

**PLAT RECORDING SHEET**

**PLAT NAME:** Morgan Spur Drive Extension No. 5

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

**ACREAGE:** 0.9177

**LEAGUE:** M. Autrey Survey

**ABSTRACT NUMBER:** A-100

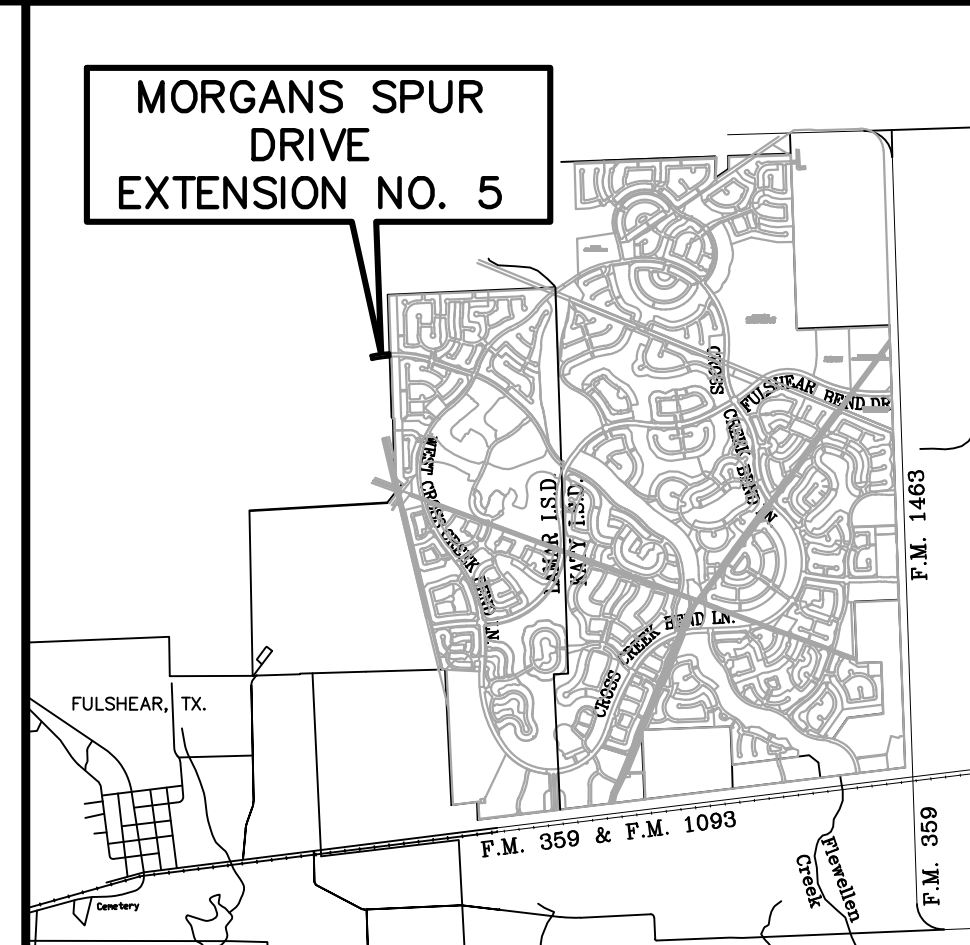
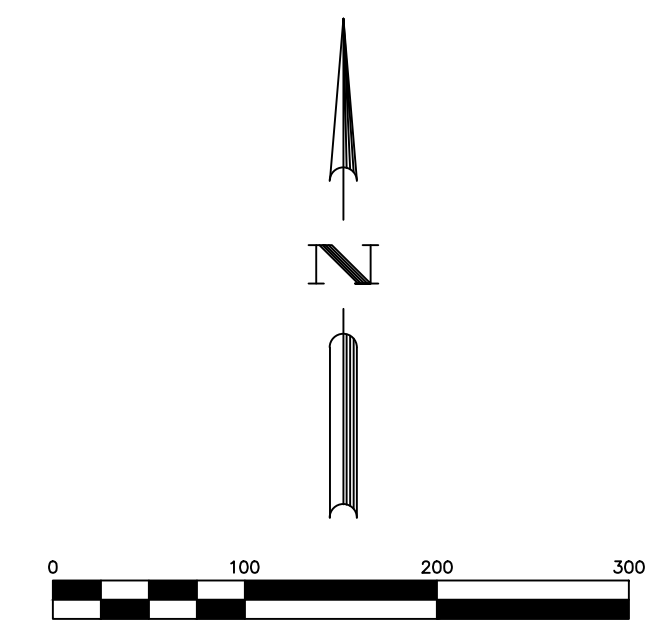
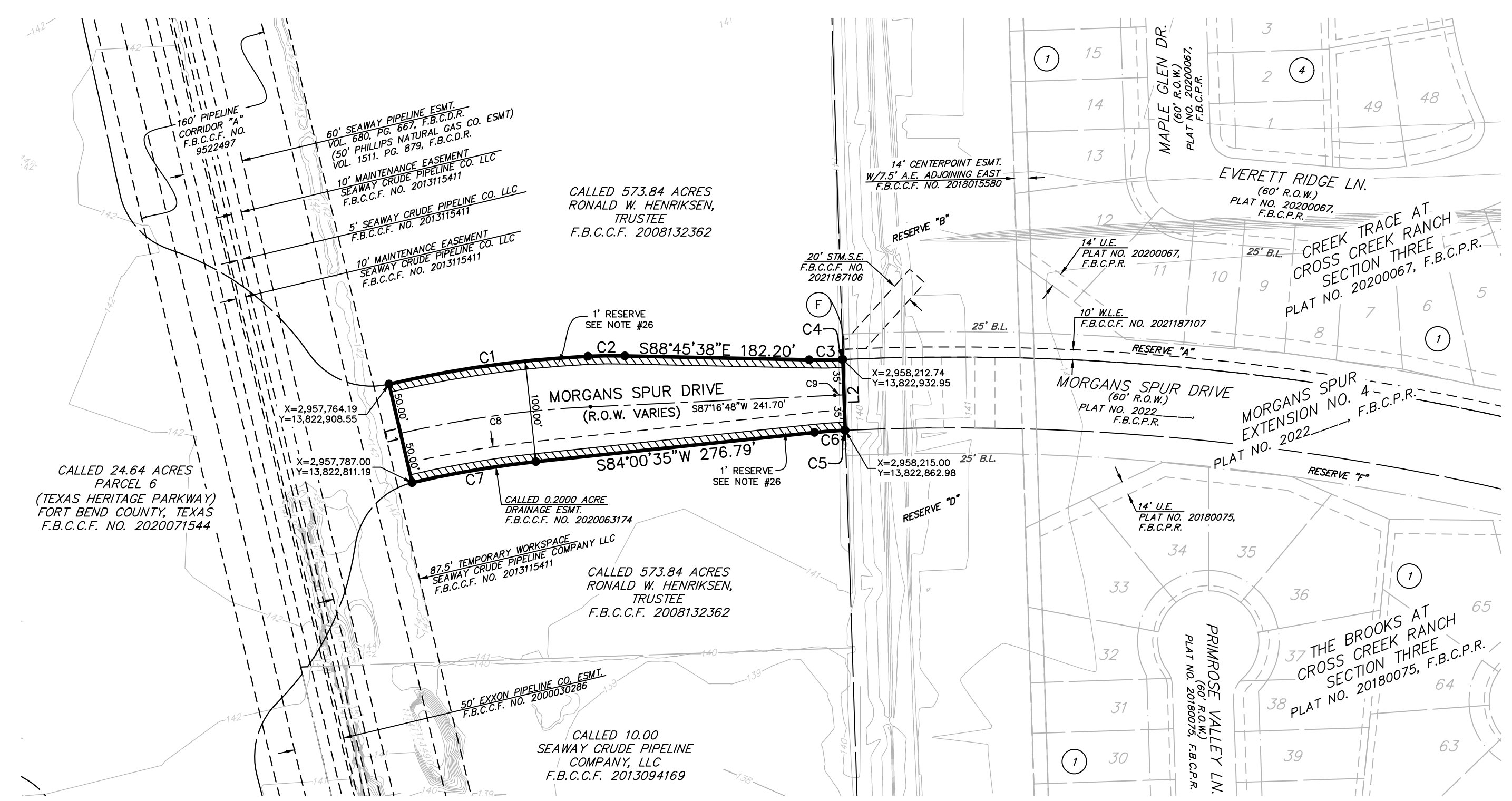
**NUMBER OF BLOCKS:** 0

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 0

**OWNERS:** Fort Bend County M.U.D. 169

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



VICINITY MAP  
SCALE: 1" = 4,000'  
KEY MAP NO. 483 X

- GENERAL NOTES
- "①" indicates Block Number.
  - "U.E." indicates "Utility Easement".
  - "B.L." indicates Building Line.
  - "W.L.E." indicates Water Line Easement.
  - "STM. S.E." indicates Storm Sewer Easement.
  - "SAN. S.E." indicates Sanitary 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.
  - "O.D." indicates Outside Diameter.
  - "O.P.R.F.B.C." indicates Official Public Records of Fort Bend County.
  - "VOL." indicates volume.
  - "Pg." indicates page.
  - "R.O.W." indicates right-of-way.
  - "P.O.B." indicates Point of Beginning.
  - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00011497.
  - Bearing based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the East line of a called 573.84 acre tract of land as described in an instrument to Ronald W. Henriksen, Trustee recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2008132362.
  - There is no 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, certified date of August 2, 2022.
  - 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 48157C0085M, Revised January 29, 2021.
  - The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
  - Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC" at all plot boundary corners unless otherwise noted.
  - "F" indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC".
  - This plat is within Lighting Zone LZ3.
  - This tract is located within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Fort Bend County M.U.D. 169, Lamar C.I.S.D., and County Assistance District No. 7.
  - 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 beginning construction.
  - Sidewalks shall be built or caused to be built not less than 5 feet in width on the north side only as per approved variance dated June 7, 2022 of dedicated rights-of-way within said plot and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
  - A one-foot reserve dedicated to the city in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purpose.

DESCRIPTION OF A 0.9177 ACRE TRACT OF LAND SITUATED IN THE M. AUTREY SURVEY, ABSTRACT NO. 100 FORT BEND COUNTY, TEXAS

BEING a 0.9177 acre (39,976 square foot) tract of land situated in the M. Autrey Survey, Abstract No. 100 of Fort Bend County, Texas and being all of a called 0.9177 acre tract of land as described in an instrument to Fort Bend County Municipal Utility District No. 169 and recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2021203213, said 0.9177 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the line common to a called 573.84 acre tract and Reserve "B" of CREEK TRACE AT CROSS CREEK RANCH SEC THREE as cited herein:

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Southwest corner of Reserve "B" of CREEK TRACE AT CROSS CREEK RANCH SEC THREE, a subdivision per plat recorded under Plat Number 20200067 of the Fort Bend County Plat Records (F.B.C.P.R.), lying on the East line of a called 573.84 acre tract as described in an instrument to Ronald W. Henriksen, Trustee and recorded under F.B.C.C.F. No. 2008132362 same being the Northeast corner of the herein described tract from which a 3/4-inch iron pipe found for the Northwest corner of said Reserve "B" and Northeast corner of said 573.84 acre tract bears N 01°50'55" W, 1,274.49 feet;

THENCE, S 1°50'55" E, a distance of 70.00 feet along and with the line common to said 573.84 acre tract and said Reserve "B" to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left, from which its center bears S 02°31'03" E, 2,450.00 feet;

THENCE, along and with the South lines of said 0.9177 acre tract and over and across said 573.84 acre tract, the following courses and distances:

In a Southwesterly direction, along said curve to the left, an arc distance of 0.55 feet, having a radius of 2,450.00 feet, a central angle of 00°00'46" and chord which bears S 87°28'33" W, 0.55 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a compound curve to the left, from which its center bears S 02°31'49" E, 495.50 feet;

In a Southwesterly direction, along said curve to the left, an arc distance of 29.92 feet, having a radius of 495.50 feet, a central angle of 03°27'35" and chord which bears S 85°44'23" W, 29.92 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

S 84°00'35" W, a distance of 276.79 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Southwesterly direction, along said curve to the left, an arc distance of 124.17 feet, having a radius of 989.00 feet, a central angle of 07°11'36" and chord which bears S 80°24'47" W, 124.09 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Southwest corner of the herein described tract, lying in the East line of a called 24.64 acre tract of land (Parcel 6 of TEXAS HERITAGE PARKWAY) described in an instrument to Fort Bend County Clerk's File No. (F.B.C.C.F. No.) 2020071544;

THENCE, N 13°11'01" W, along and with said East line a distance of 100.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Northwest corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears S 13°11'01" E, 1,089.00 feet;

THENCE, along and with the North lines of said 0.9177 acre tract and over and across said 573.84 acre tract, the following courses and distances:

In a Northeasterly direction, along said curve to the right, an arc distance of 198.88 feet, having a radius of 1,089.00 feet, a central angle of 10°27'49" and chord which bears N 82°02'53" E, 198.60 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a compound curve to the right;

In a Northeasterly direction, along said curve to the right, an arc distance of 36.45 feet, having a radius of 527.50 feet, a central angle of 03°57'34" and chord which bears N 89°15'38" E, 36.45 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

S 88°45'38" E, a distance of 182.20 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Northeasterly direction, along said curve to the left, an arc distance of 32.49 feet, having a radius of 495.50 feet, a central angle of 03°45'23" and chord which bears N 89°21'41" E, 32.48 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a reverse curve to the right;

In a Northeasterly direction, along said curve to the right, an arc distance of 0.79 feet, having a radius of 2,520.00 feet, a central angle of 00°01'04" and chord which bears N 87°29'32" E, 0.79 feet to the POINT OF BEGINNING and containing 0.9177 of one acre (39,976 square feet) of land.

| CURVE DATA |          |             |              |               |                |
|------------|----------|-------------|--------------|---------------|----------------|
| NUMBER     | RADIUS   | DELTA ANGLE | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE |
| C1         | 1089.00' | 10°27'49"   | 198.88'      | N 82°02'53" E | 198.60'        |
| C2         | 527.50'  | 3°57'34"    | 36.45'       | N 89°15'35" E | 36.45'         |
| C3         | 495.50'  | 3°45'23"    | 32.49'       | N 89°21'41" E | 32.48'         |
| C4         | 2520.00' | 0°01'04"    | 0.79'        | N 87°29'32" E | 0.79'          |
| C5         | 2450.00' | 0°00'46"    | 0.55'        | S 87°28'33" W | 0.55'          |
| C6         | 495.50'  | 3°27'35"    | 29.92'       | S 85°44'23" W | 29.92'         |
| C7         | 989.00'  | 7°11'36"    | 124.17'      | S 80°24'47" W | 124.09'        |
| C8         | 1039.00' | 10°27'49"   | 189.75'      | S 82°02'54" W | 189.48'        |
| C9         | 2485.00' | 0°12'44"    | 9.20'        | S 87°23'10" W | 9.20'          |

| LINE DATA |             |          |
|-----------|-------------|----------|
| NUMBER    | BEARING     | DISTANCE |
| L1        | N13°11'01"W | 100.00'  |
| L2        | S1°50'55"E  | 70.00'   |

| DISTRICT NAMES   |                                  |
|------------------|----------------------------------|
| M. U. D.         | FORT BEND COUNTY M. U. D. 169    |
| SCHOOL           | LAMAR C. I. S. D.                |
| FIRE             | FIRE DISTRICT FULSHEAR           |
| E. S. D.         | FORT BEND ESD 4                  |
| CITY OR CITY ETJ | FULSHEAR E. T. J.                |
| UTILITIES CO.    | CENTERPOINT ENERGY               |
| C. A. D.         | COUNTY ASSISTANCE DISTRICT NO. 7 |

# MORGANS SPUR DRIVE EXTENSION NO. 5

A SUBDIVISION OF 0.9177 ACRES OF LAND LOCATED IN THE THE M. AUTREY SURVEY, A-100 FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVE: 0 BLOCKS: 0  
SCALE: 1"=100' DATE: JUNE, 2022

OWNER:  
FORT BEND COUNTY M.U.D. NO. 169  
3200 SOUTHWEST Fwy, SUITE 2600  
HOUSTON, TEXAS 77027  
(713) 860-6400  
JAMES A. BOONE

LAND PLANNER:  
META PLANNING + DESIGN  
24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
(281) 810-1422  
CAITLIN KING



**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  
JASON M. SVATEK, P.E.

STATE OF TEXAS  
COUNTY OF FORT BEND

We, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 169, a political subdivision of the State of Texas, acting by and through Arden J. Morley, President and Gary Swafford, Secretary, owner hereinafter referred to as Owners of the 0.9177 acre tract described in the above and foregoing map of MORGANS SPUR DRIVE EXTENSION NO. 5, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above 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 covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, 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, 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.

IN TESTIMONY WHEREOF, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 169, a political subdivision of the State of Texas, has caused these presents to be signed by Arden J. Morley, its President, thereunto authorized, attested by its Secretary, Gary Swafford,

this 12th day of July, 2022.

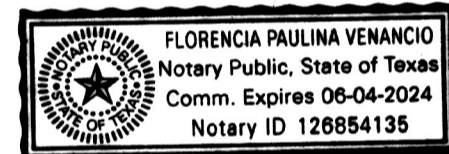
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 169, a political subdivision of the State of Texas  
By: Arden J. Morley President  
Attest: Gary Swafford Secretary

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Arden J. Morley, President and Gary Swafford, Secretary of FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 169, a political subdivision of the State of Texas, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 12th day of July, 2022.

F. Paulina Venancio  
Printed Name: F. Paulina Venancio  
Notary Public in and for the State of Texas  
Commission Expires: 6-4-2024

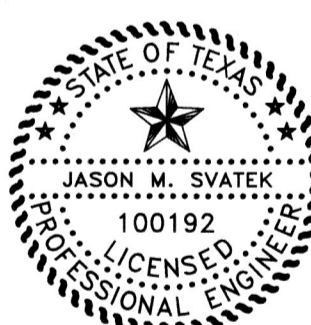


I, Alan C. Bentley, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle 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.



Alan C. Bentley 06/08/2022  
Alan C. Bentley, R.P.L.S.  
Texas Registration No. 2055

I, Jason M. Svatek, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of the City of Fulshear, to the best of my knowledge.



Jason M. Svatek 6/9/2022  
Jason M. Svatek, P.E.  
Texas Registration No. 100192  
BGE, Inc.  
TBPE Registration No. F-1046

This plat of MORGANS SPUR DRIVE EXTENSION NO. 5 is approved by the City Planning Commission of the City of Fulshear, Texas, this 2nd day of July, 2021.

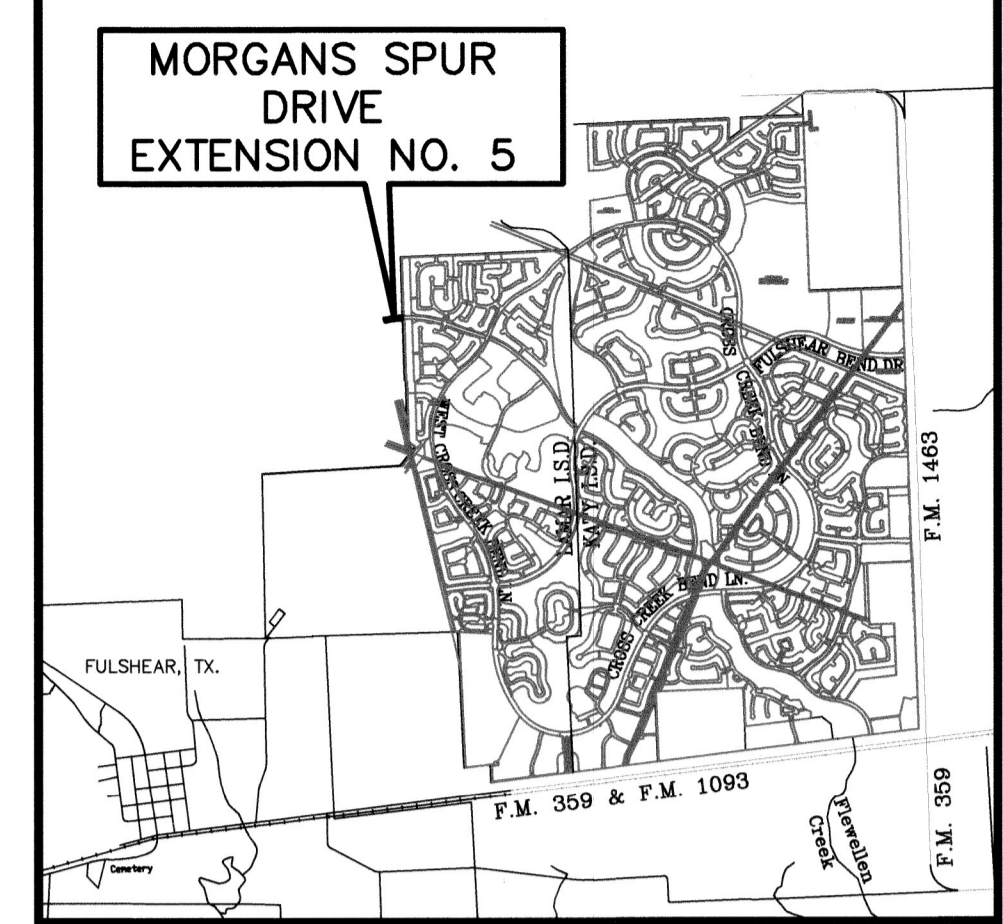
Chairman  
Chairman

Bar Hokin  
Co-Chairman

This plat of MORGANS SPUR DRIVE EXTENSION NO. 5 was approved on 7-20-21 by the City of Fulshear City Council and signed on this 4th day of August, 2022; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

Aaron Groff  
Mayor

Kimberly Kopicky  
City Secretary



VICINITY MAP  
SCALE: 1" = 4,000'  
KEY MAP NO. 483 X

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area 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

KP George  
County Judge

W. A. "Andy" Meyers Precinct 3, County Commissioner  
Ken R. DeMerchant Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, Hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in Plat Number \_\_\_\_\_ of the Plat Records of Fort Bend County, Texas.

Witness my hand and seal of office, at Richmond, Texas. The day and date last above written.

Laura Richard  
County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

# MORGANS SPUR DRIVE EXTENSION NO. 5

A SUBDIVISION OF 0.9177 ACRES OF LAND  
LOCATED IN THE  
THE M. AUTREY SURVEY, A-100  
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVE: 0 BLOCKS: 0  
SCALE: 1"=100' DATE: JUNE, 2022

OWNER:  
FORT BEND COUNTY M.U.D. NO. 169  
3200 SOUTHWEST FWY, SUITE 2600  
HOUSTON, TEXAS 77027  
(713) 860-8400  
JAMES A. BOONE

LAND PLANNER:  
META PLANNING + DESIGN  
24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
(281) 810-1422  
CAITLIN KING



**BGE**  
BGE, Inc.  
10777 Westheimer, Suite 400, Houston, TX 77042  
Tel: 281-559-8700 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101065-00  
JASON M. SVATEK, P.E.