

PLAT RECORDING SHEET

PLAT NAME: Wheatfall

PLAT NO: _____

ACREAGE: 13.74

LEAGUE: T. Robinson Survey

ABSTRACT NUMBER: 311

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 41

NUMBER OF RESERVES: 6

OWNERS: Tripointe Homes

(DEPUTY CLERK)

GENERAL NOTES

- "1" indicates Block Number.
- "A.E." indicates Aerial Easement.
- "B.L." indicates Building Line.
- "G.B.L." indicates Garage Building Line.
- "U.E." indicates Utility Easement.
- "R.O.W." indicates Right-of-Way.
- "W.L.E." indicates Water Line Easement.
- "SAN. S.E." indicates Sanitary Sewer Easement.
- "STM. S.E." indicates Storm Sewer Easement.
- "ESMT." indicates Easement.
- "F.B.C.C.F." indicates Fort Bend County Clerk's File Number.
- "F.B.C.P.R." indicates Fort Bend County Plat Records.
- "F.B.C.D.R." indicates Fort Bend County Deed Records.
- "VOL." indicates Volume.
- "PG." indicates Page.
- "Fnd." indicates Found.
- "I." indicates Iron.

Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204, and referenced to monuments found along the southwest right-of-way line of Katy-Gaston Road as shown hereon.

The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing the following combined scale 0.99988504.

The square footage value shown hereon is a mathematical value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.

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 42, Code of Ordinances, City of Houston, in effect at the time this plat was approved, which may be amended from time to time.

Notwithstanding the other provisions of Chapter 42, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street.

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 lot 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

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 more additional space shall be provided.

All 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.

Open space shall mean land within the development plat boundary that is not covered by buildings, covered walkways, parking spaces, private streets or driveways.

Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.

This plat is within Lighting Zone LZ3.

This tract is located within the extraterritorial jurisdiction of the City of Houston and Fort Bend County.

The top of all floor slabs shall be a minimum of 130.70 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.

The drainage system for this subdivision is designed to allow street ponding with 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.

Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval to obtain a Development Permit, Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to construction.

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.

All drainage easements and detention facilities shall be maintained by Fort Bend County Municipal Utility District No. 58.

The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of sidewalk.

There are observable evidence of pipelines within the boundaries of the subject tract based on the title research provided per City Planning Letter prepared by Charter Title Company, file number 2021-0577, certified date of November 1, 2021, that there is a pipeline easement of record within the boundaries of the subject tract and shown hereon.

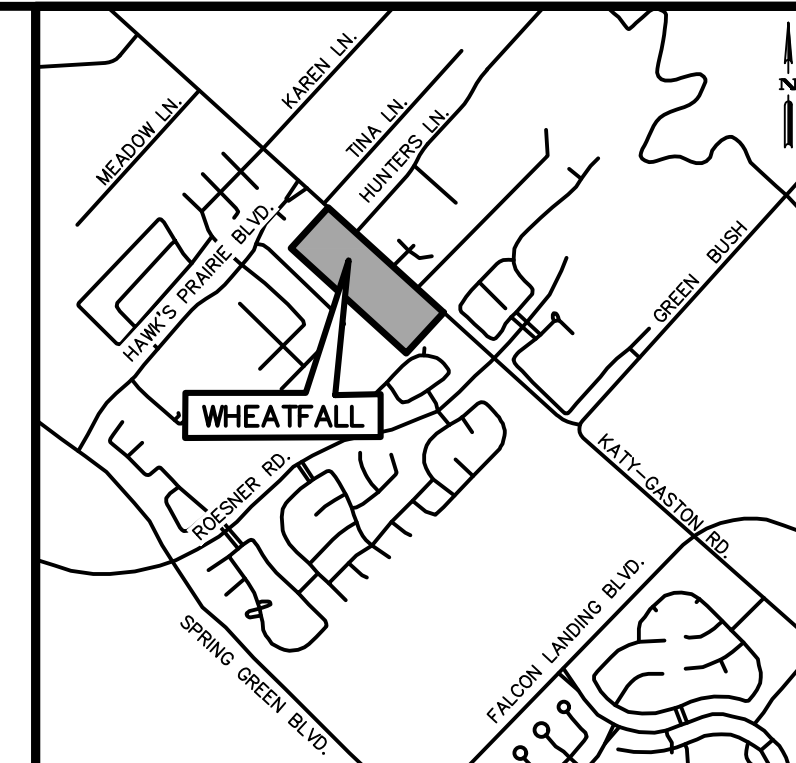
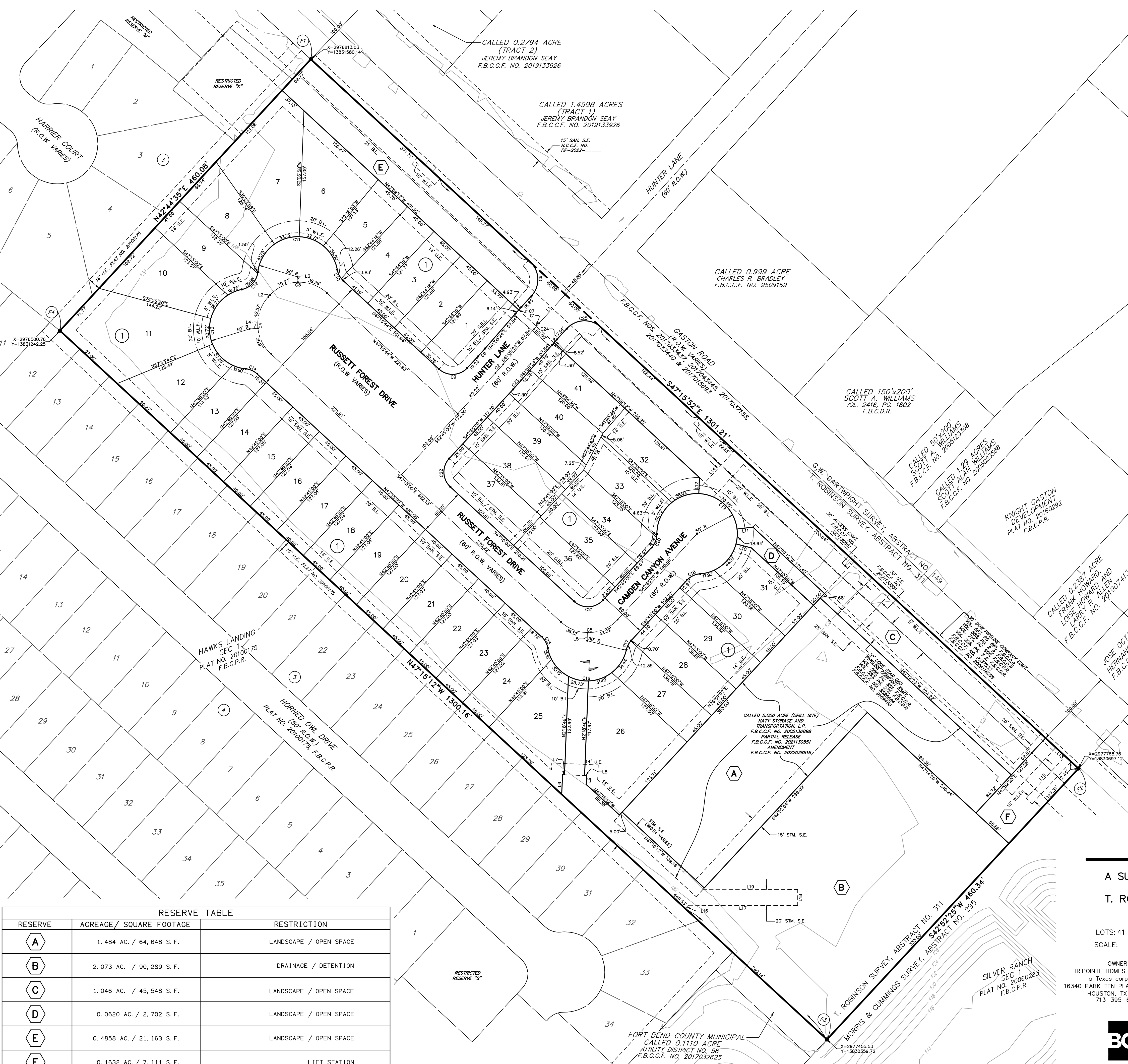
The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48137C0105L, Revised April 5, 2014.

"F1" indicates found 5/8-inch iron rod with cap stamped "WEISSER."

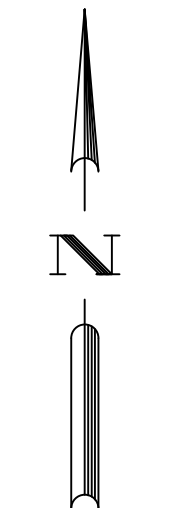
"F2" indicates found 5/8-inch iron rod, bears S34°58'00"W, 1.8 FEET.

"F3" indicates found 3/4-inch iron rod with cap stamped "KALKOMEY."

"F4" indicates found 5/8-inch iron rod with cap stamped "KALKOMEY."



VICINITY MAP
N.T.S.
KEY MAP PAGE NO. 484P, Q & U



RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	1.484 AC. / 64,648 S.F.	LANDSCAPE / OPEN SPACE
B	2.073 AC. / 90,289 S.F.	DRAINAGE / DETENTION
C	1.046 AC. / 45,548 S.F.	LANDSCAPE / OPEN SPACE
D	0.0620 AC. / 2,702 S.F.	LANDSCAPE / OPEN SPACE
E	0.4858 AC. / 21,163 S.F.	LANDSCAPE / OPEN SPACE
F	0.1632 AC. / 7,111 S.F.	LIFT STATION

DISTRICT NAMES	
M. U. D.	FORT BEND COUNTY M. U. D. 58
SCHOOL	KATY I. S. D.
FIRE	FIRE DISTRICT WILLOWFORK
E. S. D.	FORT BEND ESD 2
CITY OR CITY ETJ	HOUSTON E. T. J.
UTILITIES CO.	CENTERPOINT ENERGY
C. A. D.	COUNTY ASSISTANCE DISTRICT NO. 10

WHEATFALL

A SUBDIVISION OF 13.74 ACRES OF LAND
LOCATED IN THE
T. ROBINSON SURVEY, ABSTRACT NO. 311
FORT BEND COUNTY, TEXAS

LOTS: 41 RESERVES: 6 BLOCK: 1
SCALE: 1"=60' DATE: MAY, 2022

OWNER:
TRIPONTE HOMES TEXAS, INC.
Texas corporation
16340 PARK TEN PLACE, SUITE 250
HOUSTON, TX 77084
713-395-6980

LAND PLANNER:
BGE, INC.
10777 WESTHEIMER, SUITE 400
HOUSTON, TX 77042
281-558-8700



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

STATE OF TEXAS
COUNTY OF FORT BEND

We, TRI POINTE HOMES TEXAS, INC., a Texas corporation, acting by and through Collins Pier, its Vice President, owner of the 13.74 acre tract described in the above and foregoing map of WHEATFALL, 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 plot 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 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 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 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, Owners do hereby declare that all parcels of land designated as lots on this plot 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 files separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plot 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, 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 bays, 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, We 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.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of WHEATFALL 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.

IN TESTIMONY WHEREOF, TRI POINTE HOMES TEXAS, INC., a Texas corporation, has caused these presents to be signed by Collins Pier, its Vice President, thereunto authorized, this 5 day of May, 2022.

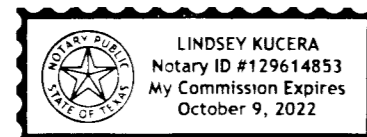
TRI POINTE HOMES TEXAS, INC., a Texas corporation

By: [Signature]
Collins Pier
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Collins Pier, Vice President of TRI POINTE HOMES TEXAS, INC., a Texas corporation 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5 day of May, 2022.



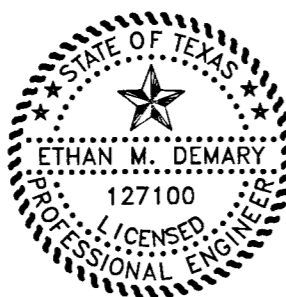
Lindsey Kucera
NAME: Lindsey Kucera
Notary Public in and for the State of Texas
Commission Expires: 10-9-2022

I, Austin Woo, 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 all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the nearest survey corner.



[Signature] 4-28-22
Austin Woo, R.P.L.S.
Texas Registration No. 6852

I, Ethan M Demary, A Professional Engineer registered in the State of Texas do hereby certify that this plot meets all requirements of Fort Bend County to the best of my knowledge.



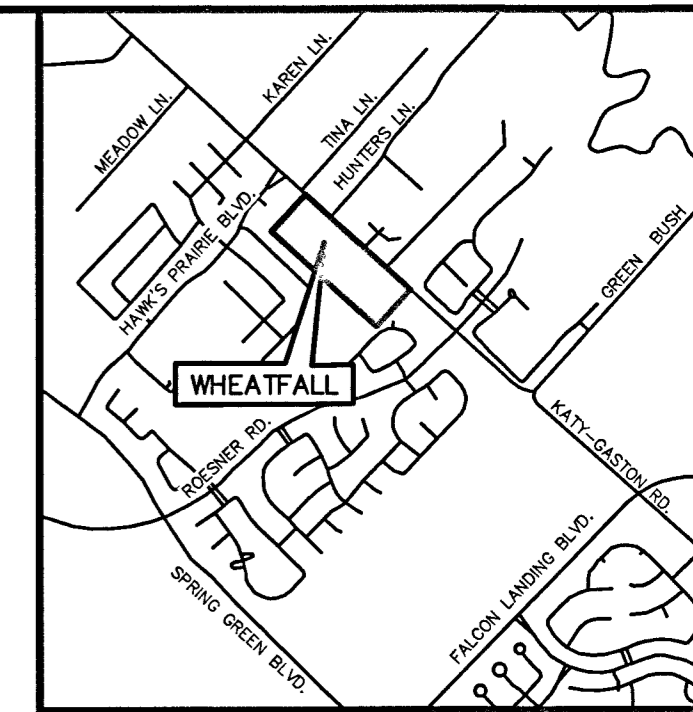
[Signature] 5-3-2022
Ethan M. Demary, P.E.
Texas Registration No. 127100
BGE, Inc.
TBPE Registration No. F-1046

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plot and subdivision of WHEATFALL 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 plot

this _____ day of _____, 2022.

By: Martha L. Stein OR M. Sonny Garza
Chair Vice Chair

By: Margaret Wallace Brown, AICP, CNU-A
Secretary



VICINITY MAP
N.T.S.
KEY MAP PAGE NO. 484Q

I, J. Stacy Slawinski, Fort Bend County Engineer, do hereby certify that the plot 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 of 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

W.A. "Andy" Meyers
Precinct 3, County Commissioner

Ken R. DeMerchant
Precinct 4, County Commissioner

KP George
County Judge

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 Plot 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

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S42°17'13"W	48.39'
L2	S42°45'00"W	3.04'
L3	S2°23'04"E	6.58'
L4	N86°13'14"E	10.25'
L5	N1°07'29"E	10.20'
L6	S2°18'46"W	24.58'
L7	S87°41'14"E	2.50'
L8	S87°41'14"E	2.50'
L9	N2°18'46"E	10.73'
L10	N75°24'58"W	20.00'

LINE DATA		
NUMBER	BEARING	DISTANCE
L11	S83°13'37"W	20.00'
L12	S2°27'59"W	20.00'
L13	S47°15'52"E	55.86'
L14	S42°44'08"W	65.98'
L15	N42°52'25"E	66.44'
L16	S42°44'48"W	5.59'
L17	N89°50'38"W	136.20'
L18	S0°09'22"W	20.00'
L19	S89°50'38"E	117.82'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	500.00'	1°11'49"	10.45'	S 41°41'18" W	10.44'
C2	500.00'	1°39'36"	14.49'	N 41°55'12" E	14.49'
C3	50.00'	89°59'16"	78.53'	S 87°44'38" W	70.70'
C4	50.00'	90°00'00"	78.54'	S 2°15'00" E	70.71'
C5	50.00'	90°00'00"	78.54'	N 87°45'00" E	70.71'
C6	30.00'	89°33'05"	46.89'	N 2°29'20" W	42.26'
C7	530.00'	1°11'49"	11.07'	N 41°41'18" E	11.07'
C8	470.00'	1°39'36"	13.62'	N 41°55'12" E	13.62'
C9	25.00'	89°59'16"	39.26'	N 87°44'38" E	35.35'
C10	25.00'	36°52'12"	16.09'	S 28°49'38" E	15.81'
C11	50.00'	162°49'39"	142.09'	N 88°11'38" E	98.88'
C12	25.00'	71°54'54"	31.38'	N 42°44'16" E	29.36'
C13	50.00'	162°52'38"	142.14'	N 2°44'36" W	98.89'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C14	25.00'	36°55'55"	16.11'	N 65°42'57" W	15.84'
C15	25.00'	36°52'15"	16.09'	N 28°48'52" W	15.81'
C16	50.00'	156°46'51"	136.82'	N 88°46'10" W	97.95'
C17	25.00'	29°54'35"	13.05'	S 27°47'42" W	12.90'
C18	25.00'	42°50'00"	18.69'	S 64°10'00" W	18.26'
C19	50.00'	265°40'01"	231.84'	S 47°15'00" E	73.33'
C20	25.00'	42°50'00"	18.69'	N 21°20'00" E	18.26'
C21	25.00'	90°00'00"	39.27'	N 87°45'00" E	35.36'
C22	25.00'	90°00'00"	39.27'	S 2°15'00" E	35.36'
C23	530.00'	1°39'36"	15.36'	S 41°55'12" W	15.35'
C24	470.00'	1°11'49"	9.82'	S 41°41'18" W	9.82'
C25	30.00'	90°26'55"	47.36'	S 87°30'40" W	42.59'

WHEATFALL

A SUBDIVISION OF 13.74 ACRES OF LAND
LOCATED IN THE
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SCALE: 1"=60' DATE: MAY, 2022

OWNER:
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16340 PARK TEN PLACE, SUITE 250
HOUSTON, TX 77084
713-395-6980

LAND PLANNER:
BGE, INC.
10777 WESTHEIMER, SUITE 400
HOUSTON, TX 77042
281-558-8700



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00