

PLAT RECORDING SHEET

PLAT NAME: Arabella on the Prairie Section One

PLAT NO: _____

ACREAGE: 21.707

LEAGUE: B.B.B & C.R.R. Co. Survey No. 7 & R.H. Earnest Survey

ABSTRACT NUMBER: A-130 & A-388

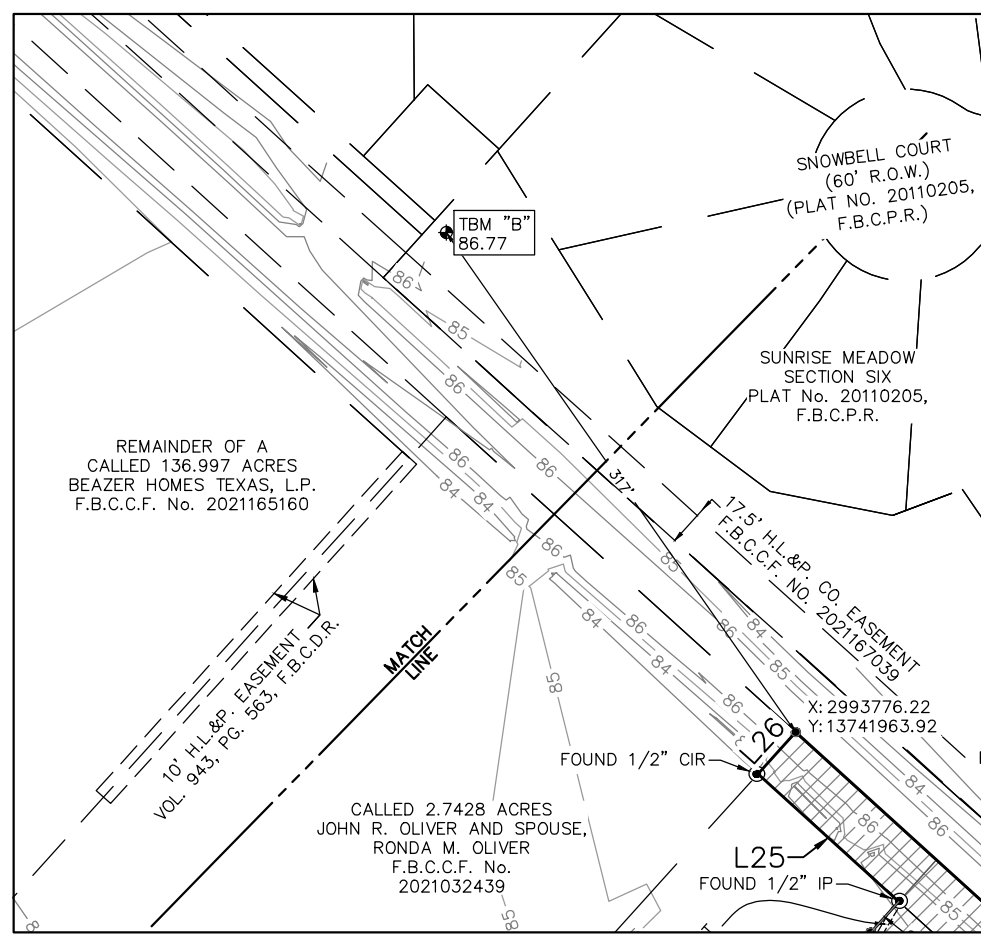
NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 76

NUMBER OF RESERVES: 6

OWNERS: Beazer Homes

(DEPUTY CLERK)



Line Table			
Line	Length	Direction	
L1	29.36'	S42°04'23"W	
L2	31.08'	S47°47'03"E	
L3	10.35'	S41°53'41"W	
L4	225.29'	S28°14'41"W	
L5	150.16'	S25°57'14"W	
L6	126.81'	N56°45'34"W	
L7	222.39'	N50°53'36"W	
L8	21.48'	N06°36'30"W	
L9	33.93'	N26°33'49"E	
L10	115.00'	N53°12'15"W	
L11	12.84'	N03°07'43"W	
L12	30.56'	N46°56'41"E	
L13	179.54'	N56°01'26"W	
L14	15.00'	N14°35'51"W	
L15	115.00'	N26°49'43"E	
L16	115.00'	S33°17'00"W	
L17	14.14'	S78°17'00"W	
L18	90.21'	N56°43'00"W	
L19	144.35'	N50°50'52"W	
L20	270.87'	N48°15'41"W	
L21	60.00'	N52°40'08"W	
L22	129.88'	N47°59'58"W	
L23	40.12'	N30°23'39"E	
L24	15.00'	N47°56'40"W	
L25	98.96'	N47°48'54"W	
L26	29.36'	N42°03'20"E	
L27	35.11'	S33°52'22"W	
L28	2.98'	S03°15'33"E	
L29	24.78'	S71°08'51"E	
L30	9.22'	S68°09'13"W	
L31	171.69'	N62°04'16"W	
L32	6.00'	N62°04'16"W	
L33	35.11'	S33°52'22"W	
L34	213.22'	S48°15'41"E	
L35	120.02'	S71°08'51"E	

Line Table			
Line	Length	Direction	
L36	304.65'	S27°55'44"W	
L37	586.95'	S27°55'44"W	
L38	39.14'	S71°08'51"E	
L39	213.22'	S48°15'41"E	
L40	35.11'	S33°52'22"W	
L41	15.50'	S07°44'50"E	
L42	104.12'	S01°27'44"W	
L43	334.01'	S47°48'54"E	
L44	104.08'	N27°17'49"E	
L45	15.50'	N68°30'43"E	
L46	181.53'	S68°30'42"E	
L47	352.83'	S27°55'44"W	
L48	112.91'	N62°04'16"W	
L49	112.91'	N62°04'16"W	
L50	14.14'	N17°04'16"W	
L51	110.00'	S27°55'44"E	
L52	48.64'	N01°25'14"E	
L53	142.73'	N08°14'41"E	
L54	13.61'	N77°42'33"E	
L55	36.47'	N09°04'59"W	
L56	29.76'	N80°19'00"E	
L57	21.21'	N72°55'44"E	
L58	21.21'	N17°04'16"W	
L59	31.09'	S37°11'35"E	
L60	119.91'	S28°34'59"W	
L61	139.42'	N29°22'04"E	
L62	25.46'	N09°48'49"W	
L63	128.01'	N24°34'40"E	
L64	59.28'	S49°14'47"E	
L65	59.27'	S56°28'13"E	
L66	50.46'	S46°57'24"E	
L67	50.53'	N74°16'23"W	
L68	59.34'	N64°46'14"W	
L69	59.35'	S67°52'17"E	
L70	14.14'	S72°55'44"W	

Line Table			
Line	Length	Direction	
L75	35.85'	N73°44'00"E	
L76	35.85'	N14°39'34"W	
L78	59.35'	S69°55'33"E	

Curve Table				
Curve	Length	Radius	Delta	Chd Direction
C1	599.51'	2,050.00'	16°45'21"	S62°12'37"E
C2	344.95'	1,950.00'	10°08'08"	S65°31'14"E
C3	100.01'	2,501.03'	21°12'28"	S27°05'57"W
C4	100.00'	2,501.04'	21°12'27"	S27°05'58"W
C5	78.57'	50.00'	90°01'52"	N08°13'11"W
C6	206.16'	1,830.00'	6°27'17"	N59°56'38"W
C7	6.91'	970.00'	0°24'30"	S37°32'07"W
C8	60.36'	1,000.00'	37°27'30"	N35°36'07"E
C9	93.94'	55.00'	97°51'57"	S82°48'20"W
C10	718.99'	1,800.00'	22°53'10"	S58°42'16"E
C11	236.59'	1,800.00'	7°31'51"	N67°22'56"W
C12	83.04'	55.00'	86°30'20"	N20°21'50"W
C13	263.89'	3,000.00'	5°02'24"	N25°24'32"E
C14	278.50'	1,000.00'	15°57'25"	N26°20'08"E
C15	65.48'	970.00'	3°52'00"	N35°48'22"E
C16	19.77'	85.00'	13°18'36"	S40°32'10"W
C17	12.86'	25.00'	29°28'59"	N32°27'28"E
C18	120.47'	50.00'	138°02'57"	S86°44'23"W
C19	12.86'	25.00'	29°28'59"	S38°58'34"E
C20	8.09'	85.00'	57°27'22"	N50°59'22"W
C21	310.85'	1,770.00'	10°34'45"	S53°17'34"E
C22	40.20'	25.00'	92°08'21"	N75°36'24"E
C23	40.34'	25.00'	92°27'32"	S16°41'33"E
C24	254.11'	1,770.00'	8°13'32"	S67°02'05"E
C25	241.25'	1,830.00'	7°33'12"	N67°22'15"W
C26	14.89'	25.00'	34°07'43"	S80°39'31"E

Curve Table				
Curve	Length	Radius	Delta	Chd Direction
C27	132.20'	50.00'	151°29'22"	N21°58'42"W
C28	13.53'	25.00'	31°00'13"	S38°15'53"W
C29	273.19'	3,030.00'	5°09'59"	N25°20'45"E
C30	39.27'	25.00'	90°00'00"	S17°04'16"E
C31	39.13'	25.00'	89°41'03"	N73°05'12"E
C32	39.41'	25.00'	90°18'57"	N16°54'48"W
C33	39.27'	25.00'	90°00'00"	S72°55'44"W
C34	15.52'	25.00'	35°34'38"	S10°08'25"W
C35	231.07'	50.00'	264°47'01"	S55°15'23"E
C36	21.47'	25.00'	49°12'24"	N52°31'56"E
C37	261.25'	2,970.00'	5°02'24"	N25°24'32"E
C38	37.75'	25.00'	86°30'20"	N20°21'50"W
C39	202.99'	1,770.00'	6°34'16"	N66°54'08"W
C40	38.58'	25.00'	88°25'42"	S65°35'53"W
C41	181.30'	1,030.00'	10°05'07"	N26°25'36"E
C42	18.08'	25.00'	41°25'49"	S10°45'15"W
C43	231.80'	50.00'	265°37'36"	S57°08'51"E
C44	19.35'	25.00'	44°21'27"	N53°29'13"E
C45	163.27'	970.00'	9°38'39"	N26°29'10"E
C46	40.50'	25.00'	92°48'42"	N24°44'30"W
C47	42.70'	25.00'	97°51'57"	S82°48'20"W
C48	62.17'	1,030.00'	37°27'30"	N35°36'07"E

LOT SUMMARY			
AVERAGE LOT SIZE	SQUARE FEET	QUANTITY	PERCENTAGE
60' LOTS	7,500	76	100%

PARK LAND DEDICATION TABLE	
RESTRICTED RESERVE	ACREAGE APPLIED TO PARK LAND DEDICATION
RESTRICTED RESERVE A	0.154
RESTRICTED RESERVE B	0.248
RESTRICTED RESERVE C	0.034
RESTRICTED RESERVE D	0.009
RESTRICTED RESERVE E	0.023
TOTAL	0.468 ACRES
PRIVATE PARK LAND FEE: 76 LOTS @ \$170 = \$12,920	
REQUIRED PARK LAND: 76 LOTS/53.33 = 1.425	
PARKLAND TO BE DEDICATED BY "ARABELLA ON THE PRAIRIE SECTION TWO": 8.384 AC.	
TOTAL PARKLAND REMAINDER AFTER SECTION ONE PLAT: 7.427 AC	
TOTAL PARKLAND REMAINDER AFTER SECTION TWO PLAT: 5.027 AC	

RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
A	RESTRICTED RESERVE "A"	LANDSCAPE/OPEN SPACE	0.614 AC. - 26,743 S.F.
B	RESTRICTED RESERVE "B"	LANDSCAPE/OPEN SPACE	0.991 AC. - 43,148 S.F.
C	RESTRICTED RESERVE "C"	LANDSCAPE/OPEN SPACE	0.137 AC. - 5,696 S.F.
D	RESTRICTED RESERVE "D"	LANDSCAPE/OPEN SPACE	0.035 AC. - 1,514 S.F.
E	RESTRICTED RESERVE "E"	LANDSCAPE/OPEN SPACE/ STORM SEWER/WATER LINE	0.091 AC. - 3,975 S.F.
TOTAL			1.868 AC. - 81,076 S.F.



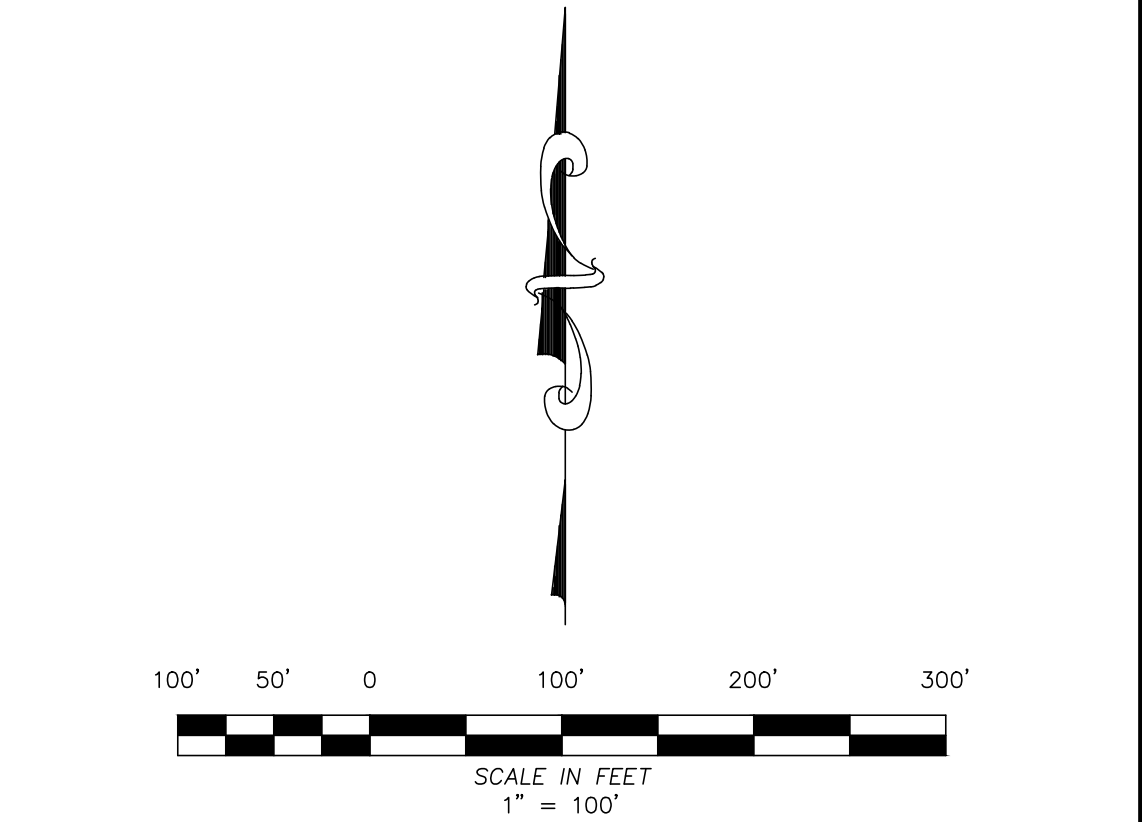
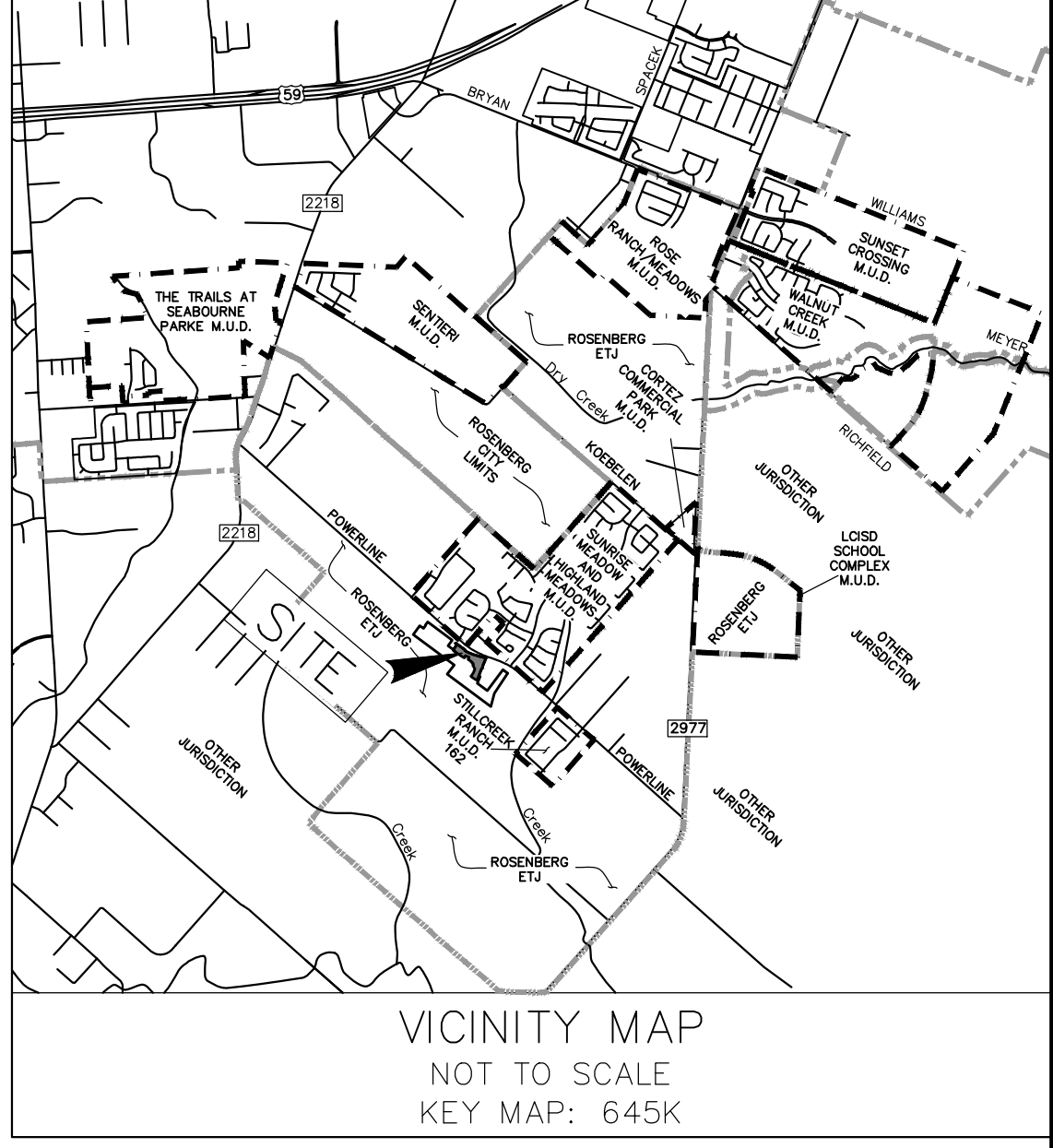
LEGEND

AC. = ACRE
A.E. = AERIAL EASEMENT
B.L. = BUILDING LINE
CHB = CHORD BEARING
CHD = CHORD LENGTH
CIR = CAPPED IRON ROD
D.E. = DRAINAGE EASEMENT
E.E. = ELECTRIC EASEMENT
ESMT. = EASEMENT
F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
F.B.C.D.D. = FORT BEND COUNTY DRAINAGE DISTRICT
F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. = FORT BEND COUNTY MAP RECORDS
H.L.&P. = HOUSTON LIGHTING AND POWER
I.R. = IRON ROD
I.P. = IRON PIPE
L = LENGTH
L.E. = LANDSCAPE EASEMENT
LTD. = LIMITED
No. = NUMBER
NR = NON-RADIAL
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
PVT. = PRIVATE
S.F. = SQUARE FEET
S.S.E. = SANITARY SEWER EASEMENT
STM.S.E. = STORM SEWER EASEMENT
U.E. = UTILITY EASEMENT
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/MSG
CAP (UNLESS OTHERWISE NOTED)
⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
⊕ = BENCHMARK



ARABELLA ON THE PRAIRIE SECTION ONE

A SUBDIVISION OF 21.707 ACRES OF LAND LOCATED IN THE B.B.B. & C.R.R. CO. SURVEY NO.7, A-130 & R.H. EARNEST SURVEY, A-388 CITY OF ROSENBERG ETJ, FORT BEND COUNTY, TEXAS

5 BLOCKS 76 LOTS 6 RESERVES

DATE: SEPTEMBER 22, 2022 SCALE: 1"=100'

OWNER:
BEAZER HOMES
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TEXAS 77040
281-306-0240

ODYSSEY ENGINEERING GROUP
www.odysseyeng.com
2500 TANGLEWILDE STREET, SUITE 300 HOUSTON, TEXAS 77063
OFFICE: 281-306-0240 X 101
CELL: 713-292-4421 TWP NO. 1-17637
JUSTIN R. RING, P.E.

MILLER SURVEY
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77063
713.413.1900 | millersurvey.com

STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF ROSENBERG

WE, BEAZER HOMES TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JEFF ANDERSON, VP LAND ACQUISITION AND DEVELOPMENT OF BEAZER HOMES TEXAS HOLDING, INC., ITS GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P. A DELAWARE LIMITED PARTNERSHIP, OWNERS OF THE 21.707 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ARABELLA ON THE PRAIRIE SECTION ONE, 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 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 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 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, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF ARABELLA ON THE PRAIRIE SECTION ONE 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, 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.

IN TESTIMONY WHEREOF, THE BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JEFF ANDERSON, VP LAND ACQUISITION AND DEVELOPMENT, OF BEAZER HOMES TEXAS HOLDING, INC., ITS GENERAL PARTNER, HEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS

____ DAY OF _____, 2022.

BEAZER HOMES TEXAS, L.P.,
A DELAWARE LIMITED PARTNERSHIP

BY: BEAZER HOMES TEXAS HOLDING, INC.
ITS GENERAL PARTNER

BY: _____
JEFF ANDERSON
VP LAND ACQUISITION AND DEVELOPMENT

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF ANDERSON, VP LAND ACQUISITION AND DEVELOPMENT OF BEAZER HOMES TEXAS HOLDING, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, 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 HARRIS COUNTY, TEXAS

I, JOHN MARK OTTO, 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.



JOHN MARK OTTO, RPLS
TEXAS REGISTRATION NO. 6672
OTTO@MILLERSURVEY.COM

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 ARABELLA ON THE PRAIRIE SECTION ONE 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: _____
PETE PAVLOVSKY, CHAIRMAN

BY: _____
ANTHONY SULAK, SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF ARABELLA ON THE PRAIRIE SECTION ONE 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: _____
KEVIN RAINES, MAYOR

BY: _____
DANYEL SWINT, CITY SECRETARY

NOTES:

1. 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.

2. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 85.3' 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.

3. 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: 0.99986722843.

4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48157C0400M, REVISED DATE OF JANUARY 29, 2021, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

5. THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS

6. THIS PLAT LIES WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 162, COMMISSIONER PRECINCT 4, LIGHTING ZONE L22, EMERGENCY SERVICE DISTRICT 06, FORT BEND COUNTY DRAINAGE DISTRICT, BRAZOS RIVER AUTHORITY, LAMAR CONSOLIDATED I.S.D., THE ETJ OF THE CITY OF ROSENBERG

7. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

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

9. 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.

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

11. ALL EXISTING PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION HAVE BEEN SHOWN.

12. 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 RESUBDIVIDED 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. .

13. RESTRICTED RESERVES "A", "B", "C", "D", AND "E", WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.

14. 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.

15. 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.

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

17. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.

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

19. 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.

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

21. PROJECT 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 USTINIK 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 CENTERLINE OF THE HIGHWAY. ELEVATION = 84.71' (NAVD 88)

22. TEMPORARY BENCHMARK (TBM) "A": BEING A RAIL ROAD SPIKE IN POWER POLE (TAG NO. 05562) LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF POWERLINE ROAD AND SPACEK ROAD. ELEVATION = 88.32' (NAVD 88)

23. TEMPORARY BENCHMARK (TBM) "B": BEING A RAIL ROAD SPIKE IN POWER POLE LOCATED BY THE SOUTHEAST CORNER OF HIGHLAND MEADOWS SECTION ONE, PLAT NO. 20200075, APPROXIMATELY 50 FEET SOUTHEAST OF A SANITARY MANHOLE ON THE NORTHEAST R.O.W. OF POWERLINE ROAD AND BEING 57 FEET NORTHEAST OF THE NORTHERLY EDGE OF ASPHALT OF POWERLINE ROAD AND BEING IN RESERVE "C" SUNRISE MEADOW, SECTION SIX, PLAT NO. 20110205, F.B.C.M.R ELEVATION = 86.77' (NAVD 88)

24. TEMPORARY BENCHMARK (TBM) "C" BEING A BOX CUT ON THE SOUTHEAST END OF A 24" RCP AT THE INTERSECTION OF POWER LINE ROAD AND WHITE WING DRIVE. ELEVATION = 79.72' (NAVD 88)

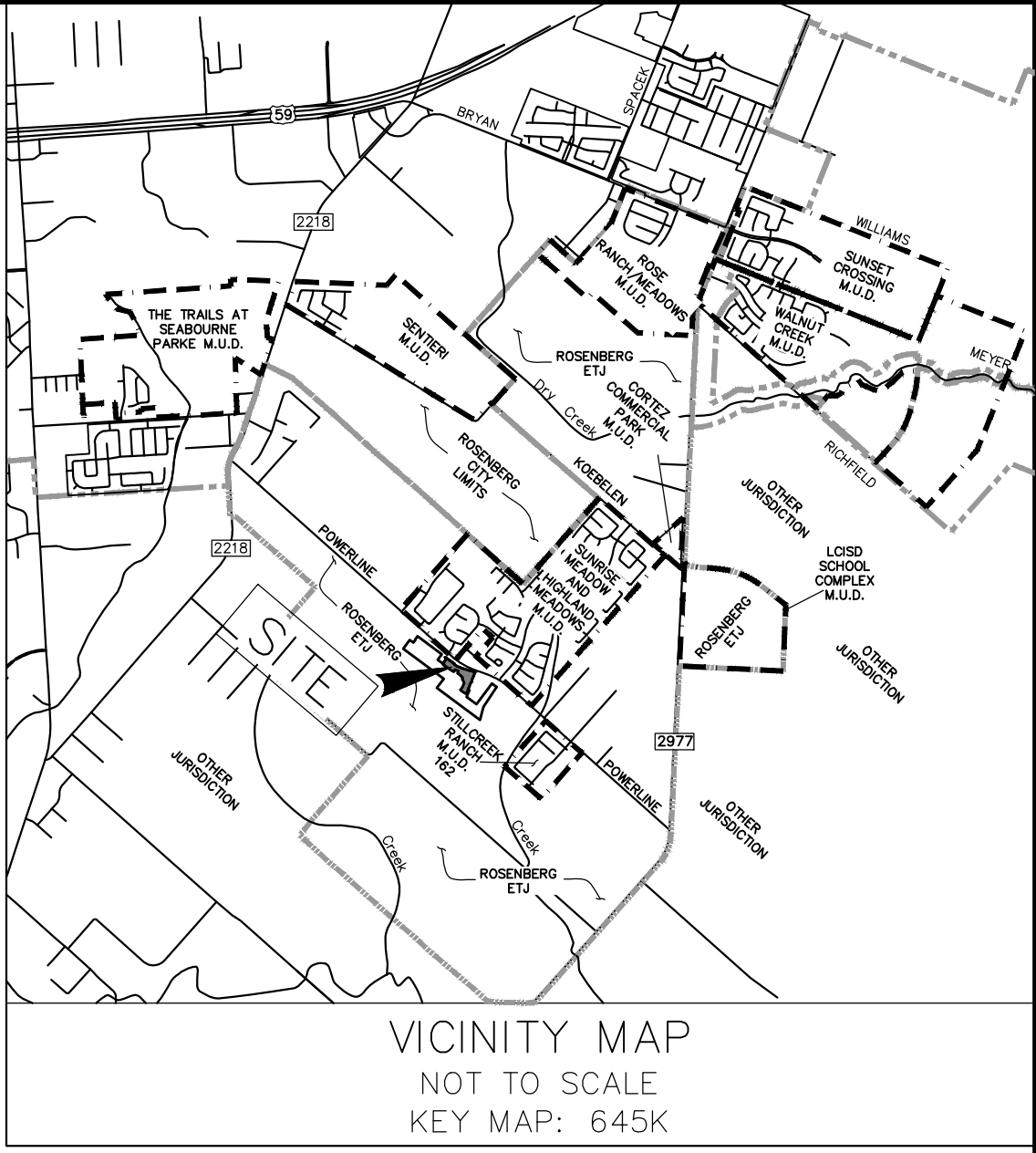
25. TEMPORARY BENCHMARK (TBM) "D" BEING A BOX CUT ON THE SOUTHEAST END OF A 24" RCP AT THE INTERSECTION OF POWER LINE ROAD AND MORNING DOVE DRIVE. ELEVATION = 80.61' (NAVD 88)

26. ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

27. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, G.F. NO. 22157039557, EFFECTIVE DATE APRIL 29, 2022.THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

28. PROPERTY SUBJECT TO EASEMENT OVER ANY PORTION OF THE PREMISES WITHIN THE BOUNDARIES OF A PUBLIC ROAD OR A PUBLIC DRAINAGE DITCH, AND EASEMENT FOR PUBLIC UTILITY LINE, AS SET OUT IN DEED DATED APRIL 13, 1987, RECORDED UNDER FILE NO. 162902 IN VOLUME 485, PAGE 864 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. SAID DOCUMENT DOES NOT PROVIDE ENOUGH INFORMATION TO PLOT REFERENCED EASEMENT(S).

29. PROPERTY SUBJECT TO AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 2022108635 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.



VICINITY MAP
NOT TO SCALE
KEY MAP: 645K

I, J. STACY SLAWSKI, 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 SLAWSKI, 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, 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

ARABELLA ON THE PRAIRIE SECTION ONE

A SUBDIVISION OF
21.707 ACRES OF LAND LOCATED IN THE
B.B.B. & C.R.R. CO. SURVEY NO.7, A-130
& R.H. EARNEST SURVEY, A-388
CITY OF ROSENBERG ETJ, FORT BEND COUNTY, TEXAS

5 BLOCKS 76 LOTS 6 RESERVES

DATE: SEPTEMBER 22, 2022 SCALE: 1"=100'

OWNER:

BEAZER HOMES
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TEXAS 77040
281-306-0240

ODYSSEY
ENGINEERING GROUP

www.odysseyeng.com
2500 TANGLEWILDE STREET, SUITE 300 HOUSTON, TEXAS 77063
OFFICE: 281-306-0240 X 101
CELL: 713-292-6421 TBP# NO. 1-17637
JUSTIN R. RING, P.E.

MILLER SURVEY

DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77063
713.413.1900 | millersurvey.com