

**PLAT RECORDING SHEET**

**PLAT NAME:** Preserve at Highway 6

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

**ACREAGE:** 39.644

**LEAGUE:** Moses Shipman League

**ABSTRACT NUMBER:** A-86

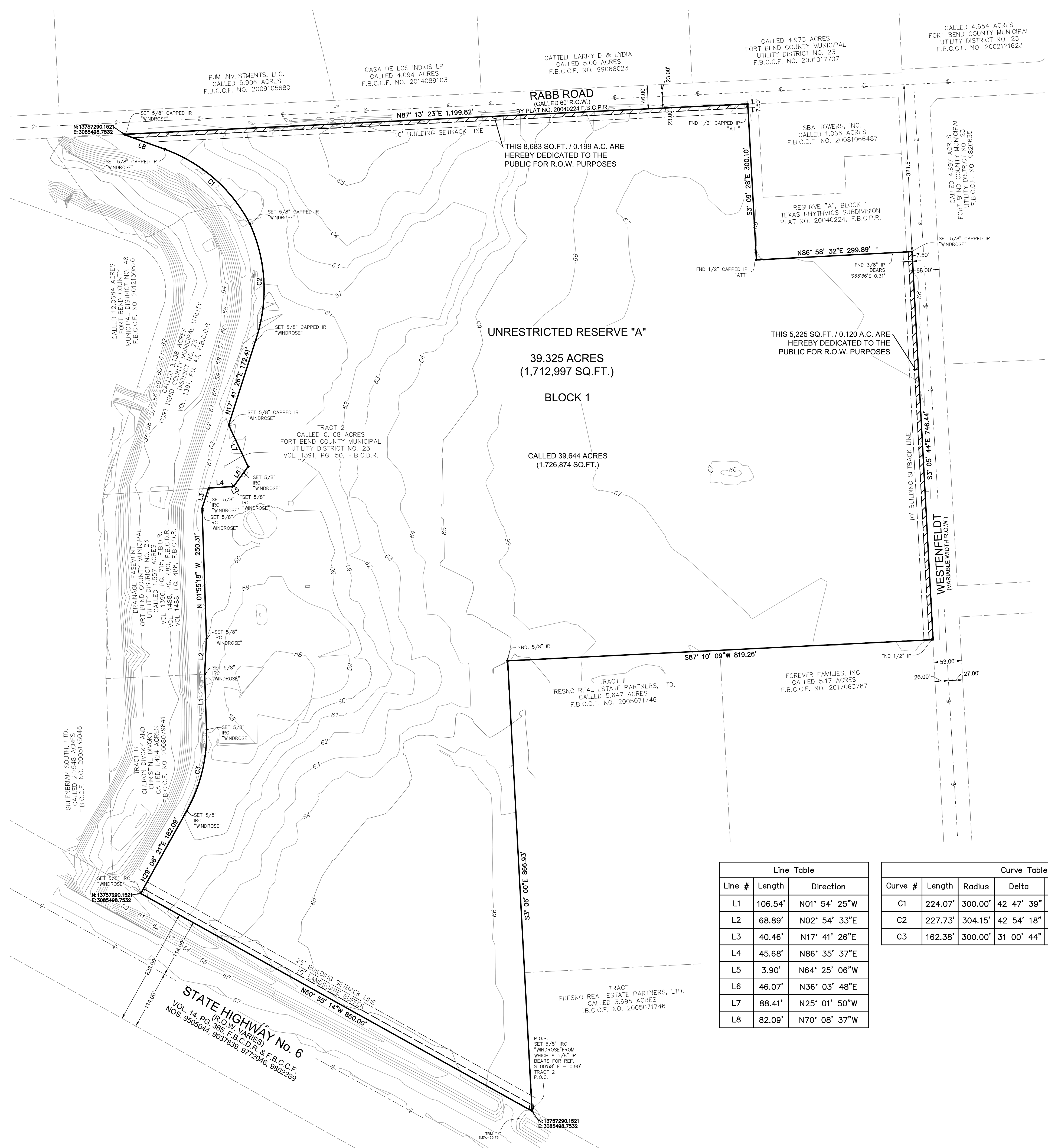
**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

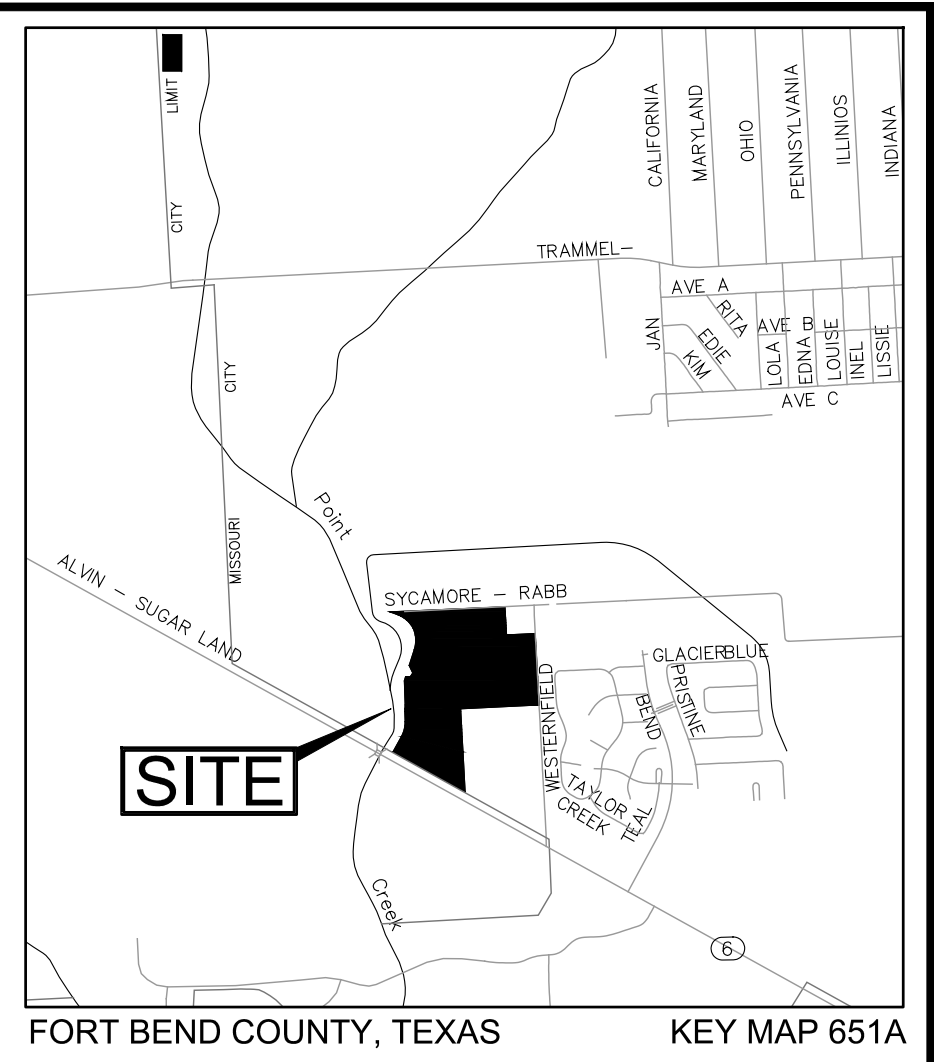
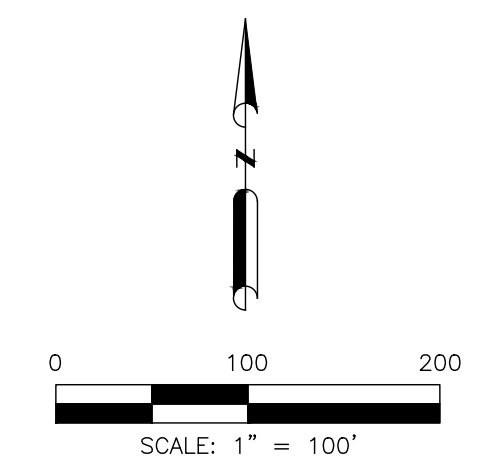
**OWNERS:** Preserve at Hwy 6, LLC

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



**NOTES:**

- THIS TRACT LIES WITHIN UNSHADED ZONE "X", SHADED ZONE "X", AND ZONE "AE", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM COMMUNITY PANEL NUMBER 48157CV002C, LATEST AVAILABLE PUBLISHED REVISION DATED JANUARY 29, 2021.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999870185.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 63.97 FEET ABOVE MEAN SEA LEVEL. HOWEVER, THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF TWENTY-FOUR (24) INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB, OR IN THE ABSENCE OF A CURB, TWENTY-FOUR (24) INCHES ABOVE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION, OR TWELVE (12) INCHES ABOVE THE DOWN GRADIENT ROADWAY OR ANY DOWN GRADIENT DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF HOUSTON AND FORT BEND COUNTY DRAINAGE DISTRICT.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS, AND OFFSETS FROM INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF HOUSTON ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- 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 A.D.A. REQUIREMENTS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDINGS WITH INTENSE RAINFALL EVENTS.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE. OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE ONSITE DETENTION FACILITY.
- THE OWNER IS RESPONSIBLE FOR OWNING AND MAINTAINING THE DRAINAGE EASEMENT AND/OR DRAINAGE STRUCTURES. THE MAINTENANCE RESPONSIBILITY WILL TRANSFER TO THE NEW OWNER UPON THE SALE OF PROPERTY.
- NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- THE CONTOURS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- THIS PLAT LIES WITHIN LIGHTING ZONE L22.
- 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 LOTS 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 SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINE (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, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM THE TIME TO TIME.



**VICINITY MAP**  
SCALE: 1" = 2000'

**LEGEND:**

- CENTERLINE R.O.W.
- EASEMENT LINE
- BOUNDARY LINE
- ORIGINAL LOT LINE
- (N 00°00'00" E 0.00')
- F.B.C.M.R. FORT BEND COUNTY MAP RECORDS
- F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
- F.B.C.C.F. FORT BEND COUNTY CLERK'S FILE
- IR IRON ROD
- IP IRON PIPE
- 1.30 MINOR CONTOUR
- \*AC\* ACRE
- FND FOUND
- VOL. VOLUME
- NO. NUMBER
- PG. PAGE

**Line Table**

Line #	Length	Direction
L1	106.54'	N01° 54' 25"W
L2	68.89'	N02° 54' 33"E
L3	40.46'	N17° 41' 26"E
L4	45.68'	N86° 35' 37"E
L5	3.90'	N64° 25' 06"W
L6	46.07'	N36° 03' 48"E
L7	88.41'	N25° 01' 50"W
L8	82.09'	N70° 08' 37"W

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	224.07'	300.00'	42 47' 39"	N48° 44' 47"E	218.90'
C2	227.73'	304.15'	42 54' 18"	N02° 55' 29"W	222.47'
C3	162.38'	300.00'	31 00' 44"	N13° 35' 59"E	160.41'

**PRESERVE AT HIGHWAY 6**

A SUBDIVISION OF 39,644 ACRES OR 1,726,874 SQ.FT. OF LAND SITUATED IN THE MOSES SHIPMAN LEAUGE, A-86, BEING LOTS 3 AND 4, BLOCK 20 AND LOTS 1, 2, 3, AND 4, BLOCK 23, COCHRAN & McCLUER SUBDIVISION, THEROF RECORDED UNDER VOL. 58, PG. 75, FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.).

CITY OF HOUSTON ETJ  
FORT BEND COUNTY, TEXAS  
**0 LOTS 1 RESERVE 1 BLOCK**  
**August 2022**

**OWNER:**  
**PRESERVE AT HWY 6, LLC**  
3200 SOUTHWEST FREEWAY, SUITE 1870  
HOUSTON, TX 77027  
713.600.9390

**SURVEYOR:**  
**WINDROSE**  
LAND SURVEYING | PLATTING  
11111 RICHMOND AVE. STE 150 | HOUSTON, TX 77082 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

**ENGINEER:**  
**WGA**  
CONSULTING ENGINEERS  
WARD, GETZ & ASSOCIATES, PLLC  
TEXAS REGISTERED ENGINEERING FIRM F-9756  
909 NE Loop 410, Suite 107  
San Antonio, Texas 78209  
210.585.3700

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, PRESERVE AT HWY 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RICHARD OWEN, ITS AUTHORIZED SIGNATORY, BEING AN OFFICER OF PRESERVE AT HWY 6, LLC, OWNER HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 39.644 ACRE TRACT DESCRIBED IN THE ABOVE FORGOING PLAT OF PRESERVE AT HIGHWAY 6 DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, 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 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 (1' 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 (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U. E. AND A. E.) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, 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 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 EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

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 IN TO HIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS 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 COMMISSIONER'S COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY HERETO, PRESERVE AT HWY 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD OWEN, ITS AUTHORIZED SIGNATORY, THEREUNTO AUTHORIZED,

ATTESTED BY \_\_\_\_\_, AND ITS COMMON SEAL HEREUNTO AFFIXED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PRESERVE AT HWY 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: PRESERVE AT HWY 6, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

BY: RICHARD OWEN  
AUTHORIZED SIGNATORY

ATTEST: \_\_\_\_\_  
PRINT NAME:  
TITLE:

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD OWEN, MANAGER, OF PRESERVE AT HWY 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR  
FORT BEND COUNTY, TEXAS

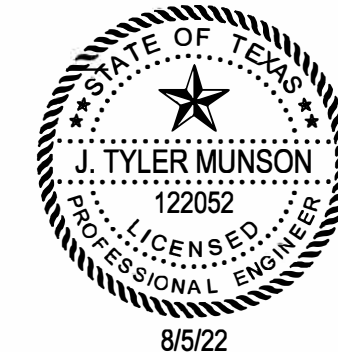
MY COMMISSION EXPIRES: \_\_\_\_\_

I, ROBERT KNESS, 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 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 (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.



ROBERT KNESS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6486

I, TYLER MUNSON, 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.



TYLER MUNSON  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 122052

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF PRESERVE AT HIGHWAY 6 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON

AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: MARTHA L. STEIN, CHAIR  
M. SONNY GARZA, VICE CHAIR

BY: MARGARET WALLACE BROWN, AICP, CNU-A  
SECRETARY

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE 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 FOR 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.

VINCINT 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, HEREBY CERTIFY THAT THE FORGOING 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

### PRESERVE AT HIGHWAY 6

A SUBDIVISION OF 39.644 ACRES OR 1,726,874 SQ.FT. OF LAND SITUATED IN THE MOSES SHIPMAN LEAGUE, A-86, BEING LOTS 3 AND 4, BLOCK 20 AND LOTS 1, 2, 3, AND 4, BLOCK 23, COCHRAN & McCLUER SUBDIVISION, THEROF RECORDED UNDER VOL. 58, PG. 75, FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.).

CITY OF HOUSTON ETJ  
FORT BEND COUNTY, TEXAS

0 LOTS 1 RESERVE 1 BLOCK

August 2022

OWNER:

SURVEYOR:

ENGINEER:

PRESERVE AT HWY 6, LLC  
3200 SOUTHWEST FREEWAY, SUITE 1870  
HOUSTON, TX 77027  
713.600.9390

