

# PLAT RECORDING SHEET

**PLAT NAME:** Windstone On The Prairie Section Two

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

**ACREAGE:** 62.86

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

**ABSTRACT NUMBER:** A-401

**NUMBER OF BLOCKS:** 9

**NUMBER OF LOTS:** 148

**NUMBER OF RESERVES:** 13

**OWNERS:** D.R. Horton

\_\_\_\_\_  
**(DEPUTY CLERK)**

SYMBOL	DESCRIPTION	RESERVE USE	AREA
A	RESTRICTED RESERVE "A"	LANDSCAPE/OPEN SPACE	0.028 AC. - 1,215 S.F.
B	RESTRICTED RESERVE "B"	LANDSCAPE/OPEN SPACE	0.129 AC. - 5,636 S.F.
C	RESTRICTED RESERVE "C"	DRAINAGE/DETENTION	14.523 AC. - 632,623 S.F.
D	RESTRICTED RESERVE "D"	DRAINAGE	2,174 AC. - 94,710 S.F.
E	RESTRICTED RESERVE "E"	DRAINAGE	4,019 AC. - 175,048 S.F.
F	RESTRICTED RESERVE "F"	DRAINAGE	3,955 AC. - 172,261 S.F.
G	RESTRICTED RESERVE "G"	LANDSCAPE/OPEN SPACE	0.054 AC. - 2,371 S.F.
H	RESTRICTED RESERVE "H"	LANDSCAPE/OPEN SPACE	0.230 AC. - 9,999 S.F.
I	RESTRICTED RESERVE "I"	LANDSCAPE/OPEN SPACE	0.085 AC. - 3,702 S.F.
J	RESTRICTED RESERVE "J"	LANDSCAPE/OPEN SPACE	0.159 AC. - 6,917 S.F.
K	RESTRICTED RESERVE "K"	LANDSCAPE/OPEN SPACE	0.180 AC. - 7,858 S.F.
L	RESTRICTED RESERVE "L"	LANDSCAPE/OPEN SPACE	0.215 AC. - 9,371 S.F.
M	RESTRICTED RESERVE "M"	LANDSCAPE/OPEN SPACE	0.037 AC. - 1,624 S.F.
TOTAL			25,788 AC. - 1,123,334 S.F.

LOT SUMMARY			
AVERAGE LOT SIZE	SQUARE FEET	QUANTITY	PERCENTAGE
60' LOTS	7,200	148	100%

PARK LAND DEDICATION TABLE

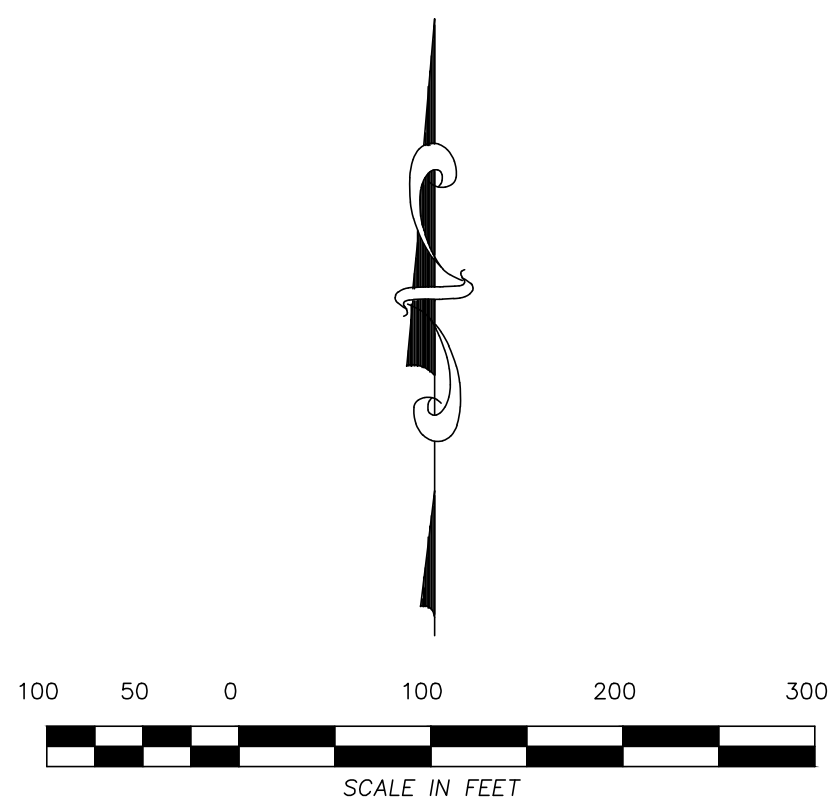
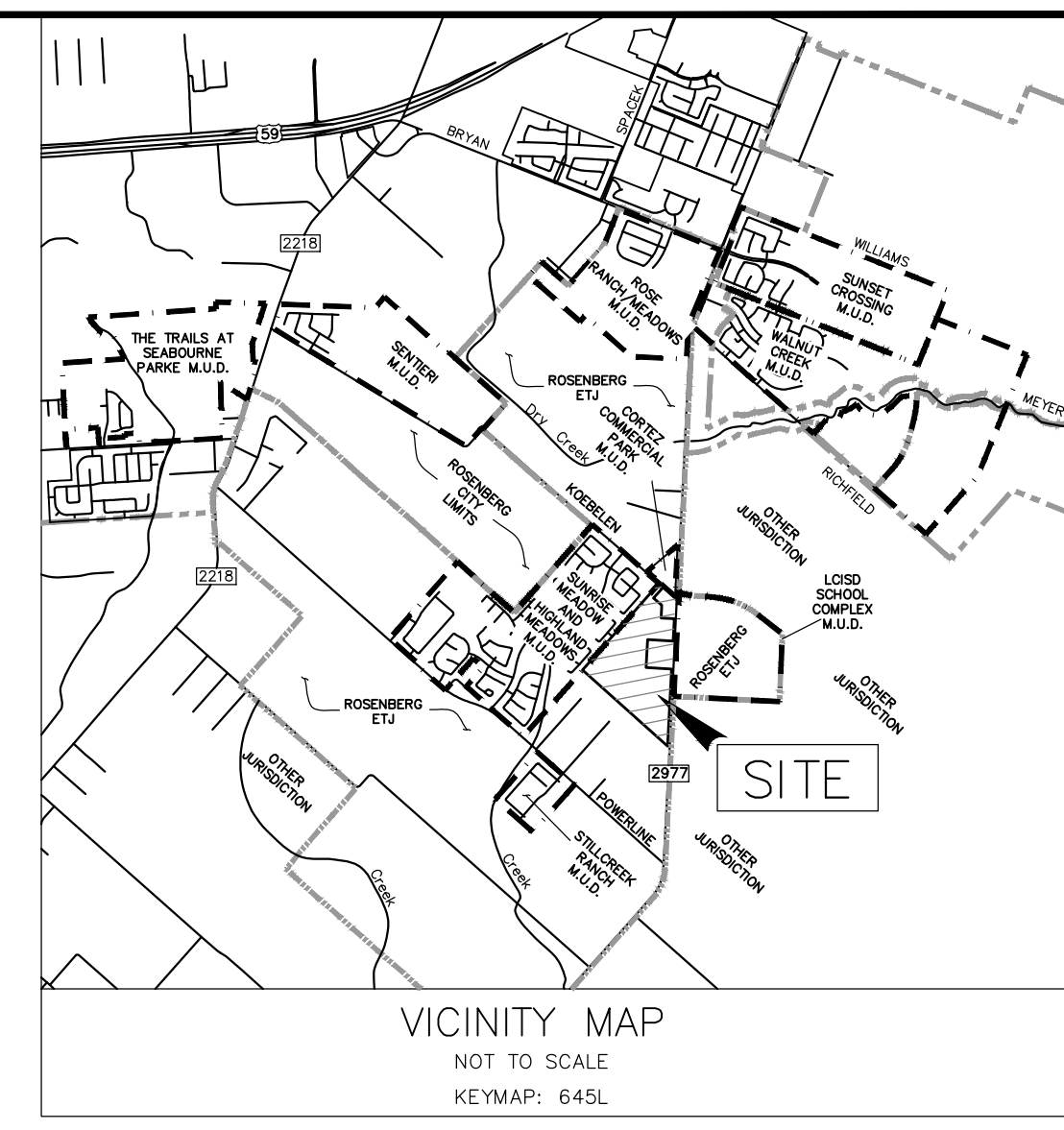
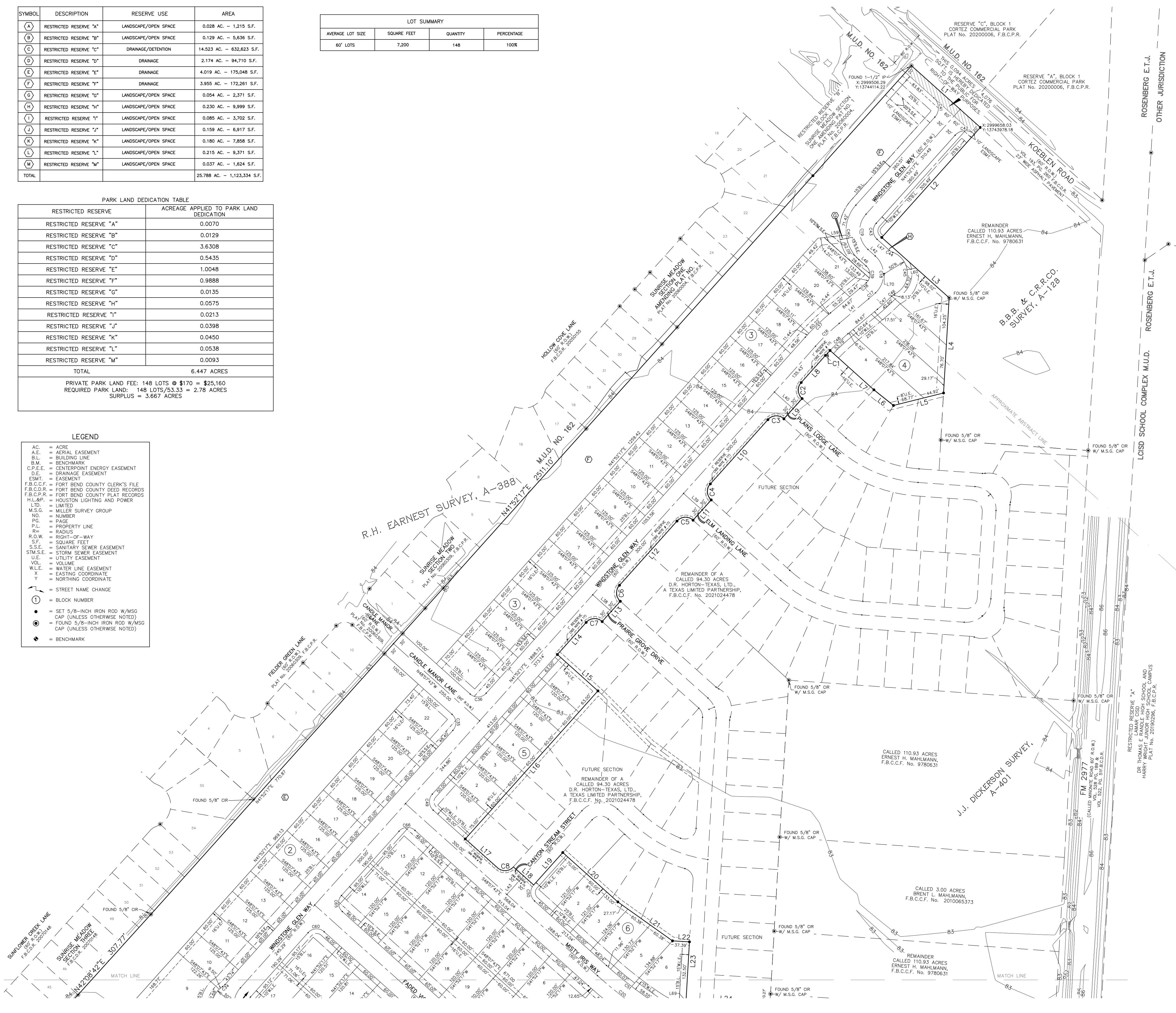
RESTRICTED RESERVE	ACREAGE APPLIED TO PARK LAND DEDICATION
RESTRICTED RESERVE "A"	0.0070
RESTRICTED RESERVE "B"	0.0129
RESTRICTED RESERVE "C"	3.6308
RESTRICTED RESERVE "D"	0.5435
RESTRICTED RESERVE "E"	1.0048
RESTRICTED RESERVE "F"	0.9888
RESTRICTED RESERVE "G"	0.0135
RESTRICTED RESERVE "H"	0.0575
RESTRICTED RESERVE "I"	0.0213
RESTRICTED RESERVE "J"	0.0398
RESTRICTED RESERVE "K"	0.0450
RESTRICTED RESERVE "L"	0.0538
RESTRICTED RESERVE "M"	0.0093
TOTAL	6.447 ACRES

PRIVATE PARK LAND FEE: 148 LOTS @ \$170 = \$25,160  
 REQUIRED PARK LAND: 148 LOTS/53.33 = 2.78 ACRES  
 SURPLUS = 3.667 ACRES

LEGEND

- AC. = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- B.M. = BENCHMARK
- C.P.E.E. = CENTERPOINT ENERGY EASEMENT
- D.E. = DRAINAGE EASEMENT
- ESMT. = EASEMENT
- F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
- H.L.A.P. = HOUSTON LIGHTING AND POWER
- LTD. = LIMITED
- M.S.G. = MILLER SURVEY GROUP
- NO. = NUMBER
- P.C. = PAGE
- P.L. = PROPERTY LINE
- R. = RADIUS
- R.O.W. = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- S.S.E. = SANITARY SEWER EASEMENT
- S.S.E. = STORM SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- W.L.E. = WATER LINE EASEMENT
- X = EASTING COORDINATE
- Y = NORTHING COORDINATE
- = STREET NAME CHANGE
- ① = BLOCK NUMBER
- = SET 5/8-INCH IRON ROD W/M.S.G. CAP (UNLESS OTHERWISE NOTED)
- = FOUND 5/8-INCH IRON ROD W/M.S.G. CAP (UNLESS OTHERWISE NOTED)
- ⊕ = BENCHMARK

H:\A JOB FOLDER\174-02-WINDSTONE ON THE PRAIRIE (PRA VIEW AT ROSENBERG) SECTION 2\PLATING\4-DRAWINGS\374-02-WINDSTONE-12022012.DWG 11/20/21 John Comarillo



## WINDSTONE ON THE PRAIRIE SECTION TWO

A SUBDIVISION OF 62.86 ACRES OF LAND LOCATED IN THE  
J.J. DICKERSON SURVEY, A-401 &  
B.B.B. & C.R.R.CO. SURVEY, A-128  
FORT BEND COUNTY, TEXAS

DATE: NOVEMBER 19, 2021 SCALE: 1" = 100'

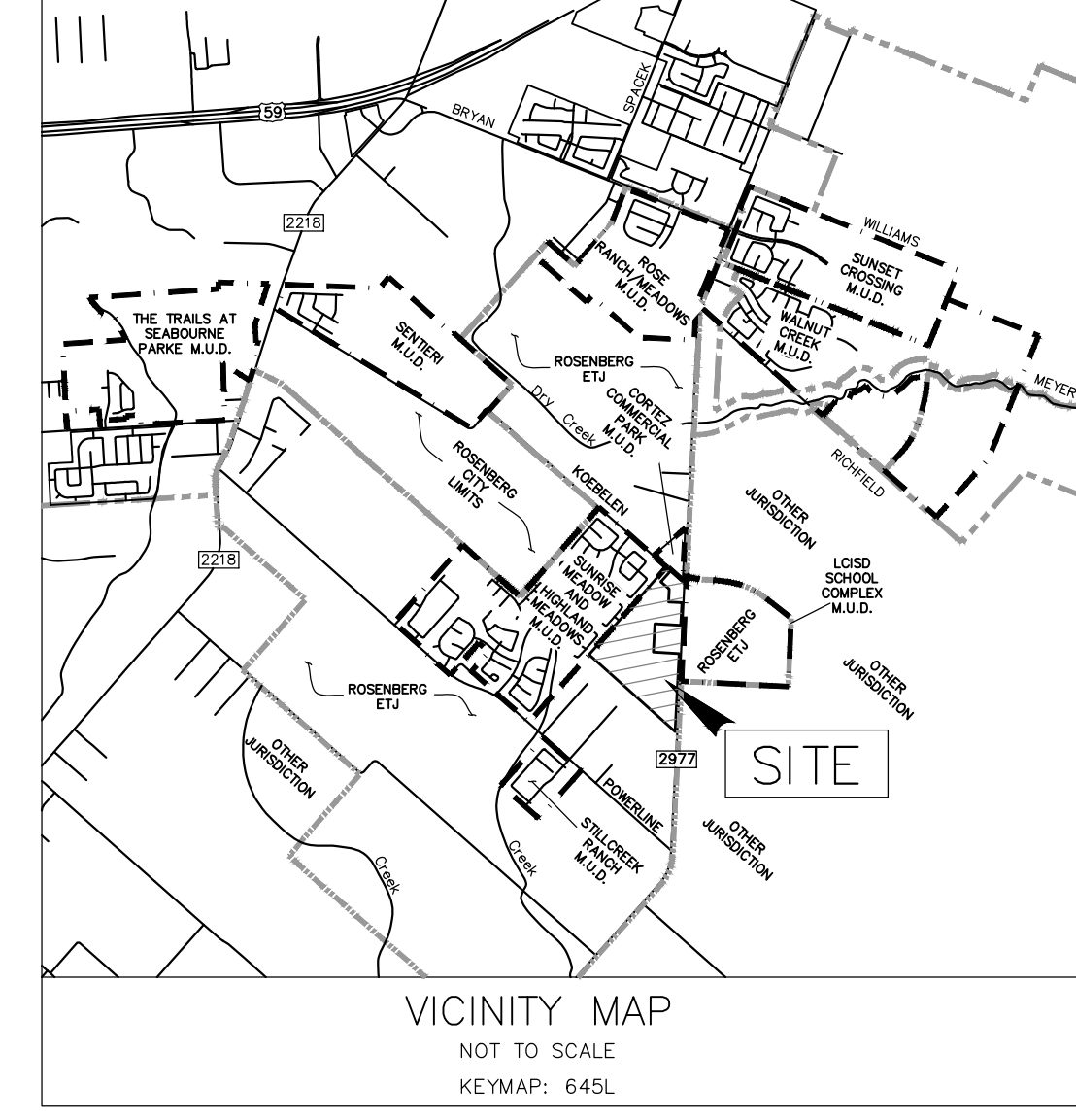
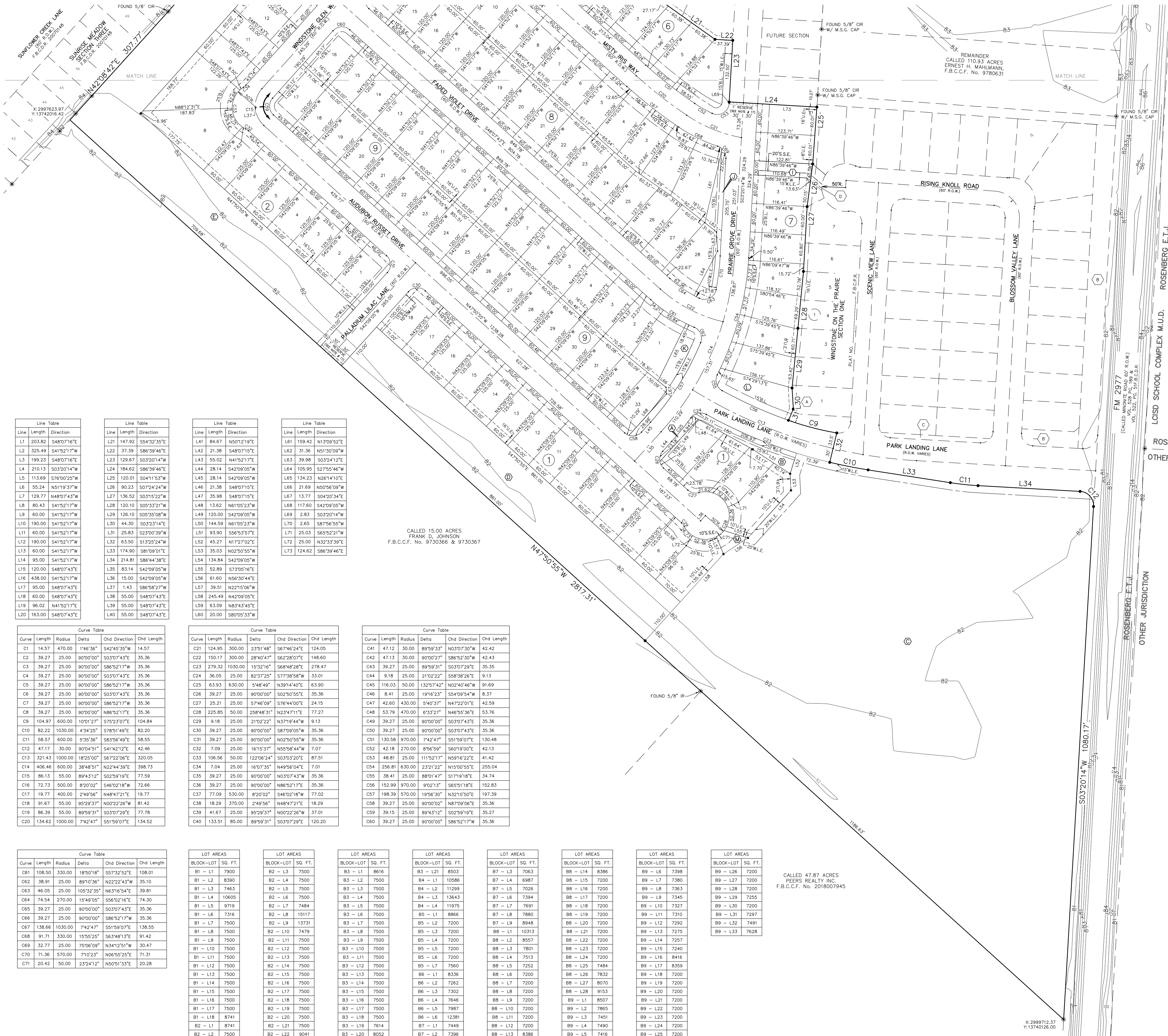
148 LOTS 9 BLOCKS 13 RESERVES

OWNER:

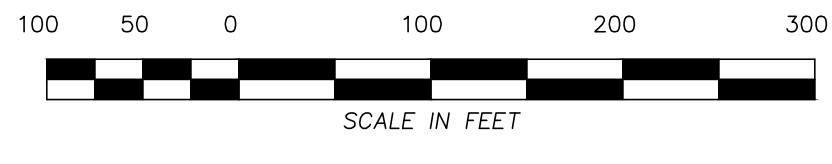
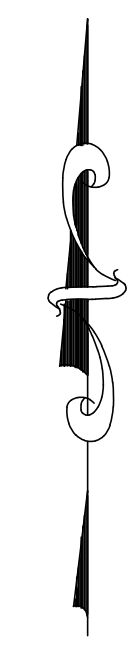
D.R. HORTON-TEXAS, LTD.,  
A TEXAS LIMITED PARTNERSHIP,  
6744 HORTON VISTA, SUITE 100  
RICHMOND, TEXAS 77407  
346-843-8104

**ODYSSEY**  
ENGINEERING GROUP  
www.odysseyeg.com  
2500 TANGLEWIDE STREET, SUITE 480 HOUSTON, TEXAS 77063  
OFFICE: 281-306-0240 X 101  
CELL: 713-252-4621 TFB# 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.



VICINITY MAP  
NOT TO SCALE  
KEYMAP: 645L



Line	Length	Direction
L1	203.82	S48°07'16"E
L2	325.49	S41°52'17"W
L3	199.23	S48°07'16"E
L4	210.13	S03°20'14"W
L5	113.68	S76°00'25"W
L6	55.24	N51°19'37"W
L7	129.77	N48°07'43"W
L8	80.43	S41°52'17"W
L9	60.00	S41°52'17"W
L10	190.00	S41°52'17"W
L11	60.00	S41°52'17"W
L12	190.00	S41°52'17"W
L13	60.00	S41°52'17"W
L14	95.00	S41°52'17"W
L15	120.00	S48°07'43"E
L16	438.00	S41°52'17"W
L17	95.00	S48°07'43"E
L18	60.00	S48°07'43"E
L19	96.02	N41°52'17"E
L20	163.00	S48°07'43"E

Line	Length	Direction
L21	147.92	S54°32'35"E
L22	37.39	S86°39'46"E
L23	129.67	S03°20'14"W
L24	184.62	S86°39'46"E
L25	120.01	S04°11'53"W
L26	90.23	S07°24'24"W
L27	136.52	S03°15'22"W
L28	120.10	S05°33'21"W
L29	126.10	S05°35'08"W
L30	44.30	S03°31'4"E
L31	25.83	S23°00'39"W
L32	63.50	S13°25'24"W
L33	174.90	S81°09'01"E
L34	214.81	S86°44'38"E
L35	83.14	S42°09'05"W
L36	15.00	S42°09'05"W
L37	1.43	S86°38'27"W
L38	55.00	S48°07'43"E
L39	55.00	S48°07'43"E
L40	55.00	S48°07'43"E

Line	Length	Direction
L41	84.67	N50°12'19"E
L42	21.38	S48°07'15"E
L43	55.02	N41°52'17"E
L44	28.14	S42°09'05"W
L45	28.14	S42°09'05"W
L46	21.38	S48°07'15"E
L47	35.98	S48°07'15"E
L48	13.62	N61°05'23"W
L49	120.00	S42°09'05"W
L50	144.59	N61°05'23"W
L51	93.90	S56°51'07"E
L52	45.27	N17°27'02"E
L53	35.03	N02°50'55"W
L54	134.84	S42°09'05"W
L55	52.89	S73°05'16"E
L56	61.60	N56°30'44"E
L57	39.51	N22°15'08"W
L58	245.49	N42°09'05"E
L59	63.09	N83°14'45"E
L60	20.00	S80°05'33"W

Line	Length	Direction
L61	159.42	N13°09'52"E
L62	31.36	N51°30'09"W
L63	39.98	S03°20'14"W
L64	105.95	S27°55'46"W
L65	134.23	N28°14'10"E
L66	21.69	N50°56'09"W
L67	13.77	S04°20'34"E
L68	117.60	S42°09'05"W
L69	2.83	S03°20'14"W
L70	2.65	S87°56'55"W
L71	25.03	S65°02'21"W
L72	25.00	N32°33'39"E
L73	124.62	S86°39'46"E

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	14.57	470.00	146°36'	S42°45'35"W	14.57
C2	39.27	25.00	90°00'00"	S03°07'43"E	35.36
C3	39.27	25.00	90°00'00"	S86°32'17"W	35.36
C4	39.27	25.00	90°00'00"	S03°07'43"E	35.36
C5	39.27	25.00	90°00'00"	S86°32'17"W	35.36
C6	39.27	25.00	90°00'00"	S03°07'43"E	35.36
C7	39.27	25.00	90°00'00"	S86°32'17"W	35.36
C8	39.27	25.00	90°00'00"	N86°52'11"E	35.36
C9	104.97	600.00	100°12'	S75°23'07"E	104.84
C10	82.22	1030.00	43°42'	S78°51'49"E	82.20
C11	58.57	600.00	81°35'	S83°56'49"E	58.55
C12	47.17	30.00	90°04'51"	S41°42'12"E	42.46
C13	321.43	1000.00	18°25'00"	S67°22'06"E	320.05
C14	406.46	600.00	38°48'51"	N22°44'39"E	398.73
C15	86.13	55.00	89°43'12"	S02°59'19"E	77.59
C16	72.73	500.00	8°20'02"	S46°02'18"W	72.66
C17	19.77	400.00	2°49'56"	N48°47'21"E	19.77
C18	91.67	55.00	95°29'37"	N00°22'26"W	81.42
C19	86.39	55.00	89°59'31"	S03°07'29"E	77.78
C20	134.62	1000.00	7°42'47"	S51°59'07"E	134.52

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C21	124.95	300.00	23°51'48"	S87°46'24"E	124.05
C22	150.17	300.00	28°40'47"	S62°28'07"E	148.60
C23	279.32	1030.00	15°32'16"	S68°48'28"E	278.47
C24	36.05	25.00	82°37'25"	S73°38'58"W	33.01
C25	63.93	630.00	5°48'49"	N39°14'40"E	63.90
C26	39.27	25.00	90°00'00"	S02°50'55"E	35.36
C27	25.21	25.00	57°48'09"	S76°44'00"E	24.15
C28	225.85	50.00	258°48'31"	N23°47'11"E	77.27
C29	9.18	25.00	21°02'22"	N37°19'44"W	9.13
C30	39.27	25.00	90°00'00"	S87°09'05"W	35.36
C31	39.27	25.00	90°00'00"	N02°50'55"W	35.36
C32	7.07	25.00	16°15'37"	N55°58'44"W	7.07
C33	106.56	50.00	122°06'24"	S03°33'20"E	87.51
C34	7.04	25.00	16°07'35"	N49°06'04"E	7.01
C35	39.27	25.00	90°00'00"	N03°07'43"E	35.36
C36	39.27	25.00	90°00'00"	N86°52'17"E	35.36
C37	77.09	530.00	8°20'02"	S46°02'18"W	77.02
C38	18.29	370.00	2°49'56"	N48°47'21"E	18.29
C39	41.67	25.00	95°29'37"	N00°22'26"W	37.01
C40	133.51	85.00	89°59'31"	S03°07'29"E	120.20

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C41	47.12	30.00	89°59'33"	N03°07'30"W	42.42
C42	47.13	30.00	90°00'27"	S86°52'30"W	42.43
C43	39.27	25.00	89°59'31"	S03°07'29"E	35.35
C44	9.18	25.00	21°02'22"	S58°38'26"E	9.13
C45	116.03	50.00	132°7'42"	N02°40'44"W	91.89
C46	8.41	25.00	19°16'23"	S54°09'54"W	8.37
C47	42.60	430.00	5°40'37"	N47°22'01"E	42.59
C48	53.79	470.00	6°33'27"	N46°55'36"E	53.76
C49	39.27	25.00	90°00'00"	S03°07'43"E	35.36
C50	39.27	25.00	90°00'00"	S03°07'43"E	35.36
C51	130.58	970.00	7°42'47"	S51°59'07"E	130.48
C52	42.18	270.00	8°58'59"	S60°19'00"E	42.13
C53	48.81	25.00	111°52'17"	N59°16'22"E	41.42
C54	256.81	630.00	23°12'22"	N15°00'55"E	255.04
C55	36.41	25.00	88°01'47"	S17°19'18"E	34.74
C56	152.99	970.00	9°02'13"	S65°51'18"E	152.83
C57	198.39	570.00	19°56'30"	N32°10'50"E	197.39
C58	39.27	25.00	90°00'00"	N87°09'08"E	35.36
C59	39.15	25.00	89°43'12"	S02°29'19"E	35.27
C60	39.27	25.00	90°00'00"	S86°52'17"W	35.36

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C61	108.50	330.00	18°50'18"	S57°32'52"E	108.01
C62	38.91	25.00	89°10'36"	N22°24'33"W	35.10
C63	46.05	25.00	105°32'35"	N31°16'54"E	39.81
C64	74.54	270.00	15°48'05"	S58°22'16"E	74.30
C65	39.27	25.00	90°00'00"	S03°07'43"E	35.36
C66	39.27	25.00	90°00'00"	S86°32'17"W	35.36
C67	138.66	1030.00	7°42'47"	S51°59'07"E	138.55
C68	91.71	330.00	15°55'25"	S63°46'13"E	91.42
C69	32.77	25.00	79°06'09"	N34°12'51"W	30.47
C70	71.36	370.00	7°10'23"	N08°55'25"E	71.31
C71	20.42	50.00	23°24'12"	N50°51'53"E	20.28

Block-Lot	SO. FT.
B1 - L1	7900
B1 - L2	8390
B1 - L3	7463
B1 - L4	10665
B1 - L5	9719
B1 - L6	7316
B1 - L7	7500
B1 - L8	7500
B1 - L9	7500
B1 - L10	7500
B1 - L11	7500
B1 - L12	7500
B1 - L13	7500
B1 - L14	7500
B1 - L15	7500
B1 - L16	7500
B1 - L17	7500
B1 - L18	8741
B2 - L1	8741
B2 - L2	7500

Block-Lot	SO. FT.
B2 - L3	7500
B2 - L4	7500
B2 - L5	7500
B2 - L6	7500
B2 - L7	7484
B2 - L8	15117
B2 - L9	13731
B2 - L10	7479
B2 - L11	7500
B2 - L12	7500
B2 - L13	7500
B2 - L14	7500
B2 - L15	7500
B2 - L16	7500
B2 - L17	7500
B2 - L18	7500
B2 - L19	7500
B2 - L20	7500
B2 - L21	7500
B2 - L22	9041

Block-Lot	SO. FT.
B3 - L1	8616
B3 - L2	7500
B3 - L3	7500
B3 - L4	7500
B3 - L5	7500
B3 - L6	7500
B3 - L7	7500
B3 - L8	7500
B3 - L9	7500
B3 - L10	7500
B3 - L11	7500
B3 - L12	7500
B3 - L13	7500
B3 - L14	7500
B3 - L15	7500
B3 - L16	7500
B3 - L17	7500
B3 - L18	7500
B3 - L19	7614
B3 - L20	8052

Block-Lot	SO. FT.
B4 - L1	10586
B4 - L2	11299
B4 - L3	13643
B4 - L4	11975
B4 - L5	11866
B4 - L6	7200
B4 - L7	7200
B4 - L8	7200
B4 - L9	7200
B4 - L10	7200
B4 - L11	7200
B4 - L12	7200
B4 - L13	7200
B4 - L14	7200
B4 - L15	7200
B4 - L16	7200
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B4 - L19	7200
B4 - L20	7200
B4 - L21	7200
B4 - L22	7200
B4 - L23	7200
B4 - L24	7200
B4 - L25	7484
B4 - L26	7832
B4 - L27	8070
B4 - L28	9153
B4 - L29	7200
B4 - L30	7200
B4 - L31	7200
B4 - L32	7200
B4 - L33	7200
B4 - L34	7200
B4 - L35	7416

Block-Lot	SO. FT.
B5 - L1	7063
B5 - L2	6987
B5 - L3	7026
B5 - L4	7394
B5 - L5	7691
B5 - L6	7880
B5 - L7	8948
B5 - L8	10313
B5 - L9	8557
B5 - L10	7801
B5 - L11	7513
B5 - L12	7252
B5 - L13	8336
B5 - L14	7200
B5 - L15	7200
B5 - L16	7200
B5 - L17	7200
B5 - L18	7200
B5 - L19	7200
B5 - L20	7200
B5 - L21	7200
B5 - L22	7200
B5 - L23	7200
B5 - L24	7200
B5 - L25	7200
B5 - L26	7200
B5 - L27	7200
B5 - L28	7200
B5 - L29	7200
B5 - L30	7200
B5 - L31	7200
B5 - L32	7200
B5 - L33	7200
B5 - L34	7200
B5 - L35	7416

Block-Lot	SO. FT.
B6 - L1	8386
B6 - L2	7200
B6 - L3	7380
B6 - L4	7363
B6 - L5	7345
B6 - L6	7327
B6 - L7	7310
B6 - L8	7292
B6 - L9	7275
B6 - L10	7257
B6 - L11	7240

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 \_\_\_\_\_ BEING OFFICERS OF  
D.R. HORTON, INC., A DELAWARE CORPORATION OWNER OF THE 62.856 ACRE TRACT DESCRIBED IN THE ABOVE AND  
FOREGOING MAP OF WINDSTONE ON THE PRAIRIE SECTION TWO, 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), 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 EASEMENT 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 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.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO AND  
ADJOINING THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION WINDSTONE ON THE PRAIRIE SECTION TWO  
WHERE PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING  
SUBDIVISION AND TO HEREBY MAKE AND ESTABLISH AND DEDICATED TO THE USE OF THE PUBLIC UTILITIES FOREVER ALL  
PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

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 \_\_\_\_\_

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.

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.

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 TWO 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

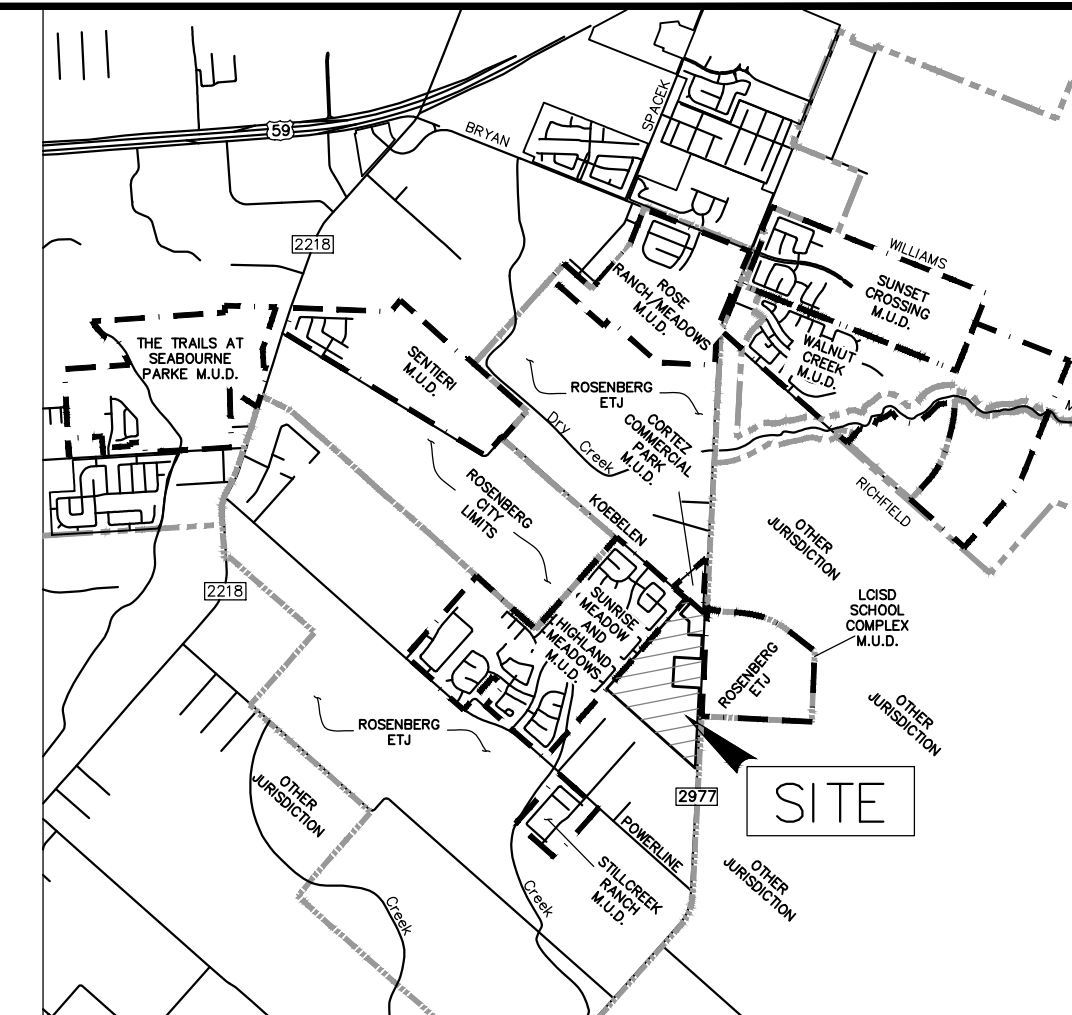
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND  
SUBDIVISION OF WINDSTONE ON THE PRAIRIE SECTION TWO IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS  
AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF  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

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

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
KEVIN RAINES, 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 85.4 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 USTNIK  
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 KOEBLEN ROAD AND F.M. 2977 (AKA MONONITED ROAD) BEING  
ON THE SOUTHERLY RIGHT OF WAY OF KOEBLEN 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 "C", "D", "E", AND "F" IS TO BE MAINTAINED BY FORT BEND COUNTY M.U.D. 162. RESTRICTED  
RESERVES "A", "B", "C", "H", "I", "J", "K", "L" AND "M" 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.



VICINITY MAP  
NOT TO SCALE  
KEYMAP: 645L

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 TWO

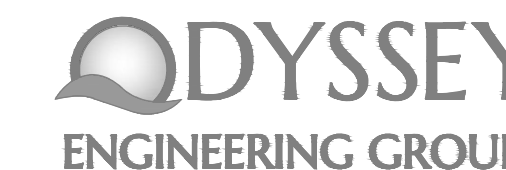
A SUBDIVISION OF 62.86 ACRES OF LAND LOCATED IN THE  
J.J. DICKERSON SURVEY, A-401 &  
B.B.B. & C.R.R.CO. SURVEY, A-128  
FORT BEND COUNTY, TEXAS

DATE: NOVEMBER 19, 2021 SCALE: 1" = 100'

148 LOTS 9 BLOCKS 13 RESERVES

OWNER:

D.R. HORTON-TEXAS, LTD.,  
A TEXAS LIMITED PARTNERSHIP,  
6744 HORTON VISTA SUITE 100  
RICHMOND, TEXAS 77407  
346-843-8104



www.odysseey.com  
2500 TANGLEWIDE STREET, SUITE 480 HOUSTON, TEXAS 77063  
OFFICE: 281-306-0240 X 101  
CELL: 713-252-4621 TBB# NO. F-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.