52'07" W
C6	300.00'	28°47'06"	150.72'	S 78°06'34" W
C7	50.00'	90°00'00"	78.54'	S 45°30'07" W
C8	300.00'	28°47'06"	150.72'	S 13°53'26" E
C9	50.00'	90°00'00"	78.54'	S 45°30'07" W
C10	275.00'	3°50'11"	18.41'	N 88°03'42" W
C11	275.00'	28°18'12"	135.85'	S 75°52'07" W
C12	125.00'	46°42'29"	101.90'	S 38°21'46" W
C13	50.00'	95°43'17"	83.53'	S 62°52'10" W
C14	125.00'	40°16'39"	87.87'	N 89°24'31" W
C15	325.00'	20°02'58"	113.73'	S 80°28'38" W
C16	25.00'	90°00'00"	39.27'	S 45°30'07" W
C17	25.00'	30°44'03"	13.41'	N 14°51'55" E
C18	50.00'	150°55'44"	131.71'	N 45°13'55" E
C19	25.00'	30°11'40"	13.17'	S 74°24'03" E
C20	275.00'	28°47'06"	138.16'	N 76°06'34" E
C21	25.00'	84°07'57"	36.71'	N 19°39'03" E
C22	325.00'	22°55'03"	129.99'	N 10°57'24" W
C23	25.00'	30°48'39"	13.44'	N 14°54'13" W
C24	50.00'	150°55'35"	131.71'	N 45°09'15" E
C25	25.00'	30°06'56"	13.14'	S 74°26'25" E
C26	25.00'	31°54'40"	13.92'	N 74°32'47" E
C27	50.00'	272°56'01"	238.18'	S 15°03'28" W
C28	25.00'	61°01'22"	26.63'	N 58°59'12" W
C29	25.00'	90°00'00"	39.27'	S 45°30'07" W
C30	275.00'	20°33'23"	98.66'	S 09°46'35" E
C31	25.00'	98°13'43"	42.86'	S 69°10'08" E
C32	325.00'	28°18'12"	160.55'	N 75°52'07" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°58'47" E	67.18'
L2	S 03°51'24" W	50.00'
L3	S 00°30'07" W	85.78'
L4	N 89°58'47" W	67.18'
L5	S 28°16'59" E	44.22'
L6	N 00°30'07" E	13.67'
L7	N 89°58'47" W	67.18'
L8	N 61°43'01" E	15.59'
L9	N 78°54'11" E	20.00'
L10	N 39°05'29" W	20.00'
L11	N 71°45'43" E	29.98'
L12	N 15°58'31" W	37.50'
L13	N 15°58'31" W	40.71'
L14	N 03°16'56" W	39.57'
L15	S 14°22'18" W	41.72'
L16	S 89°55'22" W	456.69'
L17	S 00°30'07" W	431.18'
L18	S 81°52'15" W	40.39'
L19	S 67°35'55" W	69.25'

- LEGEND
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - R.O.W. INDICATES RIGHT OF WAY
 - G.B.L. INDICATES GATAGE BUILDING LINE
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE



VICINITY MAP
SCALE: 1" = 2000'

KEY MAP NO. 611N & 610R

COMPENSATING OPEN SPACE TABLE - SUBURBAN

A.	TOTAL NO. OF LOTS < 5000 SF:	30
B.	TOTAL AREA OF LOTS < 5000 SF:	139,112 SQ.FT.
C.	AVERAGE LOT SIZE < 5000 SF:	4,637 SQ.FT.
D.	COMPENSATING OPEN SPACE REQUIRED PER LOT:	100 SQ.FT.
E.	TOTAL COMPENSATING OPEN SPACE REQUIRED:	3,000 SQ.FT.
F.	TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED:	3,013 SQ.FT.

LOT AREA CALCULATIONS

BLOCK 1		BLOCK 2	
LOT NO.	SQ.FT.	LOT NO.	SQ.FT.
1	4,658	7	4,902
2	4,400	10	4,878
3	4,400	11	4,657
4	4,400	12	4,620
5	4,231	13	4,620
9	4,425	14	4,620
10	4,612	15	4,840
11	4,628		
12	4,644		
13	4,661		
14	4,677		
15	4,693		
20	4,748		
21	4,600		
22	4,600		
23	4,600		
24	4,402		
28	4,851		
29	4,989		
34	4,955		
42	4,600		
43	4,600		
44	4,600		

WINFIELD LAKES NORTH SEC 7

A SUBDIVISION OF 13.089 ACRES OF LAND SITUATED IN
THE ELJAH ROARK SURVEY, ABSTRACT 77,
FORT BEND COUNTY, TEXAS.

65 LOTS 8 RESERVES (2.282 ACRES) 2 BLOCKS

APRIL 12, 2022 JOB NO. 1037-5013.403

OWNERS:
WOODMERE DEVELOPMENT COMPANY, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: WOODMERE GP, LLC., ITS GENERAL PARTNER
RICHARD RUE, PRESIDENT
15915 KATY FREEWAY, SUITE 405, HOUSTON, TEXAS 77094
PH: (281) 450-9172

SURVEYOR:

LJA Surveying, Inc.

3600 W. Sam Houston Parkway S.
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.

3600 W. Sam Houston Parkway S.
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386