

# PLAT RECORDING SHEET

**PLAT NAME:** Firethorne Sec 25 Reserve A Partial Replat

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

**ACREAGE:** 1.2635

**LEAGUE:** Thomas Caraway Survey and William Ames Survey

**ABSTRACT NUMBER:** 156 & 104

**NUMBER OF BLOCKS:** 0

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** Crossover 1463 Partners, LTD

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF FORT BEND

We, CROSSOVER 1463 PARTNERS, LTD, acting by and through ROBERT C. ORR, JR., being a partner of CROSSOVER 1463 PARTNERS, LTD, and ROBERT C. ORR, JR., owner (or owners) hereinafter referred to as Owners (whether one or more) of the 1.2635 tract described in the above and foregoing map of FIRETHORNE SEC 25 RESERVE A PARTIAL REPLAT, do hereby make and establish said subdivision and development plat 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, my 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, 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 plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals, twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back ground easements or eight feet (8'-0") for fourteen feet (14'-0") back-to-back ground easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back ground easements, from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, Owners do hereby covenant and agree that all parcels of land designated as lot on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners 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, Owners 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 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, 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 Commissioners Court on March 23, 2004, and any subsequent amendments.

WITNESS my hand in the City of Houston, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2022.

ROBERT C. ORR, JR.

IN TESTIMONY WHEREOF, the CROSSOVER 1463 PARTNERS, LTD, has caused these presents to be signed by ROBERT C. ORR, JR., its Partner, this \_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
ROBERT C. ORR, JR.

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT C. ORR, JR., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

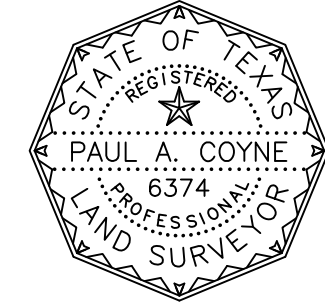
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	
WCID	FORT BEND MUD 151
MUD	FORT BEND MUD 151
LID	FORT BEND MUD 151
DID	FORT BEND MUD 151
SCHOOL	KATY ISD
FIRE	KATY
IMPACT FEE AREA	N/A
CITY OR ETJ	CITY OF FULSHEAR ETJ
UTILITIES CO.	FORT BEND MUD 151

#### SURVEYORS CERTIFICATION

I, PAUL A. COYNE, AM AUTHORIZED (OR 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 ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.



PAUL A. COYNE  
Texas Registration No. 6374

#### ENGINEER'S PLAT AFFIDAVIT

I, MARK W. FIEGLEIN, 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 W. FIEGLEIN, P.E.  
Texas P.E. No. 86906

THIS PLAT OF FIRETHORNE SEC 25 RESERVE A PARTIAL REPLAT WAS APPROVED BY THE CITY OF FULSHEAR, TEXAS

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

JACK HARPER, CITY MANAGER

CLIFF BROUHARD, CITY ENGINEER

By: \_\_\_\_\_  
Clay Kolie

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Clay Kolie, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged 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 the State of Texas

My Commission expires: \_\_\_\_\_

TAXING ENTITIES:
COUNTY: FORT BEND
SCHOOL DISTRICT: KATY INDEPENDENT SCHOOL DISTRICT
FORT BEND COUNTY DRAINAGE DISTRICT NO. 1
FORT BEND MUD 151
UTILITY PROVIDERS:
WATER: FORT BEND MUD 151
SANITARY: FORT BEND MUD 151
STORM: FORT BEND MUD 151
ELECTRICITY: CENTERPOINT ENERGY
GAS: CENTERPOINT ENERGY



#### METES AND BOUNDS:

BEING A 1.2635 ACRE TRACT OF LAND LOCATED IN THE THOMAS CARRAWAY SURVEY, ABSTRACT NO. 156 AND THE WILLIAM AMES SURVEY, ABSTRACT NO. 104, AND BEING OUT OF AND A PART OF RESTRICTED RESERVE "A", BLOCK 1, OF THE PARTIAL REPLAT OF FIRETHORNE SEC. 25 & FIRETHORNE SEC. 19, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER INSTRUMENT NO. 20120235 OF THE FORT BEND COUNTY PLAT RECORDS, AND ALSO BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO CROSSOVER 1463 PARTNERS, LTD. BY DEED RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2019002334; SAID 1.2635 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with cap found for the Southerly cutback corner of the intersection of the North line of Crossover Road (based on a variable width public right-of-way) and the East line of F.M. 1463 (based on a 150 foot wide public right-of-way), said point being the most Southerly Southwest corner of said Restricted Reserve "A" and the herein described tract of land;

THENCE North 36°52'58" West, along said cutback line, a distance of 30.53 feet to a 3/4 inch iron rod found for the Northerly cutback corner, said point being the most Northerly Southwest corner of said Restricted Reserve "A" and the herein described tract of land;

THENCE North 18°05'32" East, along the East line of said F.M. 1463, a distance of 239.67 feet to a 1/2 inch iron rod with cap set for the Northwest corner of the herein described tract of land;

THENCE South 71°54'28" East, over and across said Restricted Reserve "A", a distance of 250.85 feet to a 1/2 inch iron rod with cap set in the East line of said Restricted Reserve "A" for the Northeast corner of the herein described tract of land;

THENCE South 18°05'32" West, along the East line of said Restricted Reserve "A", a distance of 175.21 feet to a 5/8 inch iron rod with cap found in the North line of said Crossover Road for the Southeast corner of said Restricted Reserve "A" and the herein described tract of land;

THENCE South 88°08'31" West, along the North line of said Crossover Road, a distance of 240.27 feet to the POINT OF BEGINNING of the herein described tract and containing within these calls 1.2635 Acres, or 55,040 Square Feet of land.

## CROSSOVER ROAD

(VARIABLE WIDTH R.O.W.)

(PLAT NO. 20140158 F.B.C.P.R.)

(PLAT NO. 20120235 F.B.C.P.R.)

RESTRICTED RESERVE "A"  
CINCO RANCH  
NORTHWEST SEC. 12  
PLAT NO. 20140158 F.B.C.P.R.

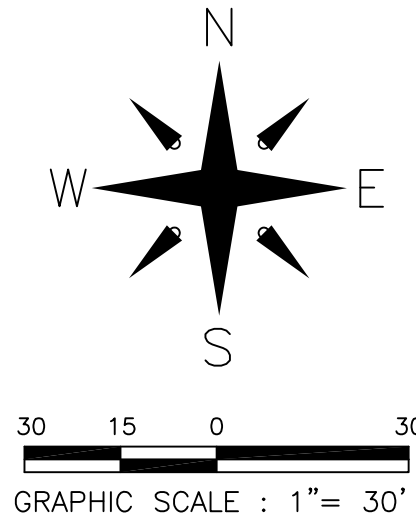
CINCO RANCH RESIDENTIAL  
ASSOCIATION II INC.  
F.B.C.C.F. NO. 2019012736

RESTRICTED RESERVE "A"  
CINCO RANCH  
NORTHWEST SEC. 13  
PLAT NO. 20140159 F.B.C.P.R.

CINCO RANCH RESIDENTIAL  
ASSOCIATION II INC.  
F.B.C.C.F. NO. 2015082326

#### NOTES:

- THE SUBJECT TRACT LIES INSIDE OF THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS, AND WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 151.
- THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PROPOSED SUBDIVISION.
- WITH RESPECT TO INSTRUMENTS OF RECORD WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY PATTEN TITLE COMPANY DATED NOVEMBER 9, 2021.
- 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.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT FLOOD AGENCY'S FLOOD INSURANCE RATE MAP NO. 48157C0105L, REVISED APRIL 02, 2014, THE SUBJECT TRACT IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
- THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 141.78 FEET ABOVE MEAN SEA LEVEL (NAVD83 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 SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER. \* THE MINIMUM SLAB ELEVATION LISTED ABOVE DOES NOT ACCOUNT FOR ONSITE DETENTION AND PONDING ELEVATIONS, WHICH MUST BE CHECKED AT THE TIME OF SITE PLAN DEVELOPMENT.
- 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 PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THIS PLAT IS LOCATED IN LIGHTING ZONE 3.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99989903378.
- THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).
- 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.
- \*FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST 12" ABOVE THE MAXIMUM PONDING ELEVATION ON THE SITE.
- "PROPERTY OWNER TO RECORD DETENTION EASEMENT DOCUMENTS BY SEPARATE INSTRUMENT FOR PRIVATE ONSITE DETENTION FACILITIES PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLANS."
- "PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE ONSITE DRAINAGE AND DETENTION FACILITIES."
- "ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE."



#### LEGEND:

A.E. - Unobstructed Aerial Easement  
B.L. - Building Line  
F.B.C.F. - Harris County Clerk's File  
F.B.C.D.R. - Harris County Deed Records  
F.B.C.M.R. - Harris County Map Records  
U.E. - Utility Easement  
W.L.E. - Water Line Easement

I, 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 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.  
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

W. A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

KEN DeMERCHANT  
PRECINCT 4, COUNTY COMMISSIONER

KP GEORGE  
COUNTY JUDGE

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_ 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

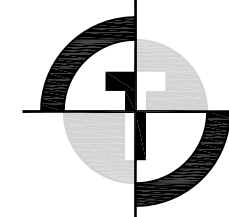
By: \_\_\_\_\_  
DEPUTY

## FIRETHORNE SEC 25 RESERVE A PARTIAL REPLAT

1.2635 ACRES OF LAND LOCATED IN THE THOMAS CARRAWAY SURVEY, ABSTRACT NO. 156 AND THE WILLIAM AMES SURVEY, ABSTRACT NO. 104, BEING A PARTIAL REPLAT OF RESTRICTED RESERVE "A" FIRETHORNE SEC. 25 & FIRETHORNE SEC. 19 PARTIAL REPLAT, AS RECORDED UNDER PLAT NO. 20120235 OF THE FORT BEND COUNTY PLAT RECORDS

DATE: SEPTEMBER, 2022 SCALE: 1"=30'

SURVEYOR:



**TETRA**  
LAND SERVICES

5304 Ashbrook Drive  
Houston, Texas 77081  
(P) 713-462-6100  
www.TLSTX.com  
License No. 10127500  
Firm No. 22195

OWNER:  
CROSSOVER 1463 PARTNERS, LTD  
5400 KATY FREEWAY, SUITE 100  
HOUSTON, TX 77007  
(713) 468-2600