

PLAT RECORDING SHEET

PLAT NAME: Windstone On The Prairie Section Three

PLAT NO: _____

ACREAGE: 20.060

LEAGUE: J.J. Dickerson Survey and B.B.B. & C.R.R. CO. Survey

ABSTRACT NUMBER: A-401 and A-128

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 77

NUMBER OF RESERVES: 2

OWNERS: D.R. Horton-Texas, Ltd.

(DEPUTY CLERK)

Curve Table					
Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	39.27	25.00	90°00'00"	S86°52'17"W	35.36
C2	39.27	25.00	90°00'00"	N86°52'17"E	35.36
C3	39.27	25.00	90°00'00"	N03°07'43"W	35.36
C4	39.27	25.00	90°00'00"	N86°52'17"E	35.36
C5	39.27	25.00	90°00'00"	N03°07'43"W	35.36
C6	39.27	25.00	90°00'00"	N86°52'17"E	35.36
C7	39.27	25.00	90°00'00"	N03°07'43"W	35.36
C8	14.57	470.00	146°36"	N42°45'35"E	14.57
C9	197.78	300.00	37°46'09"	S67°00'48"E	194.20
C10	77.87	50.00	89°14'06"	N41°16'49"W	70.24
C11	87.13	55.00	90°45'54"	N48°43'11"E	78.30
C12	197.78	300.00	37°46'09"	S67°00'48"E	194.20
C13	49.40	55.00	51°27'57"	N22°23'45"W	47.76
C14	482.91	300.00	34°56'04"	S64°33'11"E	180.09
C15	87.39	55.00	91°52'32"	S87°23'33"W	78.49
C16	177.98	270.00	37°46'09"	S67°00'48"E	174.78
C17	5.79	25.00	1°31'54"	N48°28'17"E	5.77
C18	101.02	50.00	115°45'28"	N41°16'49"W	84.69
C19	5.79	25.00	1°31'54"	S09°56'04"W	5.77
C20	7.09	25.00	16°15'37"	S04°47'35"E	7.07

Line Table		
Line	Length	Direction
L1	103.66	S03°20'14"W
L2	25.54	S04°11'53"W
L3	184.62	N86°39'46"W
L4	129.67	N03°20'14"E
L5	37.39	N86°39'46"W
L6	147.92	N54°32'35"W
L7	163.00	N48°07'43"W
L8	96.02	S41°52'17"W
L9	60.00	N48°07'43"W
L10	95.00	N48°07'43"W
L11	120.00	N48°07'43"W
L12	95.00	N41°52'17"E
L13	60.00	N41°52'17"E
L14	190.00	N41°52'17"E
L15	60.00	N41°52'17"E
L16	190.00	N41°52'17"E
L17	60.00	N41°52'17"E
L18	80.43	N41°52'17"E
L19	129.77	S48°07'43"E
L20	55.24	S81°19'37"E

Curve Table					
Curve	Length	Radius	Delta	Chd Direction	Chd Length
C21	107.59	50.00	123°17'08"	N48°43'11"E	88.00
C22	7.09	25.00	16°15'37"	N77°46'04"W	7.07
C23	217.53	330.00	37°46'09"	S67°00'48"E	213.62
C24	7.09	25.00	16°15'37"	S56°15'32"E	7.07
C25	73.29	50.00	83°59'10"	N22°23'45"W	66.90
C26	7.09	25.00	16°15'37"	S11°28'02"E	7.07
C27	33.64	25.00	77°05'41"	N35°12'37"W	31.16
C28	153.62	330.00	26°40'16"	S60°25'19"E	152.23
C29	39.72	25.00	91°02'32"	S87°23'33"W	35.68
C30	7.09	25.00	16°15'37"	N33°44'28"E	7.07
C31	107.83	50.00	123°33'46"	S87°23'33"W	88.11
C32	7.09	25.00	16°15'37"	S38°57'23"E	7.07
C33	97.52	270.00	20°41'41"	S57°26'02"E	96.99
C34	47.51	25.00	108°52'54"	N57°46'41"E	40.68
C35	22.46	25.00	51°27'57"	N22°23'45"W	21.71
C36	177.98	270.00	37°46'09"	S67°00'48"E	174.78
C37	39.60	25.00	90°45'54"	N48°43'11"E	35.59
C38	38.94	25.00	89°14'06"	N41°16'49"W	35.12
C39	217.54	330.00	37°46'09"	S67°00'48"E	213.62

LOT AREAS		
BLOCK--LOT	SQ. FT.	
B1 -- L1	8265	
B1 -- L2	7200	
B1 -- L3	8160	
B1 -- L4	9787	
B1 -- L5	10176	
B1 -- L6	10753	
B1 -- L7	7374	
B1 -- L8	7500	
B1 -- L9	7500	
B1 -- L10	7500	
B1 -- L11	8380	
B1 -- L12	16691	
B1 -- L13	11011	
B1 -- L14	7500	
B1 -- L15	7500	
B1 -- L16	7500	
B1 -- L17	7503	
B1 -- L18	8472	
B1 -- L19	9506	
B1 -- L20	9031	

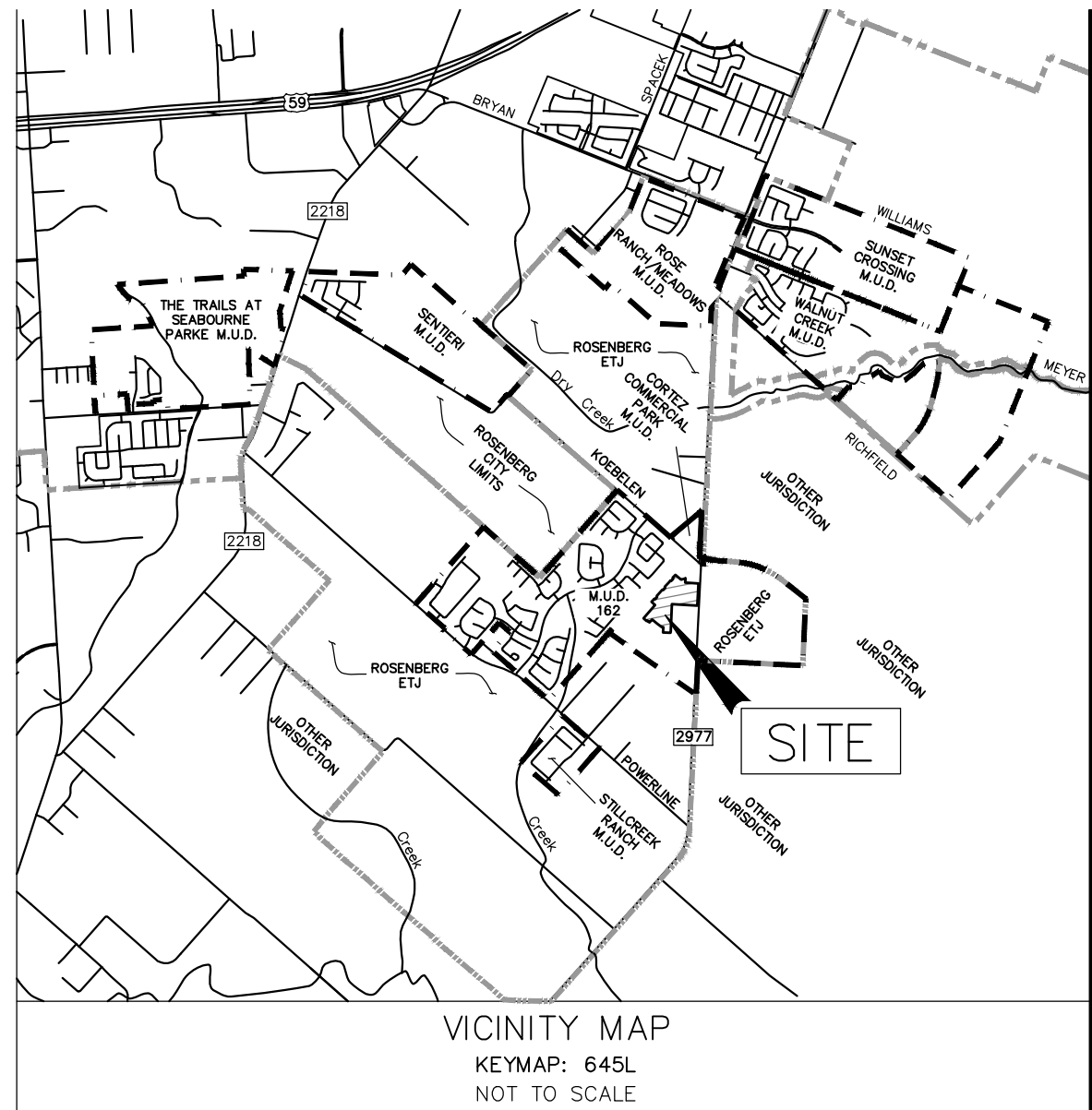
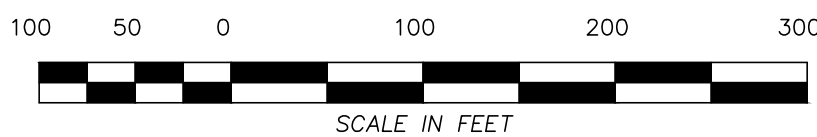
LOT AREAS		
BLOCK--LOT	SQ. FT.	
B1 -- L21	7979	
B1 -- L22	7200	
B1 -- L23	7200	
B1 -- L24	7200	
B1 -- L25	8386	
B1 -- L26	8386	
B1 -- L27	7200	
B1 -- L28	7200	
B1 -- L29	7200	
B1 -- L30	7200	
B1 -- L31	11745	
B1 -- L32	8450	
B1 -- L33	7500	
B1 -- L34	7500	
B1 -- L35	7500	
B1 -- L36	7500	
B1 -- L37	7500	
B1 -- L38	7500	
B1 -- L39	7500	
B1 -- L40	7500	

LOT AREAS		
BLOCK--LOT	SQ. FT.	
B1 -- L41	7500	
B1 -- L42	7495	
B2 -- L1	13564	
B2 -- L2	8755	
B2 -- L3	6095	
B2 -- L4	8631	
B3 -- L1	8866	
B3 -- L2	7200	
B3 -- L3	7200	
B3 -- L4	7940	
B3 -- L5	15895	
B3 -- L6	12187	
B3 -- L7	7900	
B3 -- L8	8216	
B3 -- L9	7847	
B3 -- L10	7502	
B3 -- L11	7301	
B3 -- L12	7200	
B3 -- L13	8386	
B4 -- L1	8866	

LOT AREAS		
BLOCK--LOT	SQ. FT.	
B4 -- L2	7680	
B4 -- L3	8386	
B4 -- L4	9088	
B4 -- L5	9185	
B4 -- L6	8532	
B4 -- L7	7680	
B4 -- L8	8927	
B4 -- L9	8359	
B4 -- L10	7200	
B4 -- L11	7200	
B4 -- L12	7200	
B4 -- L13	9191	
B4 -- L14	8938	
B4 -- L15	7200	
B4 -- L16	7200	
B4 -- L17	7200	
B4 -- L18	8266	

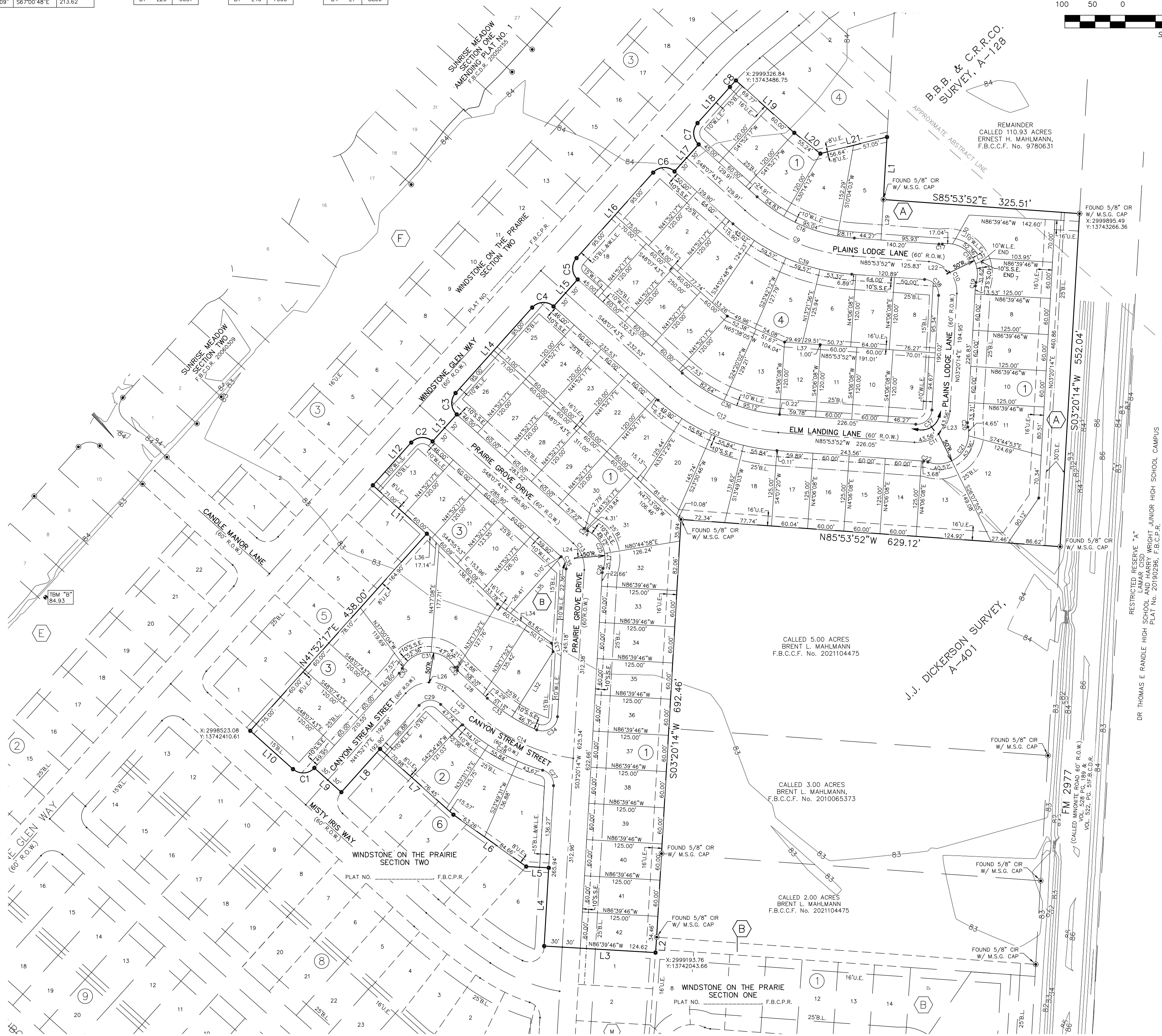
SYMBOL	DESCRIPTION	RESERVE USE	AREA
A	RESTRICTED RESERVE "A"	LANDSCAPE/OPEN SPACE	0.800 AC. -- 34,839 S.F.
B	RESTRICTED RESERVE "B"	PARK/LANDSCAPE	0.304 AC. -- 13,235 S.F.
TOTAL			1.104 AC. -- 48,074 S.F.

PARK LAND DEDICATION TABLE	
RESTRICTED RESERVE	ACREAGE APPLIED TO PARK LAND DEDICATION
RESTRICTED RESERVE "A"	0.800
RESTRICTED RESERVE "B"	0.076
TOTAL	0.876 ACRES
PRIVATE PARK LAND FEE FOR SECTION THREE: 77 LOTS @ \$170 = \$13,090	
REQUIRED PARK LAND FOR SECTION THREE: 77 LOTS/53.33 = 1.44 ACRES	
REQUIRED PARK LAND FOR SECTION ONE: 39 LOTS/53.33 = 0.7313	
SURPLUS FROM SECTION TWO: 3.667	
BALANCE = 1.4957	



VICINITY MAP
KEYMAP: 645L
NOT TO SCALE

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.&P.	= HOUSTON LIGHTING AND POWER
LTD.	= LIMITED
M.S.G.	= MILLER SURVEY GROUP
NO.	= NUMBER
PG.	= PAGE
P.L.	= PROPERTY LINE
R.	= RADIUS
R.O.W.	= RIGHT-OF-WAY
S.F.	= SQUARE FEET
S.S.E.	= SANITARY 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/SG CAP (UNLESS OTHERWISE NOTED)
⊙	= FOUND 5/8-INCH IRON ROD W/M/SG CAP (UNLESS OTHERWISE NOTED)
+	= BENCHMARK



WINDSTONE ON THE PRAIRIE SECTION THREE

A SUBDIVISION OF 20.060 ACRES OF LAND LOCATED
IN THE J.J. DICKERSON SURVEY, A-401 &
B.B. & C.R.R.CO. SURVEY, A-128
FORT BEND COUNTY, TEXAS

DATE: FEBRUARY 09, 2022 SCALE: 1" = 100'

77 LOTS 4 BLOCKS 2 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.odysseey.com
2500 TANGLEWIDE STREET, SUITE 480 HOUSTON, TEXAS 77063
OFFICE: 281-306-0240 * FAX: 713-413-1944
CELL: 713-252-6421 TBP# 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.

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 AUSTIN BRAUEL, LAND DEVELOPMENT PROJECT MANAGER, BEING OFFICERS OF D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, OWNER OF THE 20.060 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WINDSTONE ON THE PRAIRIE SECTION THREE, 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 THREE 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, 2024.

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 AUSTIN BRAUEL, LAND MANAGER, AND ITS COMMON SEAL HEREUNTO

AFFIXED THIS _____ DAY OF _____, 2022.

D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP
BY: D.R. HORTON, INC, A DELAWARE CORPORATION

BY: _____
JONATHAN WOODRUFF
ASSISTANT VICE PRESIDENT

ATTEST: _____
AUSTIN BRAUEL
LAND DEVELOPMENT PROJECT 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 _____, 2022.

NOTARY PUBLIC IN AND FOR
_____, COUNTY, _____

STATE OF _____

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AUSTIN BRAUEL, LAND DEVELOPMENT PROJECT 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 _____, 2022.

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. 60333

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 THREE 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 _____, 2022.

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 THREE 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 _____, 2022.

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 85.7 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 MINONITE 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' (NAVD 88).
- 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' (NAVD 88).
- 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 E.T.J. OF THE CITY OF ROSENBERG

12. 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 BEGINNING CONSTRUCTION.

13. A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

14. 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.

15. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.

16. NO PIPELINE OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT, EXCEPT AS SHOWN.

17. 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 SUBDIVDED OR RE-SUBDIVDED 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.

18. RESTRICTED RESERVES "A" AND "B" WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.

19. 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.

20. 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.

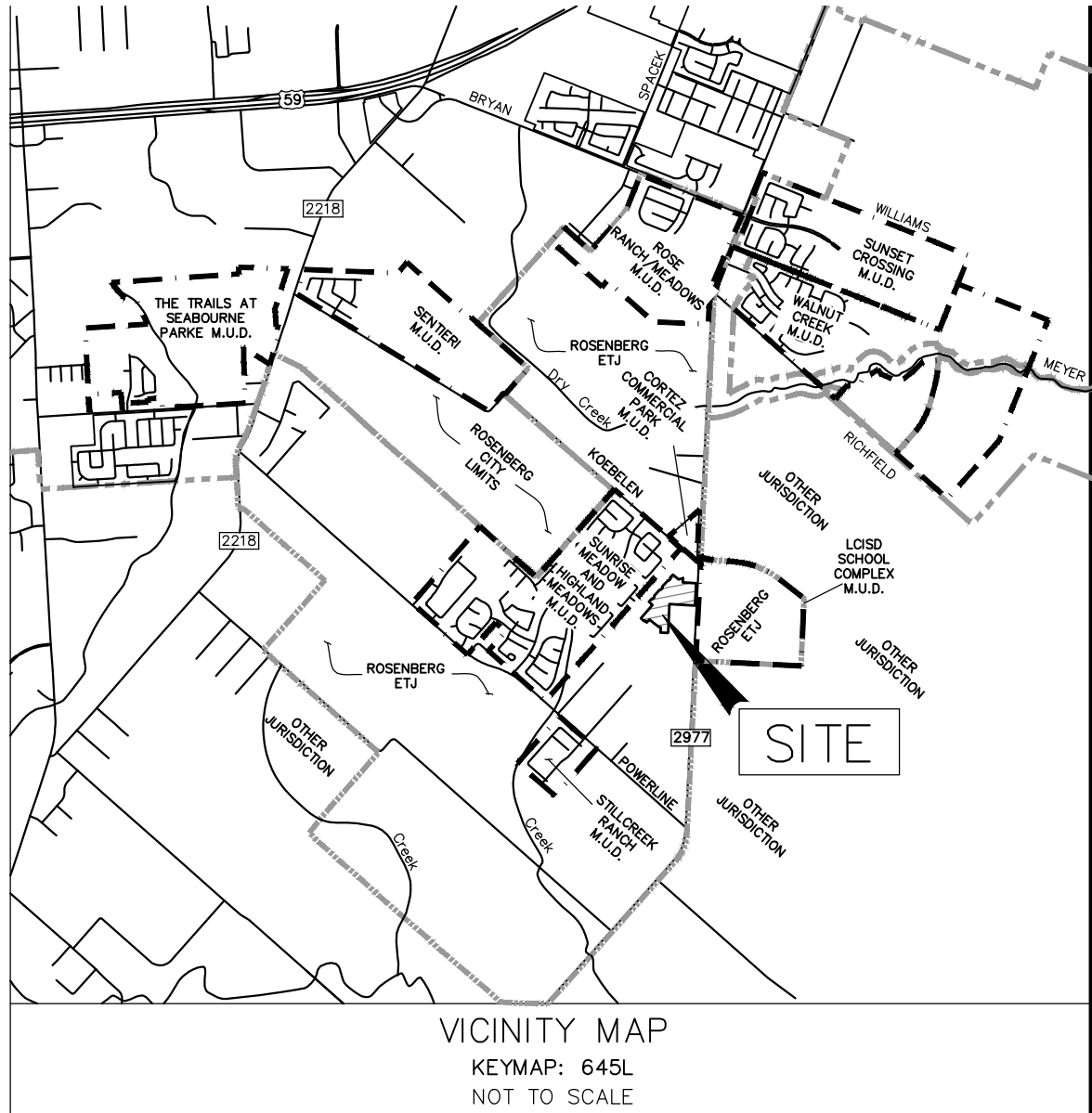
21. ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.

22. 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.

23. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.

24. 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.

25. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.



I, J. STACY SLAWNSKI, 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 SLAWNSKI, 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

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 _____, 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

WINDSTONE ON THE PRAIRIE SECTION THREE

A SUBDIVISION OF 20.060 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: FEBRUARY 09, 2022 SCALE: 1" = 100'

77 LOTS 4 BLOCKS 2 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.odysseveg.com
2500 TANGLEWILDE STREET, SUITE 480 HOUSTON, TEXAS 77063
OFFICE: 281-306-0240 X 101
CELL: 713-252-6421 TBP# NO. F-17637
JUSTIN R. RING, P.E.

MILLER
SURVEY*GROUP

www.millersurvey.com
1760 WEST SAN 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.