

**PLAT RECORDING SHEET**

**PLAT NAME:** Millers Pond Section One

\_\_\_\_\_

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

**ACREAGE:** 63.59

\_\_\_\_\_

**LEAGUE:** H & T.C. Railroad Company Survey Section 9

\_\_\_\_\_

**ABSTRACT NUMBER:** A-211

\_\_\_\_\_

**NUMBER OF BLOCKS:** 7

\_\_\_\_\_

**NUMBER OF LOTS:** 165

\_\_\_\_\_

**NUMBER OF RESERVES:** 8

\_\_\_\_\_

**OWNERS:** Friendswood Development Company and M/I Homes of Houston, LLC

\_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF ROSENBERG

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP D/B/A FRIENDSWOOD DEVELOPMENT COMPANY BY U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER ACTING BY AND THROUGH ITS VICE PRESIDENT, MICHAEL W. JOHNSON, AND M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS VICE PRESIDENT OF LAND, BRANNON BOOZER, HEREINAFTER REFERRED TO AS OWNERS OF A 63.60 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MILLER POND 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 MYSELF (OR OURSELVES), MY (OR OUR) HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, WE 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, WE 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 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 (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, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF MILLER POND 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.

IN TESTIMONY WHEREOF, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY BY U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL W. JOHNSON, ITS VICE PRESIDENT, HEREUNTO AFFIXED

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

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,  
A TEXAS LIMITED PARTNERSHIP,  
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY

BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
(AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION),  
ITS GENERAL PARTNER

BY: MICHAEL W. JOHNSON, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY \_\_\_\_\_ OF \_\_\_\_\_, 2022  
BY MICHAEL W. JOHNSON, VICE PRESIDENT OF U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
(AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION), ITS GENERAL PARTNER OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

IN TESTIMONY WHEREOF M/I HOMES OF HOUSTON, LLC., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRANNON BOOZER, ITS VICE PRESIDENT OF LAND, AND HEREUNTO AFFIXED

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

M/I HOMES OF HOUSTON, LLC.,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: BRANNON BOOZER, VICE PRESIDENT OF LAND

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANNON BOOZER, VICE PRESIDENT OF LAND, FOR M/I HOMES OF HOUSTON, LLC., A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

I, JOSEPH B. MAY, 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, 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.

JOSEPH B. MAY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5484

I, RON J. DECHERT A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

RON J. DECHERT  
LICENSE PROFESSIONAL ENGINEER  
TEXAS LICENSED NO. 96544

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF MILLER POND SECTION ONE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

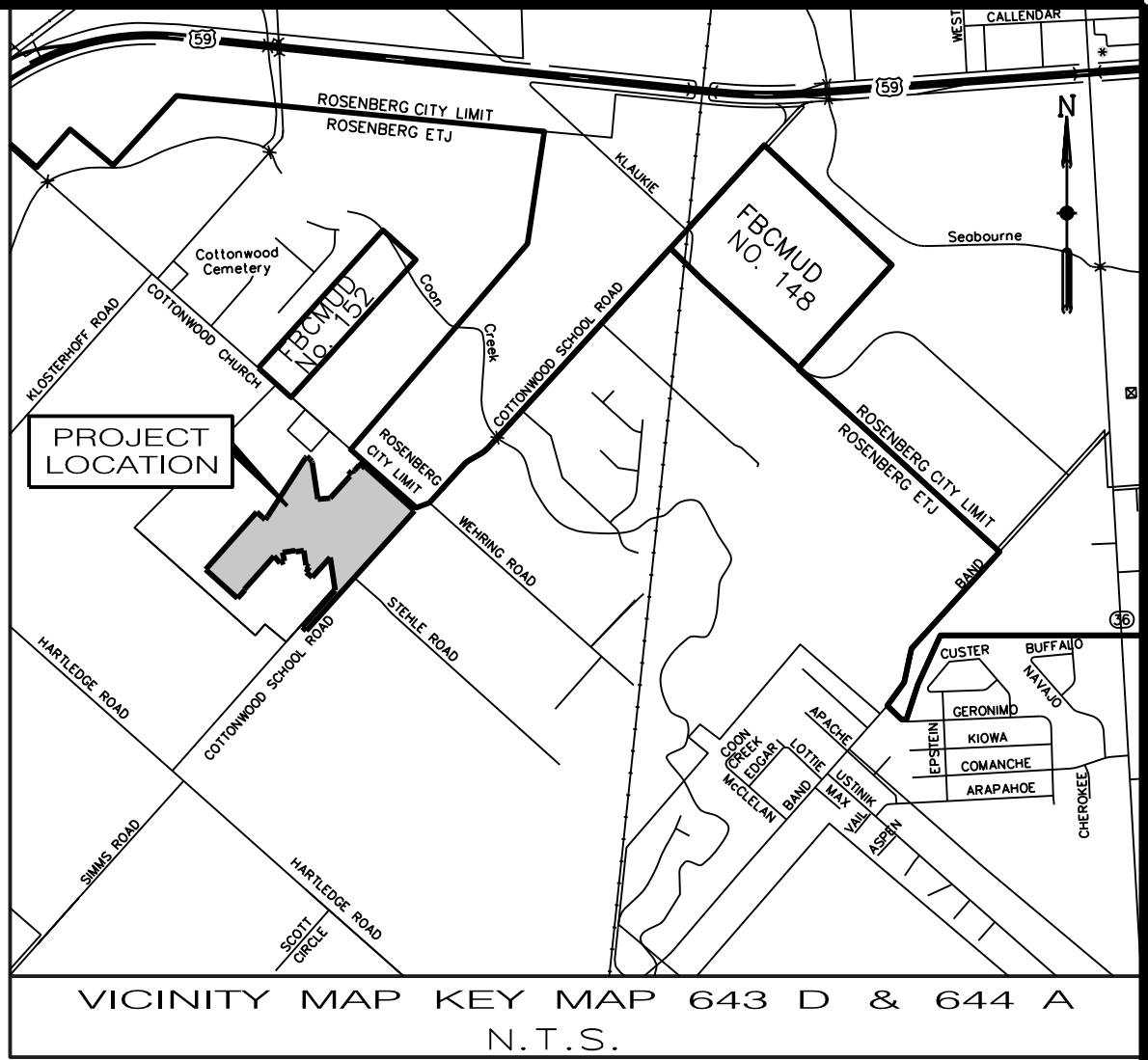
PETE PAVLOSKY,  
CHAIRMAN

WAYNE FOLDRACK,  
SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF MILLER POND SECTION ONE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AND SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

KEVIN RAINES  
MAYOR

DANYEL SWINT  
CITY SECRETARY



I, J. STACY SLAWINSKI, THE 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 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 SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S 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. DeMERCHANT  
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 (A.M. OR P.M.), IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.  
WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD  
CLERK OF THE COUNTY  
FORT BEND COUNTY, TEXAS

BY: DEPUTY

**MILLERS POND  
SECTION ONE**  
A SUBDIVISION OF 63.59 ACRES OF LAND  
OUT OF THE  
H & T.C. RAILROAD COMPANY SURVEY  
SECTION 9, A-211  
CITY OF ROSENBERG, ETJ  
FORT BEND COUNTY, TEXAS

165 LOTS 7 BLOCKS 8 RESERVES

DATE: JUNE, 2022

OWNERS:  
FRIENDSWOOD DEVELOPMENT COMPANY

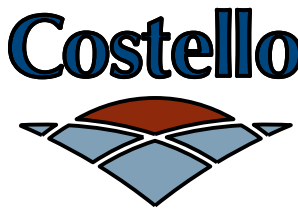
681 GREENS PARKWAY, STE. 220  
HOUSTON, TX 77067  
281-874-8546

AND  
M/I HOMES OF HOUSTON, LLC

10720 WEST SAM HOUSTON PARKWAY N. #100  
HOUSTON, TEXAS 77064  
281-223-1602

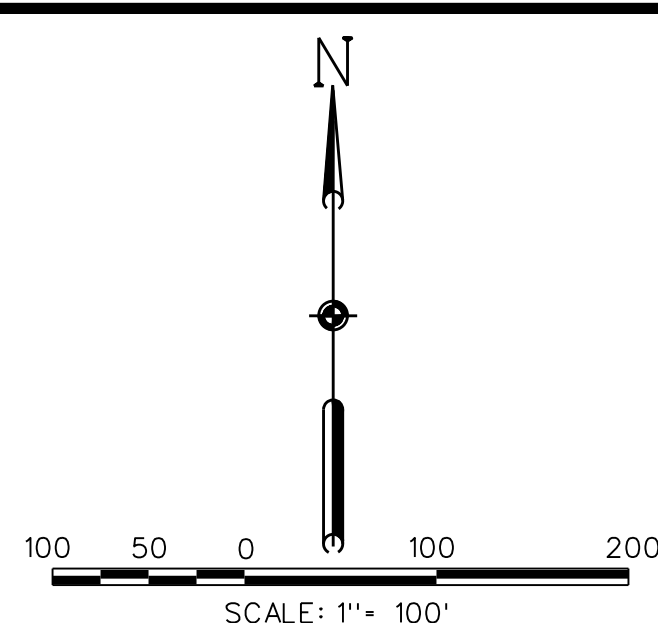
PLANNER:  
QUIDDITY  
1575 SAWDUT ROAD #400  
THE WOODLANDS, TEXAS 77380  
281-363-4039

ENGINEER / SURVEYOR:



2107 CITY WEST BLVD.  
3rd FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 (713) 783-3580 Fax  
TEXAS PE BOARD FIRM REG. NO. 280  
TBPLS FIRM REG. NO. 100486





**LEGEND**

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
- ① - INDICATES BLOCK NUMBER
- Ⓐ - INDICATES RESERVE
- INDICATES STREET NAME BREAK

REMAINDER OF  
146.27 ACRES  
(TRACT I)  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD. AND  
M/I HOMES OF HOUSTON, LLC.  
C.F. NO. 2020179625  
O.P.R.F.B.C.

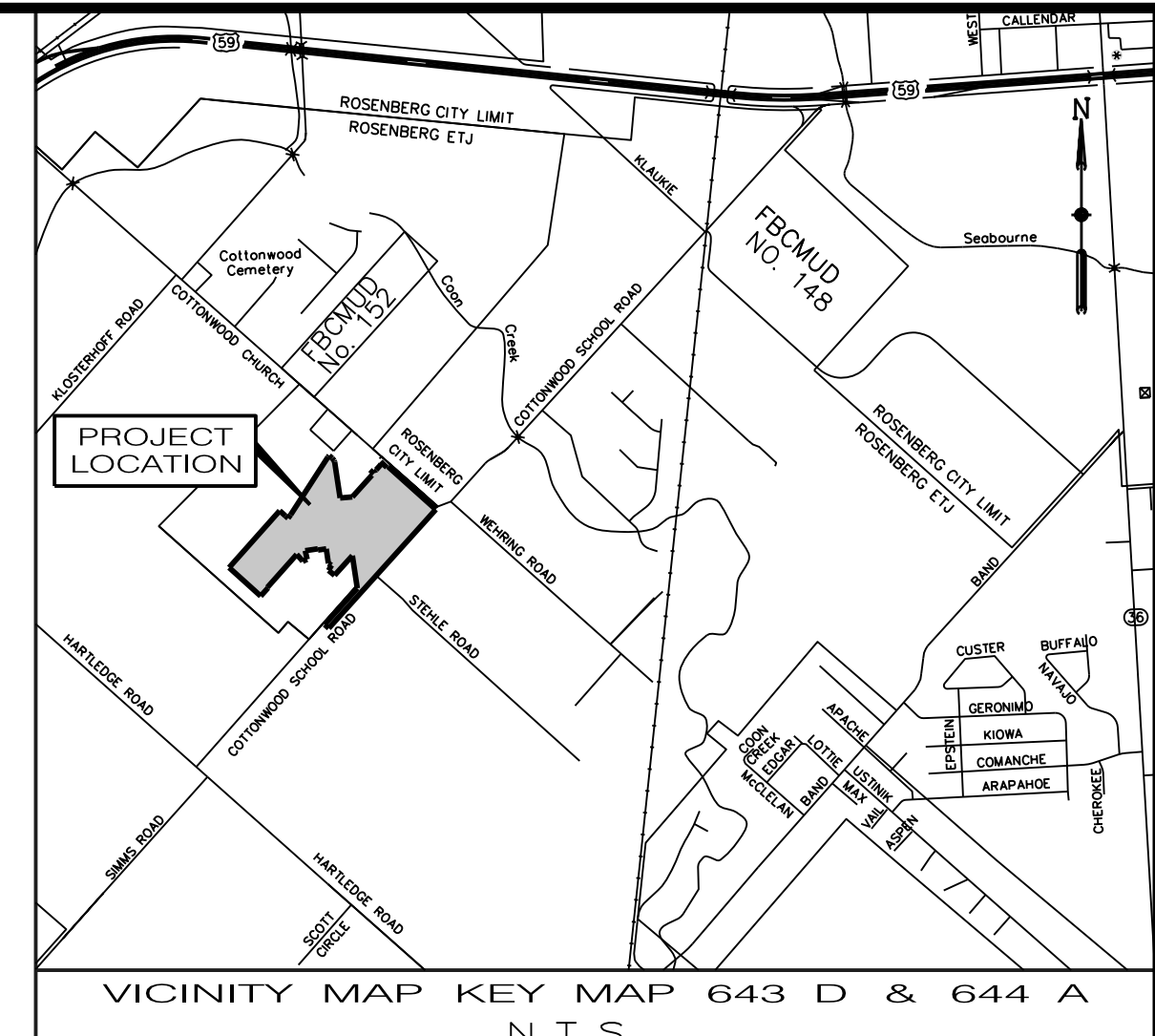
4.998 ACRES  
SEAWAY PIPELINE COMPANY  
C.F. NO. 9601710  
O.P.R.F.B.C.

REMAINDER OF  
67 ACRES  
ED W. MEYER  
VOL. 133, PG. 628  
F.B.C.D.R.

281.0946 ACRES  
DELTA REAL ESTATE 12, L.P.  
C.F. NO. 2005149234  
O.P.R.F.B.C.

REMAINDER OF  
146.27 ACRES  
(TRACT I)  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD. AND  
M/I HOMES OF HOUSTON, LLC.  
C.F. NO. 2020179625  
O.P.R.F.B.C.

- GENERAL NOTES:
1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; H.L.&P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; O.P.R.F.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY; F.B.C.D.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS.
  2. SITE BENCHMARK:  
NATIONAL GEODETIC SURVEY MONUMENT (NGS) HGCS072 (PID NO. AW5477); TOP OF A STAINLESS-STEEL ROD ENCASED IN A 5-INCH PVC PIPE WITH FLANGED LID STAMPED "HGCS072 72 1987". TO REACH THE STATION FROM THE INTERSECTION OF HIGHWAY 59 AND FM 762, GO SOUTH ON FM 762 2.9 MILES TO JUNCTION WITH FM 2759, CONTINUE SOUTH ON FM 762 3.6 MILES TO SMITHERS LAKE ROAD, LEFT ON SMITHERS LAKE ROAD FOR 3.75 MILES TO GATE 6 ON THE LEFT, NAVD88 ELEVATION = 69.6 FEET.
  3. PROJECT BENCHMARK:  
"PK" NAIL IN ASPHALT LOCATED 10-FEET SOUTHWEST OF THE CENTERLINE COTTONWOOD CHURCH ROAD APPROXIMATELY 2000' NORTHWEST OF THE CENTERLINE OF COTTONWOOD SCHOOL ROAD, ELEVATION 101.57.
  4. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88.
  5. THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
  6. THIS PLAT WAS PREPARED FROM A CITY PLANNING LETTER FURNISHED BY CHARTER TITLE COMPANY, FILE NO. 202-0121, EFFECTIVE DATE OF NOVEMBER 08, 2022, THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  7. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 152, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, 1-A-MAR CONSOLIDATED I.S.D., CITY OF ROSENBERG, ETJ, FORT BEND ESD NO. 6 AND FORT BEND COUNTY.
  8. MILLERS POND SECTION ONE LIES WITHIN ZONES UNSHADED ZONE X, AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0240L, DATED APRIL 2, 2014.
  9. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THIS COUNTY OF FORT BEND.
  10. THE PIPELINES AND/OR PIPELINES EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION AS SHOWN.
  11. 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.
  12. THE TOP OF ALL FLOOR SLAB SHALL BE A MINIMUM OF 101.40 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.
  13. ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.
  14. 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.
  15. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. LZ2.
  16. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
  17. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD 83) (2011 AD) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR OF 1.0001321885.
  18. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE AND END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED 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, ASSIGNED OR SUCCESSORS.
  19. 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 THE A.D.A.
  20. 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.
  21. A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN DWELLINGS.
  22. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, OR OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  23. ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  24. ENCROACHMENT AGREEMENT BY AND BETWEEN SEAWAY CRUDE PIPELINE COMPANY, LLC AND LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AND M/I HOMES OF HOUSTON, LLC, AS RECORDED IN FILE NO. S 2022057818 AND 2022057819 OF THE O.P.R.F.B.C.



RESERVE TABLE		
RESERVE "A"	RESTRICTED TO LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	1.34 AC. / 58,184 SO.FT.
RESERVE "B"	RESTRICTED TO LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	0.05 AC. / 2,155 SO.FT.
RESERVE "C"	RESTRICTED TO LANDSCAPE / OPEN SPACE / RECREATION / DETENTION PURPOSES ONLY	10.73 AC. / 467,313 SO.FT.
RESERVE "D"	RESTRICTED TO LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	0.14 AC. / 6,322 SO.FT.
RESERVE "E"	RESTRICTED TO LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	2.92 AC. / 127,286 SO.FT.
RESERVE "F"	RESTRICTED TO LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	0.78 AC. / 34,053 SO.FT.
RESERVE "G"	RESTRICTED TO DRAINAGE / LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	0.18 AC. / 7,801 SO.FT.
RESERVE "H"	RESTRICTED TO DRAINAGE / LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	0.20 AC. / 8,733 SO.FT.
TOTAL :		16.34 AC. / 711,847 SO.FT.

**MUD PARK LAND DEDICATION TABLE**

TOTAL MUD PARKLAND REQUIRED=3.09 AC.  
6.25 ACRES X 165 UNITS X 3 PERSONS PER UNIT/1000  
MUD PARKLAND PROVIDED IN SEC 1: 10.73 AC.  
-DETENTION RESERVE "C" = 10.73 AC. @ 25% CREDIT = 2.68 AC.  
-RECREATION RESERVE "C" = 10.73 @ 100% CREDIT = 10.73 AC.  
-LANDSCAPES RESERVES = 16.34 AC. @ 10% CREDIT = 1.63 AC.  
TOTAL = 15.04 AC.  
-MUD PARKLAND SURPLUS IN SEC 1: 11.95 AC.  
MINIMUM 10 % PARK FEE= 165 LOTS X \$170= \$28,050

## MILLERS POND SECTION ONE

A SUBDIVISION OF 63.59 ACRES OF LAND  
OUT OF THE  
H & T.C. RAILROAD COMPANY SURVEY  
SECTION 9, A-211  
CITY OF ROSENBERG, ETJ  
FORT BEND COUNTY, TEXAS

165 LOTS 7 BLOCKS 8 RESERVES

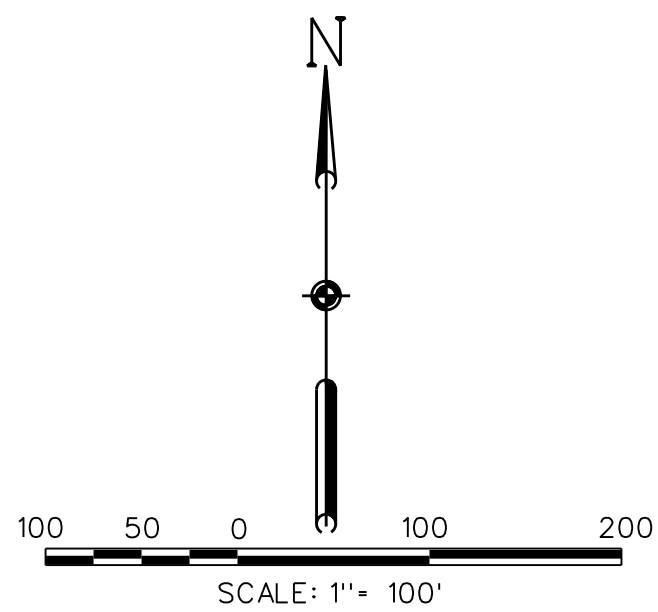
DATE: NOVEMBER, 2022

OWNERS:  
**FRIENDSWOOD DEVELOPMENT COMPANY**  
681 GREENS PARKWAY, STE. 220  
HOUSTON, TX 77057  
281-874-8546  
AND  
**M/I HOMES OF HOUSTON, LLC**  
10720 WEST SAM HOUSTON PARKWAY N. #100  
HOUSTON, TEXAS 77064  
281-252-1602

PLANNER:  
**QUIDDITY**  
1575 SAWDUT ROAD #400  
THE WOODLANDS, TEXAS 77380  
281-363-4039

ENGINEER / SURVEYOR:  
**Costello**  
2107 CITY WEST BLVD.  
3rd FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 (713) 783-3580 Fax  
TEXAS PE BOARD FIRM REG. NO. 280  
TBPLS FIRM REG. NO. 100486





#### LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
- ① INDICATES BLOCK NUMBER
- A INDICATES RESERVE
- INDICATES STREET NAME BREAK

REMAINDER OF  
146.27 ACRES  
(TRACT I)  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD. AND  
M/I HOMES OF HOUSTON, LLC.  
C.F. NO. 2020179625  
O.P.R.F.B.C.

306.4248 ACRES  
LINDA SHARROCK WOOD  
C.F. NO. 2006061234  
O.P.R.F.B.C.

#### GENERAL NOTES:

- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; I.L.A.P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; O.P.R.F.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS.
- SITE BENCHMARK:  
NATIONAL GEODETIC SURVEY MONUMENT (NGS) HGCS072 (PID NO. AW5477): TOP OF A STAINLESS-STEEL ROD ENCASED IN A 5-INCH PVC PIPE WITH PLANGED LID STAMPED "HGSD 72 1987". TO REACH THE STATION FROM THE INTERSECTION OF HIGHWAY 59 AND FM 762, GO SOUTH ON FM 762 2.9 MILES TO JUNCTION WITH FM 2759, CONTINUE SOUTH ON FM 762 3.6 MILES TO SMITHERS LAKE ROAD, LEFT ON SMITHERS LAKE ROAD FOR 3.75 MILES TO GATE 6 ON THE LEFT, NAVD88 ELEVATION = 69.6 FEET
- PROJECT BENCHMARK:  
"PK" NAIL IN ASPHALT LOCATED 10-FEET SOUTHWEST OF THE CENTERLINE COTTONWOOD CHURCH ROAD APPROXIMATELY 2000' NORTHWEST OF THE CENTERLINE OF COTTONWOOD SCHOOL ROAD, ELEVATION 101.57.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88.
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM A CITY PLANNING LETTER FURNISHED BY CHARTER TITLE COMPANY, FILE NO. 2021-0121, EFFECTIVE DATE OF NOVEMBER 08, 2022; THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 152, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., CITY OF ROSENBERG, ETJ, FORT BEND ESD NO. 6 AND FORT BEND COUNTY.
- MILLERS POND SECTION ONE LIES WITHIN ZONES UNSHADED ZONE X, AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0040L, DATED APRIL 2, 2014.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THIS COUNTY OF FORT BEND.
- THE PIPELINES AND/OR PIPELINES EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION AS SHOWN.
- 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 SLAB SHALL BE A MINIMUM OF 101.40 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.
- ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.
- 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.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 122.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD 83) (2011 ADI) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR OF 1.0001321885.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE AND END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED 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, ASSIGNED OR SUCCESSORS.
- 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 THE A.D.A.
- 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.
- A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN DWELLINGS.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, OR OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

- ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ENCROACHMENT AGREEMENT BY AND BETWEEN SEAWAY CRUDE PIPELINE COMPANY, LLC AND LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AND M/I HOMES OF HOUSTON, LLC., AS RECORDED IN FILE NO.'S 2022057818 AND 2022057819 OF THE O.P.R.F.B.C.

1.5201 ACRES  
JUSTIN AND TAMMY  
SCHEFFER  
C.F. NO. 2017104810  
O.P.R.F.B.C.

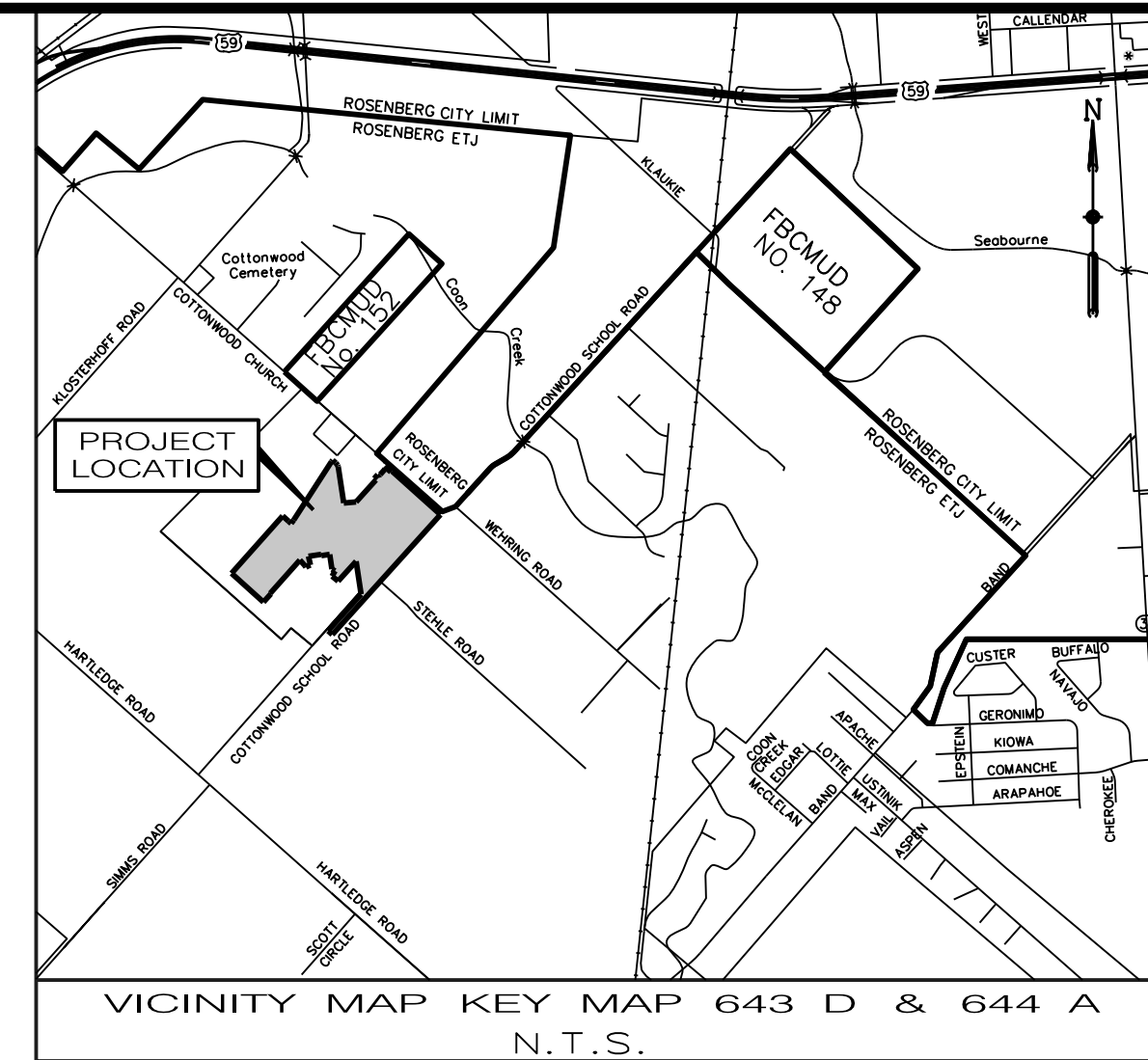
68.94 ACRES  
SILVESTRI INVESTMENTS  
OF FLORIDA, INC.  
C.F. NO. 2004118184  
O.P.R.F.B.C.

2.8411 ACRES  
CHAUQUI SALEH  
C.F. NO. 2015095203  
O.P.R.F.B.C.

1.199 ACRES  
VAN THANH TRAN  
C.F. NO. 2020159565  
O.P.R.F.B.C.

2.2135 ACRES  
J. MOISES VALTIERRA  
C.F. NO. 2011080339  
O.P.R.F.B.C.

2.5903 ACRES  
ABEL ALVARADO AND  
WIFE, ERICA L. ALVARADO  
C.F. NO. 2013062640  
O.P.R.F.B.C.



RESERVE TABLE		
RESERVE "A"	RESTRICTED TO LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	1.34 AC. / 58,184 SQ.FT.
RESERVE "B"	RESTRICTED TO LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	0.05 AC. / 2,155 SQ.FT.
RESERVE "C"	RESTRICTED TO LANDSCAPE / OPEN SPACE/ RECREATION/ DETENTION PURPOSES ONLY	10.73 AC. / 467,313 SQ.FT.
RESERVE "D"	RESTRICTED TO LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	0.14 AC. / 6,322 SQ.FT.
RESERVE "E"	RESTRICTED TO LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	2.92 AC. / 127,286 SQ.FT.
RESERVE "F"	RESTRICTED TO LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	0.78 AC. / 34,053 SQ.FT.
RESERVE "G"	RESTRICTED TO DRAINAGE / LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	0.18 AC. / 7,801 SQ.FT.
RESERVE "H"	RESTRICTED TO DRAINAGE / LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	0.20 AC. / 8,733 SQ.FT.
TOTAL:		16.34 AC. / 711,847 SQ.FT.

#### MUD PARK LAND DEDICATION TABLE

TOTAL MUD PARKLAND REQUIRED=3.09 AC.
6.25 ACRES X 165 UNITS X 3 PERSONS PER UNIT/1000
MUD PARKLAND PROVIDED IN SEC 1: 10.73 AC.
-DETENTION RESERVE "C" = 10.73 AC. @ 25% CREDIT = 2.68 AC.
-RECREATION RESERVE "C" = 10.73 @ 100% CREDIT = 10.73 AC.
-LANDSCAPES RESERVES = 16.34 AC. @ 10% CREDIT = 1.63 AC.
TOTAL = 15.04 AC.
-MUD PARKLAND SURPLUS IN SEC 1: 11.95 AC.
MINIMUM 10 % PARK FEE= 165 LOTS X \$170= \$28,050

## MILLERS POND SECTION ONE

A SUBDIVISION OF 63.59 ACRES OF LAND  
OUT OF THE  
H & T.C. RAILROAD COMPANY SURVEY  
SECTION 9, A-211  
CITY OF ROSENBERG, ETJ  
FORT BEND COUNTY, TEXAS

165 LOTS 7 BLOCKS 8 RESERVES

DATE: NOVEMBER, 2022

OWNERS:  
FRIENDSWOOD DEVELOPMENT COMPANY

681 GREENS PARKWAY, STE. 220  
HOUSTON, TX 77067  
281-874-8546

AND  
M/I HOMES OF HOUSTON, LLC  
10720 WEST SAM HOUSTON PARKWAY N. #100  
HOUSTON, TEXAS 77064  
281-223-1602

PLANNER:  
QUIDDITY  
1575 SAWDUT ROAD #400  
THE WOODLANDS, TEXAS 77380  
281-353-4039

ENGINEER / SURVEYOR:  
**Costello**  
2107 CITY WEST BLVD.  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 (713) 783-3580 Fax  
TEXAS PE BOARD FIRM REG. NO. 280  
TBPFS FIRM REG. NO. 100466



LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N47°56'56"W	80.00
L2	N60°17'11"W	52.08
L3	N08°24'17"W	17.81
L4	N32°27'56"W	25.00
L5	S47°57'12"E	12.00
L6	N37°37'32"E	60.00
L7	N41°54'24"E	27.25
L8	S47°52'53"E	57.32
L9	S40°59'42"E	44.03
L10	S20°12'06"E	17.71
L11	N84°58'38"E	176.22
L12	N41°55'07"E	74.93
L13	S86°52'00"W	10.00
L14	S39°05'17"W	10.00
L15	S03°25'10"E	38.46
L16	N08°24'17"W	32.58
L17	N86°59'02"E	7.50
L18	S89°27'56"E	11.53
L19	N47°57'02"W	5.40
L20	S03°25'10"E	37.80
L21	N00°49'43"E	9.95
L22	N47°57'02"W	6.64
L23	N48°04'53"W	48.42
L24	S48°04'53"E	54.69
L25	S03°00'58"E	21.19
L26	N21°41'58"W	30.94
L27	S85°44'02"W	36.03
L28	S08°24'17"E	50.82
L29	N68°58'35"W	25.00
L30	N31°39'53"E	109.97
L31	N81°09'20"E	19.49
L32	N42°54'47"E	12.45
L33	S51°56'00"W	25.00
L34	S49°19'08"E	25.00
L35	S54°54'09"E	118.92
L36	N86°21'17"E	92.87
L37	S85°44'29"E	72.57
L38	S78°51'30"E	72.17
L39	S71°56'31"E	57.49
L40	S25°15'57"E	20.58
L41	S41°19'37"W	57.17
L42	S55°24'23"E	37.06
L43	S47°57'02"E	64.14
L44	S13°00'44"E	61.04
L45	S05°32'41"W	87.20
L46	S09°50'59"E	104.28
L47	S31°21'04"E	110.36
L48	S01°10'00"E	70.02
L49	N47°57'02"W	118.01
L50	N41°55'07"E	112.35
L51	N08°24'17"W	186.77
L52	S27°38'17"E	103.35
L53	S86°25'38"W	89.39
L54	S26°43'05"E	15.84
L55	S32°27'56"E	16.61
L56	N48°18'49"W	116.26
L57	S81°46'49"W	120.00
L58	S77°16'45"W	100.32
L59	S77°16'45"W	100.32

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	44.65	630.00	4° 3' 39"	S50°20'38"E	44.64
C2	39.27	25.00	90° 0' 0"	N86°55'07"E	35.36
C3	47.12	30.00	90° 0' 0"	N03°04'53"W	42.43
C4	70.94	330.00	12° 19' 1"	S63°41'35"W	70.80
C5	86.52	55.00	90° 7' 51"	S03°00'58"E	77.87
C6	238.07	300.00	45° 28' 8"	S19°18'54"W	231.88
C7	514.34	650.00	45° 20' 17"	N70°45'02"W	501.03
C8	429.82	600.00	41° 2' 42"	N72°53'49"W	420.69
C9	280.15	300.00	53° 30' 14"	S00°53'10"E	270.08
C10	81.61	55.00	85° 0' 53"	N50°54'43"W	74.33
C11	352.60	450.00	44° 53' 39"	S64°08'00"W	343.65
C12	86.05	55.00	89° 38' 23"	N03°08'00"W	77.54
C13	278.79	448.00	35° 39' 18"	S71°20'38"E	274.31
C14	91.74	55.00	95° 33' 56"	S05°44'00"E	81.47
C15	407.28	2070.00	11° 16' 24"	S47°41'10"W	406.63
C16	47.19	30.00	90° 7' 51"	N03°00'58"W	42.47
C17	41.42	500.00	4° 44' 45"	N45°42'31"W	41.40
C18	98.74	500.00	11° 18' 51"	N48°59'34"W	98.58
C19	43.12	25.00	98° 48' 49"	S75°56'36"W	37.97
C20	36.53	25.00	83° 43' 21"	S15°19'29"E	33.37
C21	10.37	25.00	23° 46' 25"	N61°54'04"E	10.29
C22	133.37	50.00	152° 50' 8"	S02°16'17"W	97.20
C23	15.99	25.00	36° 38' 23"	S60°22'10"W	15.72
C24	15.15	25.00	34° 43' 19"	S24°41'19"W	14.92
C25	230.89	50.00	264° 34' 33"	N40°23'05"W	73.98
C26	21.75	25.00	49° 51' 14"	N66°58'35"E	21.07
C27	41.70	25.00	95° 33' 56"	N05°44'00"W	37.03
C28	25.04	25.00	57° 23' 24"	S70°24'29"W	24.01
C29	228.10	50.00	261° 23' 6"	N07°35'41"W	75.82
C30	12.10	25.00	27° 43' 11"	S70°45'43"E	11.98
C31	36.53	25.00	83° 43' 21"	N68°23'52"E	33.37
C32	41.58	25.00	95° 18' 14"	N21°06'55"W	36.95
C33	46.21	25.00	105° 54' 54"	S64°34'33"W	39.91
C34	36.54	25.00	83° 44' 51"	S69°30'43"E	33.37
C35	14.89	25.00	34° 7' 47"	N69°30'56"E	14.67
C36	133.76	50.00	153° 16' 28"	S50°54'43"E	97.29
C37	14.89	25.00	34° 7' 47"	S08°39'37"W	14.67
C38	18.69	25.00	42° 50' 0"	S29°49'17"E	18.26
C39	231.84	50.00	265° 40' 1"	S81°35'43"W	73.33
C40	18.69	25.00	42° 50' 0"	N13°00'43"E	18.26

AVERAGE LOT SUMMARY TABLE

TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT= <b>1,345,568 SF</b>
AVERAGE LOT SIZE WITHIN MILLERS POND SECTION ONE= 8,218 SF
50' LOTS= 88
60' LOTS= 77
50' LOTS= 53%
60' LOTS= 47%

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C41	37.09	25.00	85° 0' 53"	N50°54'43"W	33.78
C42	39.82	25.00	91° 16' 20"	S40°56'40"W	35.75
C43	38.79	25.00	88° 53' 30"	N48°58'25"W	35.01
C44	39.11	25.00	89° 38' 23"	S03°08'00"E	35.24
C45	39.27	25.00	90° 0' 0"	S81°02'48"W	35.36
C46	39.27	25.00	90° 0' 0"	N02°57'12"W	35.36
C47	13.78	25.00	31° 34' 45"	N63°44'34"W	13.61
C48	133.34	50.00	152° 47' 53"	N03°08'00"W	97.20
C49	13.78	25.00	31° 34' 45"	N57°28'34"E	13.61
C50	39.25	25.00	89° 57' 52"	N03°17'45"W	35.34
C51	39.29	25.00	90° 2' 8"	N89°42'19"E	35.37
C52	18.69	25.00	42° 50' 0"	N20°16'11"E	18.26
C53	231.84	50.00	265° 40' 1"	S48°18'49"E	73.33
C54	18.69	25.00	42° 50' 0"	S63°06'11"W	18.26
C55	39.11	25.00	89° 38' 23"	S03°08'00"E	35.24
C56	39.43	25.00	90° 21' 37"	N89°52'00"E	35.47
C57	36.54	25.00	83° 44' 51"	N14°14'08"E	33.37
C58	30.83	25.00	70° 39' 38"	N17°02'39"W	28.91
C59	38.06	25.00	87° 13' 24"	N42°58'08"E	34.49
C60	39.33	25.00	90° 7' 51"	N03°00'58"W	35.40
C61	47.12	30.00	90° 0' 0"	S86°55'07"W	42.43
C62	39.27	25.00	90° 0' 0"	S03°04'53"E	35.36
C63	12.47	25.00	28° 35' 16"	S62°22'31"E	12.34
C64	128.55	50.00	147° 18' 24"	S03°00'58"E	95.96
C65	12.47	25.00	28° 35' 16"	S56°20'36"W	12.34
C66	15.86	25.00	36° 21' 27"	S23°52'15"W	15.60
C67	231.22	50.00	264° 57' 21"	N41°49'48"W	73.75
C68	21.21	25.00	48° 35' 54"	N66°20'55"E	20.58
C69	39.33	25.00	90° 7' 51"	N03°00'58"W	35.40
C70	39.21	25.00	89° 52' 9"	S86°59'02"W	35.31
C71	18.69	25.00	42° 50' 0"	S20°37'58"W	18.26
C72	231.84	50.00	265° 40' 1"	N47°57'02"W	73.33
C73	18.69	25.00	42° 50' 0"	N63°27'58"E	18.26
C74	39.33	25.00	90° 7' 51"	N03°00'58"W	35.40
C75	39.21	25.00	89° 52' 9"	S86°59'02"W	35.31
C76	39.73	25.00	91° 1' 48"	S45°05'46"E	35.68
C77	83.33	500.00	9° 32' 58"	S52°51'22"E	83.24
C78	47.06	30.00	89° 52' 9"	N86°59'02"E	42.38
C79	69.61	800.00	4° 59' 7"	S05°54'43"E	69.58

MUD PARK LAND DEDICATION TABLE

TOTAL MUD PARKLAND REQUIRED-3.09 AC. 6.25 ACRES X 165 UNITS X 3 PERSONS PER UNIT/1000
MUD PARKLAND PROVIDED IN SEC 1 : 10.73 AC.
<b>-DETENTION RESERVE "C" = 10.73 AC. @ 25% CREDIT = 2.68 AC.</b>
-RECREATION RESERVE "C" = 10.73 @ 100% CREDIT = 10.73 AC.
-LANDSCAPES RESERVES = 16.34 AC. @ 10% CREDIT = 1.63 AC.
TOTAL = 15.04 AC.
-MUD PARKLAND SURPLUS IN SEC 1 : 11.95 AC.
MINIMUM 10 % PARK FEE= 165 LOTS X \$170= \$28,050

RESERVE TABLE

RESERVE "A"	RESTRICTED TO LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	1.34 AC. / 58,184 SQ.FT.
RESERVE "B"	RESTRICTED TO LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	0.05 AC. / 2,155 SQ.FT.
RESERVE "C"	RESTRICTED TO LANDSCAPE / OPEN SPACE/ RECREATION/ DETENTION PURPOSES ONLY	10.73 AC. / 467,313 SQ.FT.
RESERVE "D"	RESTRICTED TO LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	0.14 AC. / 6,322 SQ.FT.
RESERVE "E"	RESTRICTED TO LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	2.92 AC. / 127,286 SQ.FT.
RESERVE "F"	RESTRICTED TO LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	0.78 AC. / 34,053 SQ.FT.
RESERVE "G"	RESTRICTED TO DRAINAGE / LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	0.18 AC. / 7,801 SQ.FT.
RESERVE "H"	RESTRICTED TO DRAINAGE / LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	0.20 AC. / 8,733 SQ.FT.
TOTAL :		16.34 AC. / 711,847 SQ.FT.

## MILLERS POND SECTION ONE

A SUBDIVISION OF 63.59 ACRES OF LAND  
OUT OF THE  
H & T.C. RAILROAD COMPANY SURVEY  
SECTION 9, A-211  
CITY OF ROSENBERG, ETJ  
FORT BEND COUNTY, TEXAS

165 LOTS 7 BLOCKS 8 RESERVES

DATE: NOVEMBER, 2022

OWNERS:  
FRIENDSWOOD DEVELOPMENT COMPANY  
881 GREENS PARKWAY, STE. 220  
Houston, TX 77067  
281-674-8546  
AND  
M/I HOMES OF HOUSTON, LLC  
10720 WEST SAM HOUSTON PARKWAY N. #100  
HOUSTON, TEXAS 77064  
281-223-1602

PLANNER:

QUIDDITY  
1575 SAWDUT ROAD #400  
THE WOODLANDS, TEXAS 77380  
281-363-4039

ENGINEER / SURVEYOR:

**Costello**

2107 CITY WEST BLVD.  
3rd FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 (713) 783-3580 Fax  
TEXAS PE BOARD FIRM REG. NO. 280  
TBPLS FIRM REG. NO. 100486