

**PLAT RECORDING SHEET**

**PLAT NAME:** Kingdom Heights Section Seven

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

**ACREAGE:** 72.573

**LEAGUE:** William Andrews League and Samuel Isaacs League

**ABSTRACT NUMBER:** A-3 and A-35

**NUMBER OF BLOCKS:** 6

**NUMBER OF LOTS:** 159

**NUMBER OF RESERVES:** 5

**OWNERS:** K. Hovnanian Houston Kingdom Heights, LLC and Meritage Homes

Of Texas, LLC

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**(DEPUTY CLERK)**

STATE OF TEXAS :  
COUNTY OF FORT BEND:

WE, K. HOVNIANIAN HOUSTON KINGDOM HEIGHTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH DAVID ORLANDO, VICE PRESIDENT, AND MERITAGE HOMES OF TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH DAVID JORDAN, SR. VICE PRESIDENT OF LAND, HEREINAFTER REFERRED TO AS OWNERS OF THE 72.573 ACRES SHOWN HEREON AND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF KINGDOM HEIGHTS SECTION SEVEN, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAP OR PLAT AND DO 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, 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 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 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. 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 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, OWNERS 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 THERON 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 TANK INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20' 0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAINVES, DRAINS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF RICHMOND, FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY IS HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING 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 OWNER OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF KINGDOM HEIGHTS SECTION SEVEN, 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, 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 WHEREOF THE, K. HOVNIANIAN HOUSTON KINGDOM HEIGHTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID ORLANDO, VICE PRESIDENT, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

K. HOVNIANIAN HOUSTON KINGDOM HEIGHTS, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
DAVID ORLANDO, VICE PRESIDENT

STATE OF TEXAS :  
COUNTY OF FORT BEND :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID ORLANDO, VICE PRESIDENT OF K. HOVNIANIAN HOUSTON KINGDOM HEIGHTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_  
NOTARY

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

IN TESTIMONY WHEREOF THE, MERITAGE HOMES OF TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID JORDAN, SR., VICE PRESIDENT OF LAND, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

MERITAGE HOMES OF TEXAS, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
DAVID JORDAN, SR. VICE PRESIDENT OF LAND

STATE OF TEXAS :  
COUNTY OF FORT BEND :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID JORDAN, SR., VICE PRESIDENT OF LAND OF MERITAGE HOMES OF TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_  
NOTARY

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

WE, 572-THREE, LTD., OWNER AND HOLDER OF A LIEN DESCRIBED IN THE PLAT KNOWN AS KINGDOM HEIGHTS SECTION SEVEN, IN INSTRUMENTS OF RECORD IN FORT BEND COUNTY CLERK'S FILE NO. 2021207190 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

BY: \_\_\_\_\_  
MARK W. MILLIS, MANAGER

STATE OF TEXAS:  
COUNTY OF FORT BEND:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK W. MILLIS, MANAGER OF 572-THREE, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR ALL THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

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

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



SEAN A. HUMBLE, P.E.  
TEXAS REGISTRATION NO. 92939

#### NOTES:

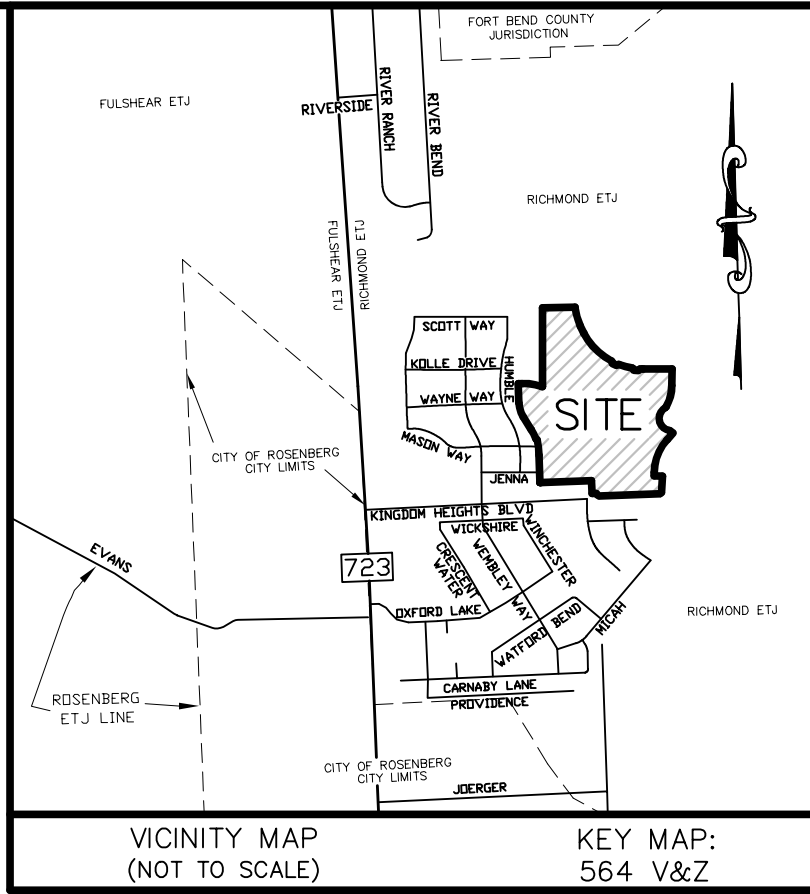
- 1.) BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A NORTH LINE OF KINGDOM HEIGHTS SECTION ONE, ACCORDING TO THE MAP OR PLAT RECORDED UNDER PLAT NO. 20060032 OF THE FORT BEND COUNTY PLAT RECORDS, THE BEARING BEING SOUTH 87° 51' 25" WEST. COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD '83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
- 2.) THE MINIMUM SLAB ELEVATION SHALL BE 91.18 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.
- 3.) FORT BEND COUNTY MARKER NO. 374: A BRONZE DISK SET IN THE NORTHEAST CORNER OF A C-INLET LOCATED ON THE WEST SIDE OF WEMBLEY WAY APPROXIMATELY 165 FEET NORTH OF KINGDOM HEIGHTS BOULEVARD. ELEVATION = 89.99" (NAVD '88)
- 4.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WHOLLY WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT (MUD) NO. 176, FORT BEND COUNTY LEVEL IMPROVEMENT DISTRICT 20, THE CITY OF RICHMOND'S EXTRA TERRITORIAL JURISDICTION, AND FORT BEND COUNTY, TEXAS.
- 5.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 6.) ALL INTERNAL DRAINAGE DITCHES, DETENTION LAKES, AND PARK AREAS SHALL BE MAINTAINED BY EITHER FORT BEND COUNTY MUD NO. 176, FORT BEND COUNTY LID NO. 20, OR KINGDOM HEIGHTS HOMEOWNERS ASSOCIATION, INC.
- 7.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 8.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 9.) SIDEWALKS TO BE BUILT OR CAUSED TO BE BUILT (NOT LESS THAN 5 FEET IN WIDTH) ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAYS WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE AMERICAN DISABILITIES ACT (A.D.A.).
- 10.) 5 FEET BUILDING SETBACK LINES ON ALL SIDE PROPERTY LINES.
- 11.) A MINIMUM OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 12.) 15 FEET BUILDING SETBACKS LINES ON ALL REAR PROPERTY LINES.
- 13.) THIS PLAT LIES IN FORT BEND COUNTY LIGHTING ZONE 3 (L23).
- 14.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0235 L, EFFECTIVELY DATED APRIL 2, 2014, THE LIMITS OF THIS TRACT LIE PARTIALLY WITHIN SHADED ZONE "X", AN AREA DETERMINED TO BE OF THE 500-YEAR FLOOD, AN AREA OF THE 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM THE 100-YEAR FLOOD; AND PARTIALLY WITHIN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDAED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED.
- 15.) ONE FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJUTANT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, A 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.
- 16.) \* - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: "MCKIM & CREED", UNLESS OTHERWISE NOTED.
- 17.) THERE ARE NO KNOWN PIPELINES OR ABOVE GROUND EVIDENCE THAT PIPELINES CROSS THIS TRACT.
- 18.) MAINTENANCE OF RESTRICTED RESERVES "A", "B", "C", "D" AND "E" (DEDICATED HEREON) SHALL BE THE RESPONSIBILITY OF EITHER FORT BEND COUNTY MUD NO. 176, FORT BEND COUNTY LID NO. 20, OR KINGDOM HEIGHTS HOMEOWNER ASSOCIATION, INC; HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THE RESTRICTED RESERVES, IF NECESSARY.
- 19.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT PER SECTION 4.5.201 OF THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE "UDC" WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- 20.) ALL LOTS MEET THE MINIMUM 55 FOOT LOT WIDTH AND 6,000 S.F. AREA REQUIREMENT AND ARE IN COMPLIANCE WITH THE APPROVED CONCEPT PLAN.
- 21.) SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTIONS FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 22.) OWNERS HEREBY DEDICATE A TEMPORARY CUL-DE-SAC TO THE PUBLIC, THE JURISDICTION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE TEMPORARY CUL-DE-SAC SHALL THEREUPON BE ABANDONED.
- 23.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN EASEMENTS, BLANKET EASEMENTS, AGREEMENTS, AND/OR RESTRICTIONS RECORDED IN VOLUME 198, PAGE 399, AND VOLUME 198, PAGE 562, OF THE FORT BEND COUNTY DEED RECORDS; AND IN FORT BEND COUNTY CLERK'S FILE NOS. 2006011860, 2006011861, 2021207190, AND 2021207193.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	935.00'	317.78'	316.26'	S 17°33'46" E	19°28'24"
C2	870.00'	520.88'	513.13'	S 44°27'04" E	34°18'13"
C3	30.00'	45.16'	39.63'	S 20°23'15" E	82°25'32"
C4	30.00'	47.61'	42.77'	N 65°16'09" E	90°55'26"
C5	870.00'	167.09'	166.83'	S 74°46'15" E	11°00'14"
C6	30.00'	48.45'	41.95'	S 38°54'51" E	88°43'02"
C7	30.00'	43.79'	40.00'	N 50°15'34" E	83°37'48"
C8	870.00'	31.50'	31.50'	S 88°57'46" E	2°04'27"
C9	530.00'	91.50'	91.39'	S 08°25'38" W	9°53'30"
C10	25.00'	36.80'	33.58'	S 45°40'09" W	84°22'32"
C11	35.00'	54.98'	49.50'	N 47°08'54" W	90°00'39"
C12	1150.00'	206.00'	205.73'	N 07°02'19" W	10°15'49"
C13	680.00'	136.57'	136.34'	N 26°22'15" W	11°30'26"
C14	380.00'	198.87'	186.60'	N 17°07'45" W	29°59'05"
C15	680.00'	254.85'	253.36'	S 81°24'11" E	21°28'23"
C16	350.00'	9.09'	9.09'	S 71°24'38" E	1°29'17"
C17	630.00'	199.01'	197.85'	S 81°26'12" E	21°30'52"
C18	500.00'	163.67'	162.94'	S 80°02'25" E	18°45'18"
C19	300.00'	171.79'	169.45'	N 74°10'38" E	32°48'36"
C20	600.00'	71.21'	71.17'	N 54°22'19" E	6°48'01"
C21	500.00'	183.93'	177.52'	N 77°19'05" E	52°11'34"
C22	500.00'	103.89'	103.70'	N 14°23'47" E	11°54'16"
C23	500.00'	116.99'	116.73'	S 15°08'51" W	13°24'24"
C24	500.00'	155.83'	155.20'	S 30°46'49" W	17°51'23"
C25	500.00'	327.10'	321.30'	S 58°26'55" W	37°28'57"
C26	55.00'	81.03'	73.90'	S 34°59'09" W	84°24'29"
C27	2300.00'	213.21'	213.13'	S 04°33'45" E	5°18'41"
C28	65.00'	86.39'	77.72'	N 07°00'00" E	90°00'00"
C29	300.00'	49.41'	49.36'	N 02°48'42" E	9°26'15"
C30	2120.00'	244.86'	244.72'	N 10°50'21" E	6°37'03"
C31	300.00'	40.35'	40.30'	N 17°59'58" E	7°42'11"
C32	300.00'	70.00'	70.04'	N 15°08'51" E	13°24'24"
C33	560.00'	210.28'	209.05'	S 81°25'12" E	21°30'52"
C34	470.00'	153.85'	153.16'	S 80°02'25" E	18°45'18"
C35	570.00'	110.61'	108.51'	N 74°10'38" E	32°48'36"
C36	570.00'	67.65'	67.61'	N 54°22'19" E	6°48'01"
C37	230.00'	211.52'	204.15'	N 77°19'05" E	52°41'34"
C38	25.00'	41.55'	36.93'	N 56°03'16" E	95°13'13"
C39	530.00'	114.95'	114.33'	N 14°38'11" E	12°23'02"
C40	500.00'	187.75'	186.65'	S 81°25'12" E	21°30'52"
C41	530.00'	173.49'	172.72'	S 80°02'25" E	18°45'18"
C42	330.00'	119.68'	119.02'	N 80°11'34" E	20°46'43"
C43	25.00'	35.43'	32.54'	S 69°35'36" E	81°12'23"
C44	25.00'	44.08'	38.59'	S 21°31'26" W	10°10'39"
C45	470.00'	42.26'	42.25'	S 74°36'50" W	5°09'08"
C46	45.00'	128.28'	128.25'	S 88°28'21" W	82°31'86"
C47	50.00'	113.01'	90.45'	S 35°00'03" W	129°30'30"
C48	25.00'	9.74'	9.68'	S 18°35'26" E	22°19'33"
C49	2270.00'	218.72'	218.64'	S 04°40'02" E	2°31'14"
C50	25.00'	39.27'	35.36'	S 43°05'35" W	90°00'00"
C51	25.00'	39.17'	35.28'	S 47°01'34" E	89°45'42"
C52	25.00'	39.37'	35.43'	N 42°58'26" E	90°14'18"
C53	65.00'	81.09'	81.05'	S 82°18'19" E	8°52'11"
C54	50.00'	110.90'	89.52'	N 43°05'35" E	127°04'22"
C55	25.00'	8.09'	8.05'	N 11°10'31" W	18°32'11"
C56	270.00'	44.47'	44.42'	N 02°48'42" E	9°26'15"
C57	2090.00'	241.39'	241.25'	N 10°50'21" E	6°37'03"
C58	270.00'	36.30'	36.27'	N 17°59'58" E	7°42'11"
C59	330.00'	77.22'	77.04'	N 15°08'51" E	13°24'24"
C60	270.00'	63.18'	63.03'	S 13°24'24" W	13°24'24"
C61	330.00'	44.37'	44.33'	S 17°59'58" W	7°42'11"
C62	2150.00'	248.32'	248.18'	S 10°50'21" W	6°37'03"
C63	330.00'	44.36'	54.29'	S 02°48'42" W	9°26'15"
C64	25.00'	39.27'	35.36'	S 43°05'35" W	90°00'00"
C65	25.00'	39.27'	35.36'	N 46°54'25" W	90°00'00"
C66	2330.00'	215.99'	215.91'	N 04°33'45" W	5°18'41"
C67	25.00'	36.27'	34.72'	N 34°59'09" W	84°24'29"
C68	530.00'	346.73'	340.57'	N 58°26'55" E	37°28'57"
C69	530.00'	165.17'	164.51'	N 30°46'45" E	17°51'23"
C70	530.00'	124.01'	123.73'	N 15°08'51" E	13°24'24"
C71	470.00'	93.47'	93.46'	N 14°07'43" E	11°21'47"
C72	25.00'	39.27'	35.35'	S 31°20'23" E	89°59'29"
C73	470.00'	67.22'	67.17'	S 17°45'12" W	8°11'42"
C74	470.00'	146.47'	145.88'	S 30°46'45" E	17°51'23"
C75	470.00'	146.46'	147.84'	S 48°45'22" W	18°05'51"
C76	25.00'	40.67'	36.33'	N 75°35'33" W	93°12'18"
C77	25.00'	37.86'	34.34'	N 14°23'28" E	86°45'44"
C78	630.00'	174.77'	174.71'	N 54°22'19" E	12°23'02"
C79	170.00'	156.34'	150.89'	N 77°19'05" E	52°41'34"

I, ROBERT CHRIS KELLY, 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 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 RODS HAVING AN OUTSIDE DIAMETER OF FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.



ROBERT CHRIS KELLY, R.P.L.S.  
TEXAS REGISTRATION NO. 6833



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 \_\_\_\_\_, 202\_\_\_\_.

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 \_\_\_\_\_, 202\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M, IN PLAT NUMBER(S) \_\_\_\_\_ OF THE



BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 20 —  
"LEVEE TRACT NO. 1"  
(F.B.C.C.F. NO. 2011056373)

5.00 ACRE DRILL SITE  
(F.B.C.C.F. NO. 1999015878)

RESTRICTED TO DETENTION & DRAINAGE		
	<b>0.0551 ACRE</b>	<b>(2,400 SQ. FT.)</b>
RESTRICTED TO LANDSCAPE & OPEN SPACE		

B. L.	- BUILDING LINE
F. B. C. C. F.	- FORT BEND COUNTY CLERK'S FILE
F. B. C. D. R.	- FORT BEND COUNTY DEED RECORDS
F. B. C. P. R.	- FORT BEND COUNTY PLAT RECORDS
F. B. C.	- FORT BEND COUNTY
FPD	- IRON PIPE
IR	- IRON ROD
R. D. W.	- RIGHT OF WAY
S. D. E.	- SANITARY SEWER EASEMENT
SQ. FT.	- SQUARE FEET
S. F. E.	- SANITARY SEWER EASEMENT
ST. S. E.	- STORM SEWER EASEMENT
U. T. I. L. E.	- UTILITY EASEMENT
W. L. E.	- WATER LINE EASEMENT
W/TH	- WITH
(1)	- BLOCK NUMBER

( IN FEET )  
1 inch = 100 ft.

K. HOVNANIAN HOUSTON KINGDOM HEIGHTS, LLC  
AND  
MERITAGE HOMES OF TEXAS, LLC  
"TRACT 1" 210.832 ACRES  
(F.B.C.F. NO. 2021207192)

ENT-  
980)

X: 2,986,133.79  
Y: 13.781,492.07

K. HOVNIANIAN HOUSTON KINGDOM HEIGHTS, LLC  
AND  
MERITAGE HOMES OF TEXAS, LLC  
"TRACT 1" 210.832 ACRES  
(F.B.C.F. NO. 2021207192)

FORT BEND COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 176  
6.3086 ACRES  
(E.B.C.C.F. NO. 2019081180)

**KINGDOM HEIGHTS BOULEVARD**  
**(100' R.O.W.)**  
(PLAT NO. 20150267; F.B.C.P.R.)

KINGDOM HEIGHTS  
SECTION ONE  
(PLAT NO. 20060032; F.B.C.P.R.)

LOT 2 | LOT 3 | LOT 4 | LOT 5  
KINGDOM HEIGHTS  
SECTION THREE  
NO. 20150267; F.B.C.P.R.)

**MAXON COURT**  
(60' R.O.W.)  
(PLAT NO. 20150267; F.B.C.P.R.)

*FINAL PLAT OF*  
**KINGDOM HEIGHTS**  
**SECTION SEVEN**

A SUBDIVISION OF 72.573 ACRES OF LAND BEING  
IN THE WILLIAM ANDREWS LEAGUE, ABSTRACT NO. 3,  
AND IN THE SAMUEL ISAACS LEAGUE,  
ABSTRACT NO. 35,  
FORT BEND COUNTY, TEXAS

159 LOTS - 6 BLOCKS - 5 RESERVES

~ *SURVEYOR* ~  
 **MKIM & CREED**  
 ENGINEERS, SURVEYORS, PLANNERS  
 12718 Century Drive  
 Stafford, Texas 77477  
 281.491.2525

NOVEMBER 17, 2022

~ OWNERS ~

**K. HOVNANIAN HOUSTON KINGDOM HEIGHTS, LLC**  
a Texas limited liability company  
13111 NW Freeway, Suite 200  
Houston, Texas 77040  
PHONE: 713.460.6201

**MERTAGE HOMES OF TEXAS, LLC**  
a Texas limited liability company  
3520 Briarpark Drive, Suite 100  
Houston, Texas 77042  
PHONE: 713.358.0352 **SHEPHERD**