

# PLAT RECORDING SHEET

**PLAT NAME:** Windstone on the Prairie Section One

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 11.378

**LEAGUE:** J.J. Dickerson Survey

**ABSTRACT NUMBER:** A-401

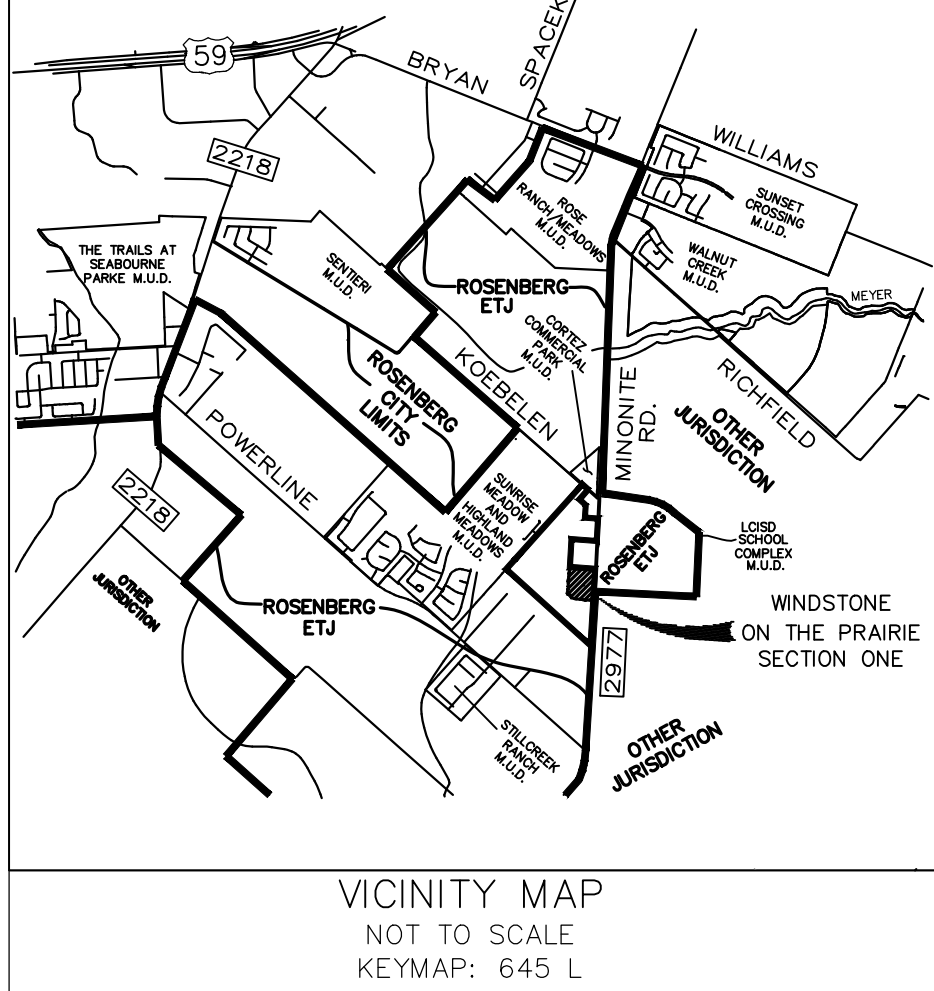
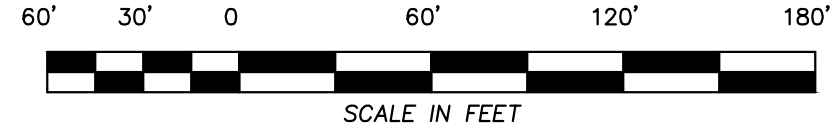
**NUMBER OF BLOCKS:** 2

**NUMBER OF LOTS:** 39

**NUMBER OF RESERVES:** 4

**OWNERS:** D.R. Horton-Texas, LTD., a Texas Limited Partnership

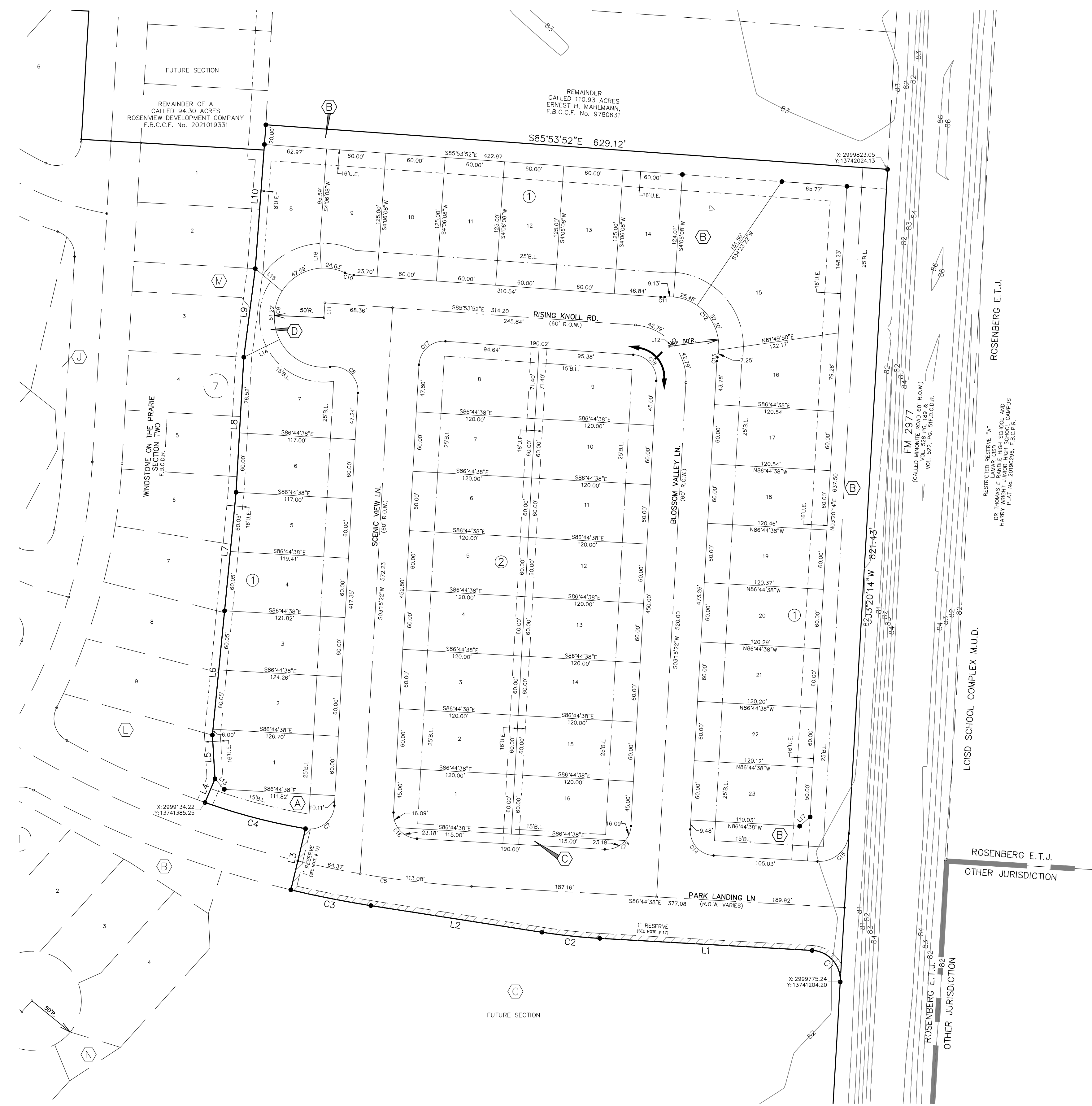
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**(DEPUTY CLERK)**



VICINITY MAP  
NOT TO SCALE  
KEYMAP: 645 L

LOT AREAS	LOT AREAS
BLOCK-LOT SQ. FT.	BLOCK-LOT SQ. FT.
B1 - L1 7402	B1 - L21 7215
B1 - L2 7529	B1 - L22 7210
B1 - L3 7382	B1 - L23 7154
B1 - L4 7237	B2 - L1 7176
B1 - L5 7092	B2 - L2 7200
B1 - L6 7020	B2 - L3 7200
B1 - L7 9070	B2 - L4 7200
B1 - L8 8393	B2 - L5 7200
B1 - L9 7341	B2 - L6 7200
B1 - L10 7500	B2 - L7 7200
B1 - L11 7500	B2 - L8 8536
B1 - L12 7500	B2 - L9 8333
B1 - L13 7500	B2 - L10 7200
B1 - L14 1838746	B2 - L11 7200
B1 - L15 17653	B2 - L12 7200
B1 - L16 8087	B2 - L13 7200
B1 - L17 7235	B2 - L14 7200
B1 - L18 7230	B2 - L15 7200
B1 - L19 7225	B2 - L16 7176
B1 - L20 7220	

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B1 - L1 7402	B1 - L21 7215
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B1 - L3 7382	B1 - L23 7154
B1 - L4 7237	B2 - L1 7176
B1 - L5 7092	B2 - L2 7200
B1 - L6 7020	B2 - L3 7200
B1 - L7 9070	B2 - L4 7200
B1 - L8 8393	B2 - L5 7200
B1 - L9 7341	B2 - L6 7200
B1 - L10 7500	B2 - L7 7200
B1 - L11 7500	B2 - L8 8536
B1 - L12 7500	B2 - L9 8333
B1 - L13 7500	B2 - L10 7200
B1 - L14 1838746	B2 - L11 7200
B1 - L15 17653	B2 - L12 7200
B1 - L16 8087	B2 - L13 7200
B1 - L17 7235	B2 - L14 7200
B1 - L18 7230	B2 - L15 7200
B1 - L19 7225	B2 - L16 7176
B1 - L20 7220	



Line	Length	Direction
L1	214.81	N86°44'38"W
L2	174.90	N81°59'01"W
L3	63.50	N13°25'24"E
L4	25.83	N23°50'39"E
L5	44.30	N03°32'51"W
L6	126.10	N05°35'07"E
L7	120.10	N05°33'21"E
L8	136.52	N03°15'22"E
L9	90.23	N07°24'24"E
L10	145.56	N04°11'53"E
L11	15.00	S04°36'08"W
L12	4.46	N48°40'45"E
L13	14.14	S41°44'38"E
L14	40.16	N83°41'43"E
L15	35.28	S49°51'50"E
L16	25.00	N03°54'47"E
L17	14.15	N48°17'48"E

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	47.17	30.00	90°04'51"	N41°42'12"W	42.46
C2	58.57	600.00	5°35'33"	N83°56'49"W	58.55
C3	82.22	1030.00	4°34'25"	N78°51'49"W	82.20
C4	104.97	600.00	10°01'27"	N75°23'07"W	104.84
C5	177.45	1000.00	10°01'02"	S81°39'37"E	177.22
C6	85.58	55.00	89°09'15"	N41°01'57"W	77.21
C7	43.04	25.00	96°20'47"	N51°25'46"E	37.26
C8	43.82	25.00	100°25'41"	N46°57'28"W	38.42
C9	185.28	50.00	212°18'48"	S08°59'06"W	96.05
C10	9.18	25.00	121°02'22"	S75°22'41"E	9.13
C11	4.09	25.00	92°22'00"	N89°25'08"E	4.08
C12	94.15	50.00	107°53'16"	N41°01'57"W	80.84
C13	4.09	25.00	92°22'00"	S07°56'33"W	4.08
C14	39.27	25.00	90°00'00"	S41°44'38"E	35.36
C15	47.08	30.00	89°55'09"	N48°17'48"E	42.40
C16	39.27	25.00	90°00'00"	S41°44'38"E	35.36
C17	39.64	25.00	90°50'45"	S48°40'45"W	35.62
C18	38.90	25.00	89°09'15"	N41°01'57"W	35.09
C19	39.27	25.00	90°00'00"	N48°17'48"E	35.36

RESTRICTED RESERVE	ACREAGE APPLIED TO PARK LAND DEDICATION
RESTRICTED RESERVE A	0.0082
RESTRICTED RESERVE B	0.1189
RESTRICTED RESERVE C	0.0050
RESTRICTED RESERVE D	0.1367
<b>TOTAL</b>	<b>0.1367 ACRES</b>
PRIVATE PARK LAND FEE:	39 LOTS @ \$170 = \$6,630
REQUIRED PARK LAND:	39 LOTS/53.33 = 0.7313

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	LANDSCAPE/OPEN SPACE	0.082 AC. - 3,564 S.F.
(B)	RESTRICTED RESERVE "B"	LANDSCAPE/OPEN SPACE	1.189 AC. - 51,777 S.F.
(C)	RESTRICTED RESERVE "C"	LANDSCAPE/OPEN SPACE	0.050 AC. - 2,179 S.F.
(D)	RESTRICTED RESERVE "D"	LANDSCAPE/OPEN SPACE	0.046 AC. - 1,984 S.F.
<b>TOTAL</b>			<b>1.367 AC. - 59,504 S.F.</b>

LOT SUMMARY			
AVERAGE LOT SIZE	SQUARE FEET	QUANTITY	PERCENTAGE
60' LOTS	7,200	39	100%

# WINDSTONE ON THE PRAIRIE SECTION ONE

A SUBDIVISION OF 11,378 ACRES OF LAND LOCATED IN THE J.J. DICKERSON SURVEY, A-401 FORT BEND COUNTY, TEXAS

DATE: SEPTEMBER, 2021 SCALE: 1" = 60'

39 LOTS      2 BLOCKS      4 RESERVES

OWNER:  
D.R. HORTON  
6744 HORTON VISTA SUITE 100  
RICHMOND, TEXAS 77407  
ATTN: MARK JANIK  
346-843-8104



www.odysseyeng.com  
2500 TANGLEWILDE STREET, SUITE 480 HOUSTON, TEXAS 77063  
OFFICE: 281-306-0240 X 101  
CELL: 713-352-6421 TYPIC NO. P-17637  
JUSTIN R. RING, P.E.



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.P.L.S.

STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF ROSENBERG

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH, JONATHAN WOODRUFF ITS ASSISTANT VICE PRESIDENT AND DANIEL ROSE II, LAND MANAGER, BEING OFFICERS OF D.R. HORTON, INC., A DELAWARE CORPORATION OWNER OF THE 11.378 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WINDSTONE ON THE PRAIRIE 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 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, WE 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, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF WINDSTONE ON THE PRAIRIE 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, 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, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED LIABILITY PARTNERSHIP, ACTING BY AND THROUGH D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY DANIEL ROSE II, LAND MANAGER, AND ITS COMMON SEAL HEREUNTO

AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
JONATHAN WOODRUFF  
ASSISTANT VICE PRESIDENT

ATTEST: \_\_\_\_\_  
DANIEL ROSE II  
LAND MANAGER

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT, 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, \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL ROSE II, LAND MANAGER, 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, \_\_\_\_\_

I, CAROLYN J. QUINN, AM AUTHORIZED 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL DOCUMENT.

FOR REVIEW: 09/17/2021

CAROLYN J. QUINN, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6033

I, MARK C. HODGES, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL DOCUMENT.

FOR REVIEW: 09/17/2021

MARK C. HODGES  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 133425

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF WINDSTONE ON THE PRAIRIE SECTION ONE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
PETE PAVLOVSKY, CHAIRMAN ANTHONY SULAK, SECRETARY

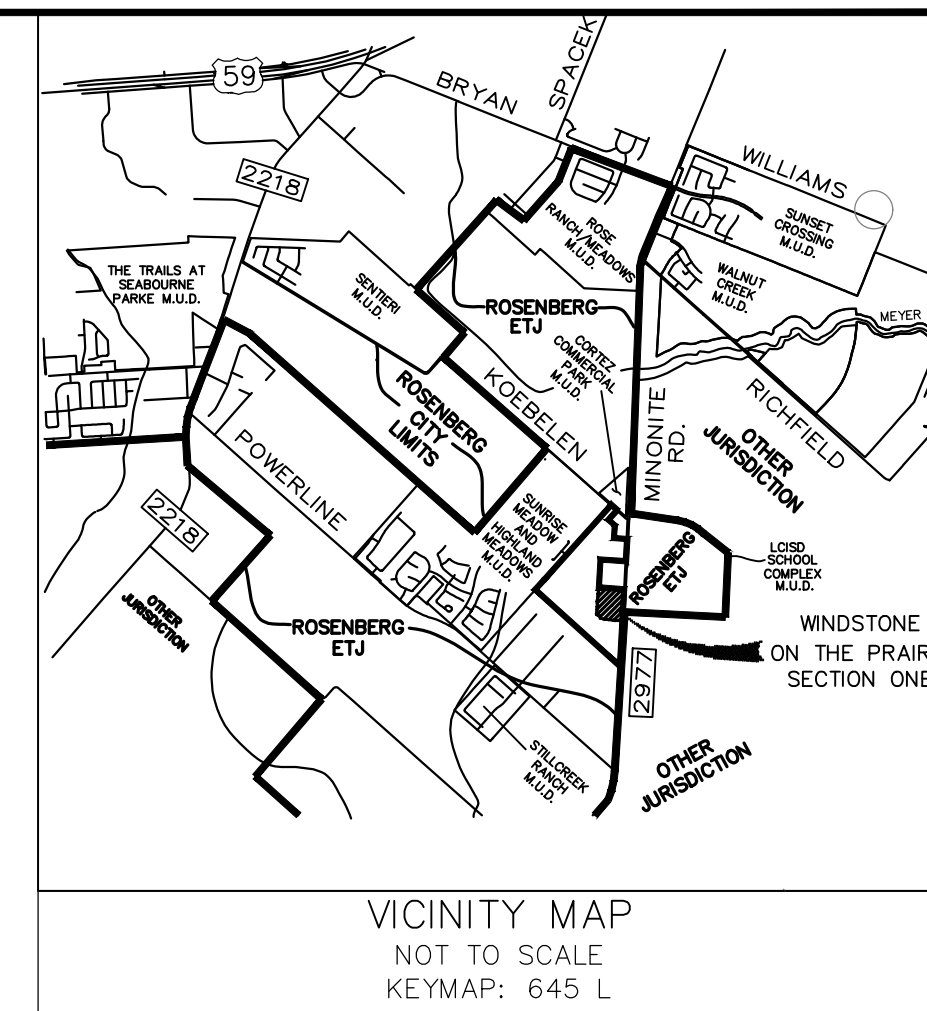
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF WINDSTONE ON THE PRAIRIE SECTION ONE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
WILLIAM BENTON, MAYOR DANYEL SWINT, CITY SECRETARY

NOTES:

- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM, S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L.&P. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF \_\_\_\_ 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.
- ALL COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204, NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE SURFACE COORDINATES. TO CONVERT TO GRID MULTIPLY THE AVERAGE COMBINED SCALE FACTOR: 0.99986730541.
- BENCHMARK: NATIONAL GEODETIC SURVEY REFERENCE MARKER J 1219 (PID: AW4199) BEING A BRASS DISK STAMPED "J 1219 1973" IN A CONCRETE LEDGE OF A CULVERT HEADWALL LOCATED APPROXIMATELY 4.45 MILES FROM ROSENBERG, BEING 4.45 MILES SOUTH ALONG STATE HIGHWAY 36 FROM THE FIRST BAPTIST CHURCH IN ROSENBERG, 0.25 MILE NORTH OF THE JUNCTION OF FARM ROAD 2218 AT PLEAK, AT THE JUNCTION OF USTINK ROAD NORTHWEST AND 1.8 FEET SOUTH OF THE NORTH END OF THE WEST CONCRETE HEADWALL OF CONCRETE BOX CULVERTS, 24 FEET WEST OF THE CENTER LINE OF THE HIGHWAY. ELEVATION = 84.71' (NAVD 88)
- TEMPORARY BENCHMARK (TBM) "A": BEING A RAIL ROAD SPIKE IN POWER POLE LOCATED APPROXIMATELY 610' FEET NORTHWEST OF THE CENTERLINE INTERSECTION OF KEOBLEN ROAD AND F.M. 2977 (AKA MONONITED ROAD) BEING ON THE SOUTHERLY RIGHT OF WAY OF KEOBLEN ROAD APPROXIMATELY 50' FEET SOUTHWEST FROM CENTERLINE AND 20' FEET NORTHEAST OF A 6' WOODEN FENCE OF THE WASTE WATER TREATMENT PLANT. ELEVATION = 86.22' NAVD88.
- TEMPORARY BENCHMARK (TBM) "B": BEING A CAPPED 5/8" IRON ROD WITH MILLER SURVEY CAP LOCATED APPROXIMATELY 275' FEET SOUTHWEST FROM THE CENTERLINE STUB OUT OF CANDLE MANOR LANE BEING 6' SOUTH OF A 6' WOODEN FENCE ALONG THE COMMON LINE OF SUNRISE MEADOW SECTION TWO AND SURVEYED PROPERTY. ELEVATION = 85.14' NAVD88.
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48157C0400M, REVISED DATE OF JANUARY 1, 2021, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS
- THIS PLAT LIES WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 162, COMMISSIONER PRECINCT 1, LIGHTING ZONE L22, EMERGENCY SERVICE DISTRICT 06, FORT BEND COUNTY DRAINAGE DISTRICT, BRAZOS RIVER AUTHORITY, LAMAR CONSOLIDATED I.S.D., THE ETJ OF THE CITY OF ROSENBERG
- 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.
- A MINIMUM DISTANCE OF TEN (10) FEET 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 CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- ALL EXISTING PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION HAVE BEEN SHOWN.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEES AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS, ASSIGNS OR SUCCESSORS.
- RESTRICTED RESERVE "\_\_\_\_\_" IS TO BE MAINTAINED BY FORT BEND COUNTY M.U.D. 162, RESTRICTED RESERVES "\_\_\_\_\_", "\_\_\_\_\_", AND "\_\_\_\_\_" WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
- ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.
- 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 EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.



I, J. STACY SLAWSKI, 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 SLAWSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

K.P. 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 \_\_\_\_\_, 2021, 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

## WINDSTONE ON THE PRAIRIE SECTION ONE

A SUBDIVISION OF 11.378 ACRES OF LAND LOCATED IN THE J.J. DICKERSON SURVEY, A-401 FORT BEND COUNTY, TEXAS

DATE: SEPTEMBER, 2021 SCALE: 1" = 60'

39 LOTS 2 BLOCKS 4 RESERVES

OWNER:

D.R.HORTON  
6744 HORTON VISTA SUITE 100  
RICHMOND, TEXAS 77407  
ATTN: MARK JANIK  
346-843-8104

ODYSSEY  
ENGINEERING GROUP

www.odysseys.com  
2500 TANGLEWIDE STREET, SUITE 480 HOUSTON, TEXAS 77063  
OFFICE: 281-306-0240 X 101  
CELL: 713-252-6421 TSP# NO. F-17637  
JUSTIN R. RING, 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.P.L.S.