

PLAT RECORDING SHEET

PLAT NAME: Glendale Lakes Section 12

PLAT NO: _____

ACREAGE: 14.969

LEAGUE: I & G.N. Railroad Co. Survey

ABSTRACT NUMBER: A-352

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 77

NUMBER OF RESERVES: 5

OWNERS: KB Home Lone Star Inc.,

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, KB HOME LONE STAR INC., A TEXAS CORPORATION, ACTING BY AND THROUGH RYAN HAWKINS, DIRECTOR OF LAND DEVELOPMENT, AND MARK EUBANKS, VICE PRESIDENT OF FINANCE, BOTH BEING OFFICERS OF KB HOME LONE STAR INC., A TEXAS CORPORATION, OWNERS OF THE 14.969 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF GLENDALE LAKES SECTION 12, 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, 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 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 PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET (11'0") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET (7'0") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET (5'0") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL 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, WE 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 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, DRAINS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR 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 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.

IN TESTIMONY WHEREOF, THE KB HOME LONE STAR INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RYAN HAWKINS, ITS DIRECTOR OF LAND DEVELOPMENT, HEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT OF FINANCE, MARK EUBANKS, BOTH BEING OFFICERS OF TESTIMONY WHEREOF, THE KB HOME LONE STAR INC., A TEXAS CORPORATION, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 14 DAY OF July, 2022.

KB HOME LONE STAR INC., A TEXAS CORPORATION


BY: 
RYAN HAWKINS, DIRECTOR OF LAND DEVELOPMENT

ATTEST: 
MARK EUBANKS, VICE PRESIDENT OF FINANCE

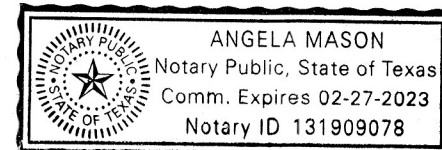
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN HAWKINS, DIRECTOR OF LAND DEVELOPMENT AND MARK EUBANKS, VICE PRESIDENT OF FINANCE, 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 AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.


GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14 DAY OF July, 2022.

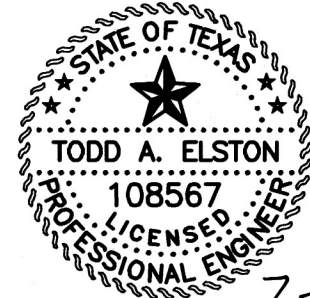

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: ANGELA MASON

MY COMMISSION EXPIRES: 2-27-23




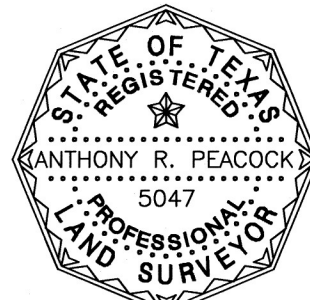
I, TODD A. ELSTON, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.


TODD A. ELSTON
TEXAS REGISTRATION NO. 108567



I, ANTHONY R. PEACOCK, 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 AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE EIGHTH OF ONE INCH (5/8) AND A LENGTH OF THREE (3) FEET UNLESS OTHERWISE NOTED.


ANTHONY R. PEACOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5047




REVIEWED: ADVICE GIVEN TO CITY COUNCIL

ZONING AND PLANNING COMMISSION
CITY OF ARCOLA

ATTEST: _____
PRESIDING OFFICER

APPROVED MY MOTION ADOPTED BY THE CITY COUNCIL
ON 12 DAY OF July, 2022

CITY OF ARCOLA

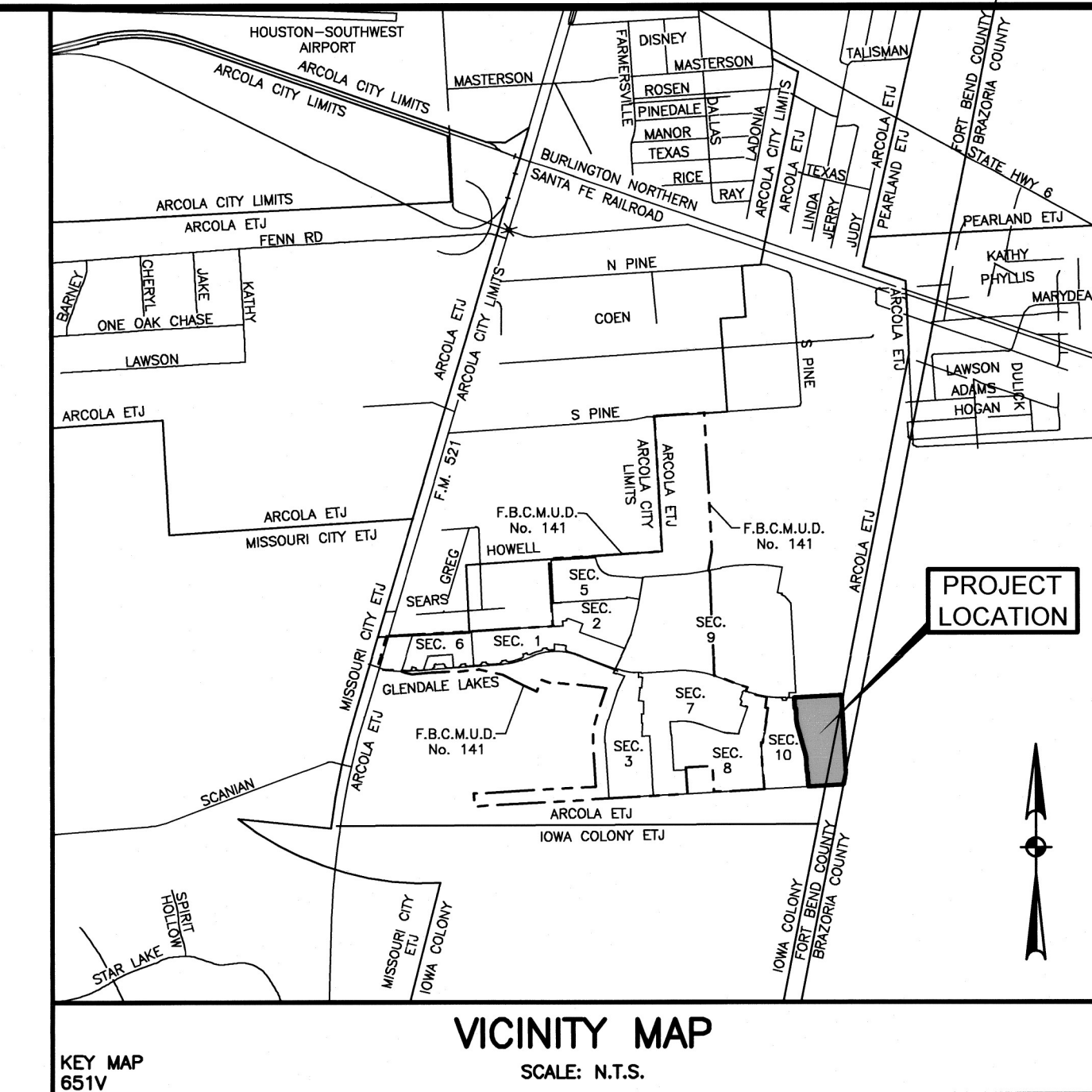
BY: 
FRED A. BURTON, MAYOR

ATTEST (SEAL): 
SALLY CANJO, CITY SECRETARY



NOTES:

- 1. INTERSECTION BENCH MARK: NGS MONUMENT AW2032 0.5 MILE SOUTH ALONG STATE HIGHWAY 288 FROM THE PROJECTION OF STATE HIGHWAY 6 AT ARCOLA, AT ARCOLA RAILROAD JUNCTION, AT THE CROSSING OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY AND THE MISSOURI PACIFIC RAILROAD, IN THE TOP AND 0.8 FOOT EAST OF THE WEST END OF THE NORTH CONCRETE HEADWALL OF A 24-INCH PIPE CULVERT UNDER THE RAILROAD, 8.9 FEET NORTH OF THE NORTH RAIL OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY, 15.4 FEET EAST OF THE EAST RAIL OF THE MISSOURI PACIFIC RAILROAD, 101 FEET WEST OF THE CENTER LINE OF THE HIGHWAY, AND ABOUT LEVEL WITH THE TRACKS. ELEVATION = 63.00 FEET NAVD88
- 2. TEMPORARY BENCH MARK "A" (T.B.M.): BEING A BOX CUT ON TOP OF A CURB INLET ON THE NORTH LINE OF GLENDALE LAKES DRIVE, ACROSS FROM EAST ENTRANCE TO HERITAGE ROSE ELEMENTARY SCHOOL, APPROXIMATELY 95' FROM THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY. ELEVATION = 60.68 FEET NAVD88
- 3. THIS PLAT WAS PREPARED TO MEET CITY OF ARCOLA AND FORT BEND COUNTY REQUIREMENTS.
- 4. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 141, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND INDEPENDENT SCHOOL DISTRICT (I.S.D.), FORT BEND EMERGENCY SERVICES DISTRICT (ESD) NO. 7, THE CITY OF ARCOLA ETJ AND FORT BEND COUNTY.
- 5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 4815700ASSL REVISED DATE APRIL 2, 2014, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 6. 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.
- 7. THERE ARE NO EXISTING PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- 8. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 62.82 FEET ABOVE MEAN SEA LEVEL (NAVD88 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 AROUND THE PERMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 9. ALL RESIDENTIAL LOTS SHALL HAVE A FIVE (5) FOOT SIDE LOT BUILDING LINE UNLESS OTHERWISE NOTED.
- 10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 11. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE L22.
- 12. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- 13. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99996786.
- 14. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE 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 HEIRS, ASSIGNS OR SUCCESSORS.
- 15. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDE OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A..
- 16. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 17. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED STRUCTURE.
- 18. RESTRICTED RESERVES "A", "B" AND "C" TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.
- 19. RESTRICTED RESERVES "B" AND "C" TO BE MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 141.
- 20. 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.
- 21. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 22. A 5' UTILITY EASEMENT TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT 10' WIDE BEGINNING AT A PLANE 16' ABOVE THE GROUND AND EXTENDING UPWARD LOCATED EAST OF AND ADJOINING SAID 5' UTILITY EASEMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2022005637.
- 23. AN UNOBSTRUCTED AERIAL EASEMENT 8' WIDE BEGINNING AT A PLANE 16' ABOVE THE GROUND AND EXTENDING UPWARD RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2022005637 LOCATED EAST OF AND ADJOINING AN EXISTING 7' UTILITY EASEMENT THAT WAS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2021078401.
- 24. AN UNOBSTRUCTED AERIAL EASEMENT 10' WIDE BEGINNING AT A PLANE 16' ABOVE THE GROUND AND EXTENDING UPWARD RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2022005637 LOCATED EAST OF AND ADJOINING EXISTING 5' UTILITY EASEMENTS THAT WERE RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2021078402 AND 2021078403.
- 25. RIGHT-OF-WAY ACCESS AND UTILITY EASEMENT RECORDED UNDER FORT BEND COUNTY CLERK FILE NUMBER 202113188 IS LOCATED WITHIN THE RIGHT-OF-WAY OF ROSEMEAD DRIVE, BIRCHVILLE DRIVE AND FLORISTON LANE.
- 26. SUBJECT TO A SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES, AND THE TERMS, CONDITIONS AND PROVISIONS AS SET FORTH THEREIN, AS CONVEYED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, SOUTHWESTERN BELL TELEPHONE COMPANY, D/B/A AT&T TEXAS, AND COMCAST OF HOUSTON LLC, RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2022098885.



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 OR 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.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

KP GEORGE
COUNTY JUDGE

W.A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

KEN R. DMERCHAMT
COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO 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

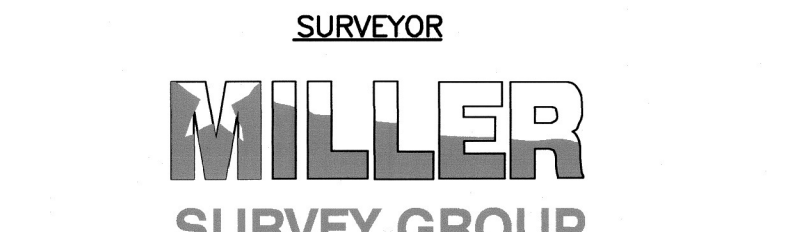
GLENDALE LAKES SECTION 12

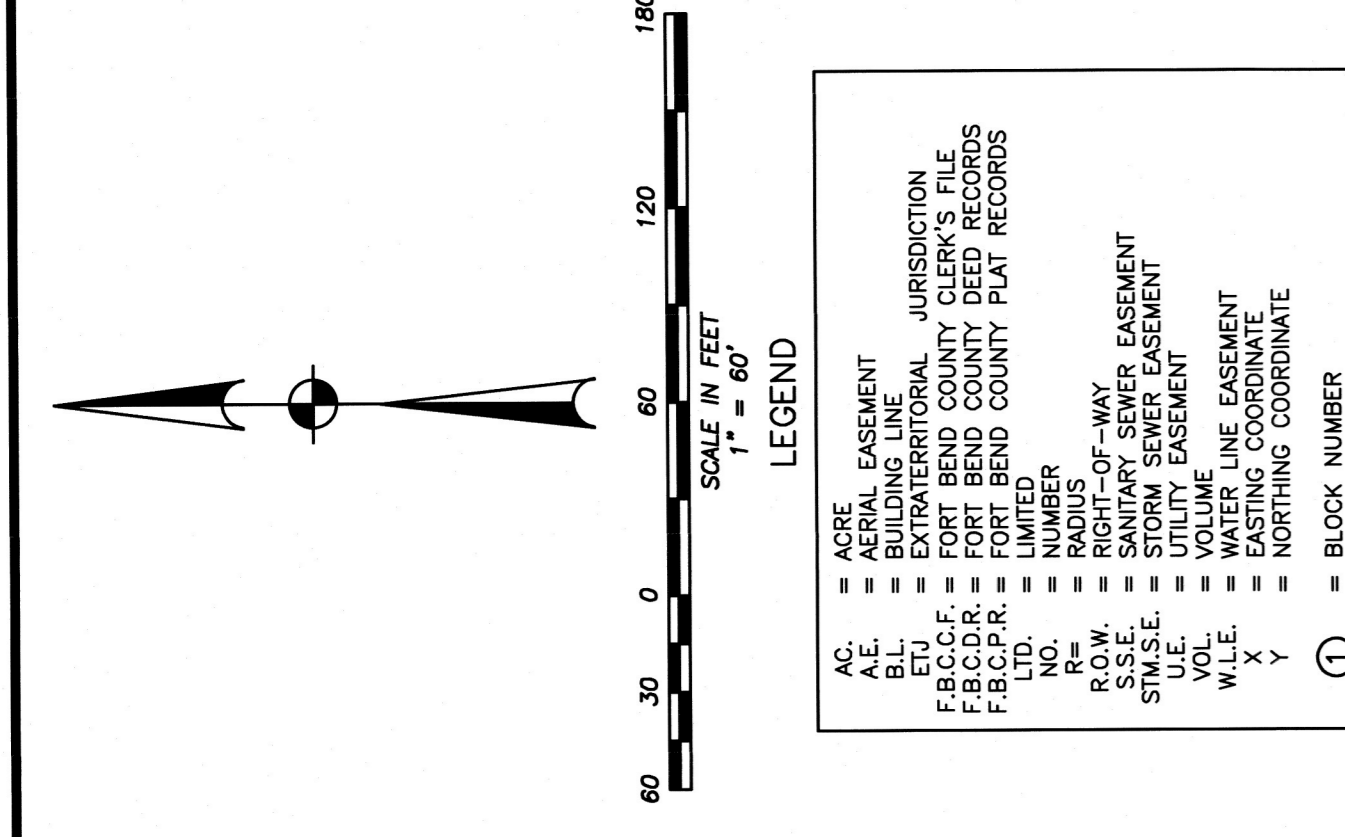
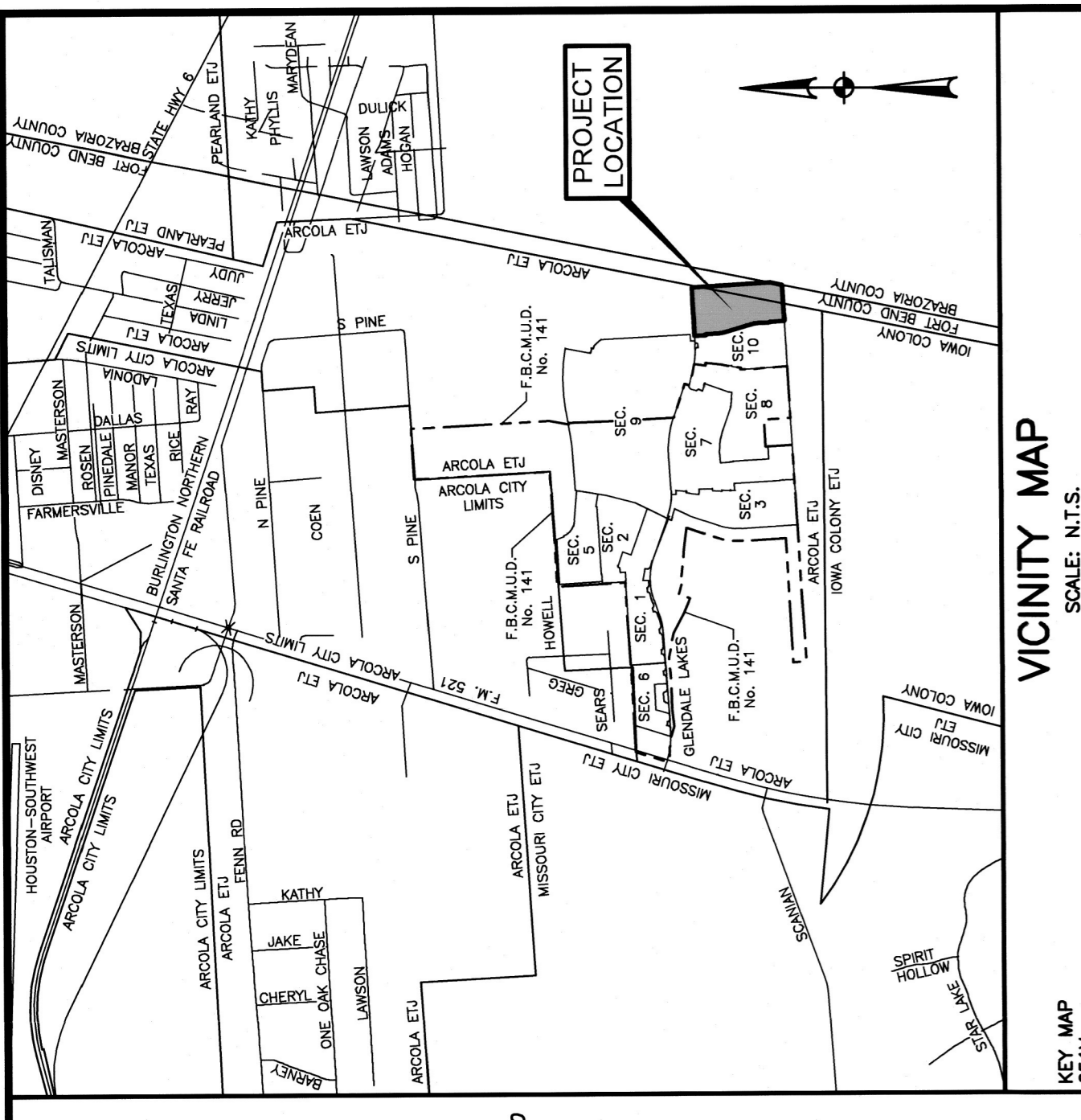
A SUBDIVISION OF 14.969 ACRES OF LAND
LOCATED IN THE
I. & G.N. RAILROAD CO. SURVEY, A-352
FORT BEND COUNTY, TEXAS
77 LOTS 4 BLOCKS 5 RESERVES

DATE: JULY, 2022 SCALE: 1" = 60'

OWNER:
KB HOME LONE STAR INC.,
A TEXAS CORPORATION
11314 RICHMOND AVENUE
HOUSTON, TEXAS 77082
281-666-3940

ENGINEER

16340 Park Ten Place - Suite 350
Houston, Texas 77084
(713) 461-9600
TEXAS FIRM REGISTRATION NO. F-487
JACK P. MILLER, P.E.

SURVEYOR

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.



KEY MAP
SCALE: N.T.S.

LEGEND

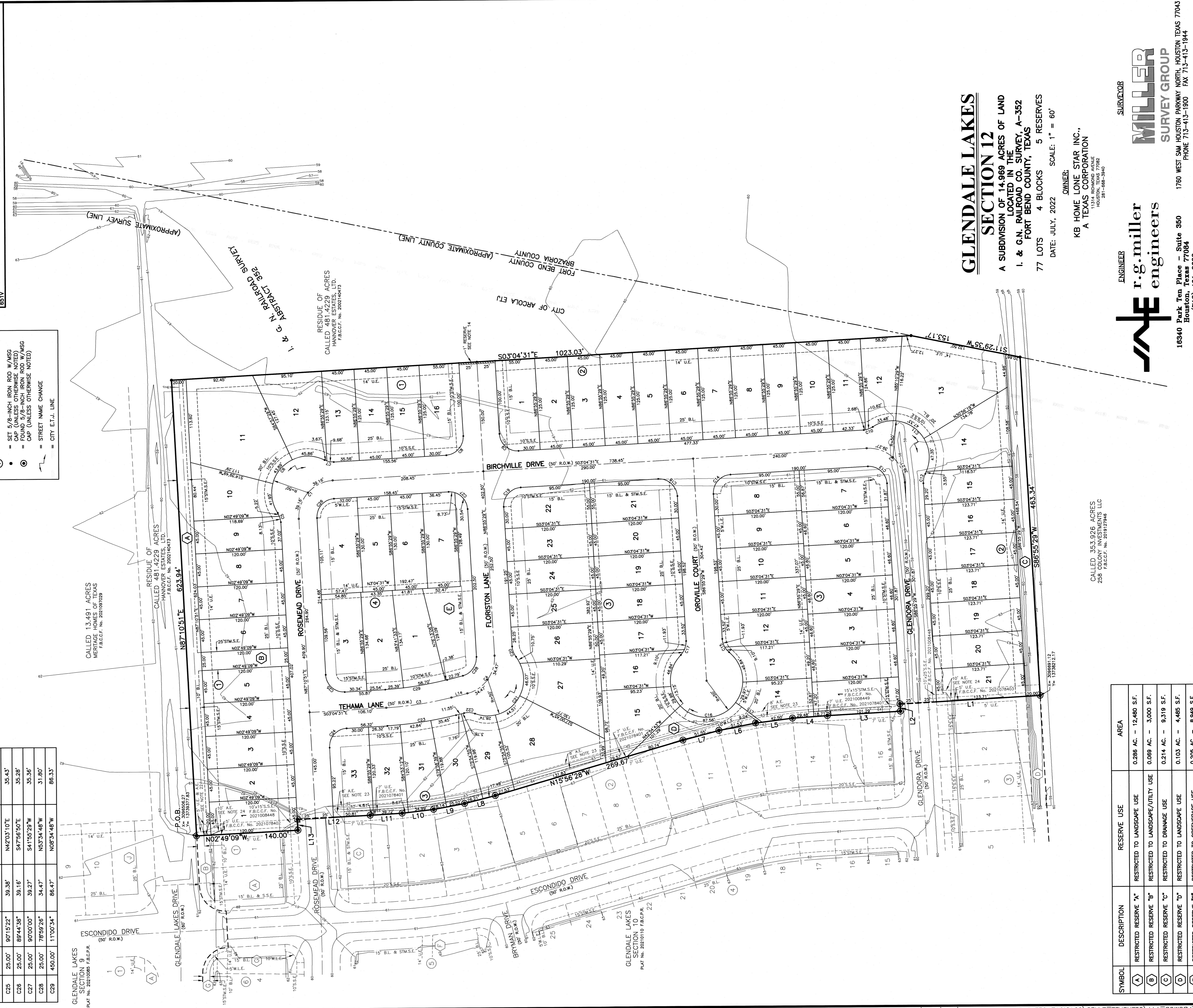
- AC AERIAL EASEMENT
- AE AIR EASEMENT
- BL BUILDING LINE
- BL BUILDING LINE
- F.B.C.C.P. FORT BEND COUNTY CLERK'S FILE
- F.B.C.C.P. FORT BEND COUNTY DEED RECORDS
- F.B.C.C.P. FORT BEND COUNTY PLAT RECORDS
- NO. NUMBER
- R.R. RAILROAD
- R.S. RIGHT-OF-WAY
- S.S.E. SANITARY SEWER EASEMENT
- S.S.E. STORM SEWER EASEMENT
- U.E. UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- X EASTING COORDINATE
- Y NORTHING COORDINATE
- ① BLOCK NUMBER
- SET 5/8-INCH IRON ROD W/MSG
- CAP (UNLESS OTHERWISE NOTED)
- FOUND 5/8-INCH IRON ROD W/MSG
- CAP (UNLESS OTHERWISE NOTED)
- STREET NAME CHANGE
- CITY E.T.J. LINE

LINE TABLE

LINE	BEARING	LENGTH
L1	N03°04'31"W	193.71'
L2	S86°55'29"W	10.00'
L3	N03°04'31"W	101.29'
L4	N03°41'03"W	48.19'
L5	N07°08'43"W	51.54'
L6	N11°03'01"W	51.53'
L7	N14°26'55"W	51.55'
L8	N14°08'17"W	43.70'
L9	N107°19'05"W	43.66'
L10	N06°29'54"W	43.66'
L11	N03°13'21"W	44.33'
L12	N02°49'09"W	100.81'
L14	S14°05'05"E	22.79'
L15	S36°45'00"W	45.22'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	89°44'38"	78.32'	S47°56'50"E	70.55'
C2	50.00'	90°00'00"	78.54'	S41°55'29"W	70.71'
C3	475.00'	11°00'34"	91.27'	S08°34'48"E	91.13'
C4	50.00'	78°59'26"	68.83'	S53°54'48"E	63.60'
C5	25.00'	30°35'06"	13.35'	N71°53'19"E	13.19'
C6	50.00'	150°54'48"	131.70'	S47°56'50"E	96.80'
C7	25.00'	30°35'06"	13.35'	S12°13'02"W	13.19'
C8	25.00'	90°00'00"	39.27'	S48°04'31"E	35.36'
C9	25.00'	90°00'00"	39.27'	S41°55'29"W	35.36'
C10	25.00'	30°27'58"	13.29'	S18°18'30"E	13.14'
C11	50.00'	150°55'58"	131.71'	S41°55'29"W	96.80'
C12	25.00'	30°27'58"	13.29'	N77°50'32"W	13.14'
C13	25.00'	90°00'00"	39.27'	N41°55'29"E	35.36'
C14	25.00'	90°00'00"	39.27'	N48°04'31"W	35.36'
C15	25.00'	48°11'23"	21.03'	S52°48'48"W	20.41'
C16	50.00'	27°22'46"	24.19'	N03°04'31"W	66.67'
C17	25.00'	48°11'23"	39.27'	S68°58'50"E	20.41'
C18	25.00'	90°00'00"	39.27'	N41°55'29"E	35.36'
C19	25.00'	90°00'00"	39.27'	N48°04'31"W	35.36'
C20	25.00'	35°01'37"	15.28'	S69°24'41"W	15.05'
C21	50.00'	149°02'40"	130.07'	N53°54'48"W	96.37'
C22	25.00'	35°01'37"	15.28'	N03°25'44"E	15.05'
C23	500.00'	11°00'34"	96.07'	N08°34'48"W	95.93'
C24	25.00'	89°44'38"	39.16'	N47°56'50"W	35.28'
C25	25.00'	90°15'22"	39.38'	N42°03'10"E	35.43'
C26	25.00'	89°44'38"	39.16'	S47°56'50"E	35.28'
C27	25.00'	90°00'00"	39.27'	S41°55'29"W	35.36'
C28	25.00'	78°59'26"	34.47'	N53°54'48"W	31.80'
C29	450.00'	11°00'34"	86.47'	N08°34'48"W	86.33'



GLLENDALE LAKES SECTION 12
PART No. 20210110 F.B.C.C.P.

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO LANDSCAPE USE	0.288 AC. - 12,480 S.F.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO LANDSCAPE/UTILITY USE	0.089 AC. - 3,000 S.F.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO DRAINAGE USE	0.214 AC. - 9,319 S.F.
(D)	RESTRICTED RESERVE "D"	RESTRICTED TO LANDSCAPE USE	0.103 AC. - 4,485 S.F.
(E)	RESTRICTED RESERVE "E"	RESTRICTED TO GREENSPACE USE	0.205 AC. - 8,949 S.F.
TOTAL			0.877 AC. - 38,233 S.F.

1:3916-FB-CMUD-141\GLENDALE LAKES SEC 12\CAD\PLAT\3918-012 PLAT 011922.DWG Jul 13, 2022-12:49 PM TROY NIXON

18540 Park Ten Place - Suite 350
Houston, Texas 77084
(713) 461-9600
TEXAS FIRM REGISTRATION NO. F-487
BRIAN E. WILSON, R.P.L.S.

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.

ENGINEER **r.g.miller engineers** SURVEYOR **MILLER SURVEY GROUP**

OWNER:
KB HOME LONE STAR INC.,
A TEXAS CORPORATION
HOUSTON, TEXAS 77082
281-688-3940

DATE: JULY, 2022 SCALE: 1" = 60'

SECTION 12
A SUBDIVISION OF 14,969 ACRES OF LAND
LOCATED IN THE
I. & G.N. RAILROAD CO. SURVEY, A-352
FORT BEND COUNTY, TEXAS
77 LOTS 4 BLOCKS 5 RESERVES

GLLENDALE LAKES
SECTION 12
A SUBDIVISION OF 14,969 ACRES OF LAND
LOCATED IN THE
I. & G.N. RAILROAD CO. SURVEY, A-352
FORT BEND COUNTY, TEXAS
77 LOTS 4 BLOCKS 5 RESERVES

RESERVE USE

RESTRICTED TO LANDSCAPE USE

RESTRICTED TO LANDSCAPE/UTILITY USE

RESTRICTED TO DRAINAGE USE

RESTRICTED TO LANDSCAPE USE

RESTRICTED TO GREENSPACE USE

AREA

0.288 AC. - 12,480 S.F.

0.089 AC. - 3,000 S.F.

0.214 AC. - 9,319 S.F.

0.103 AC. - 4,485 S.F.

0.205 AC. - 8,949 S.F.

0.877 AC. - 38,233 S.F.

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