

PLAT RECORDING SHEET

PLAT NAME: Millers Pond Section Two

PLAT NO: _____

ACREAGE: 32.56

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

ABSTRACT NUMBER: A-211

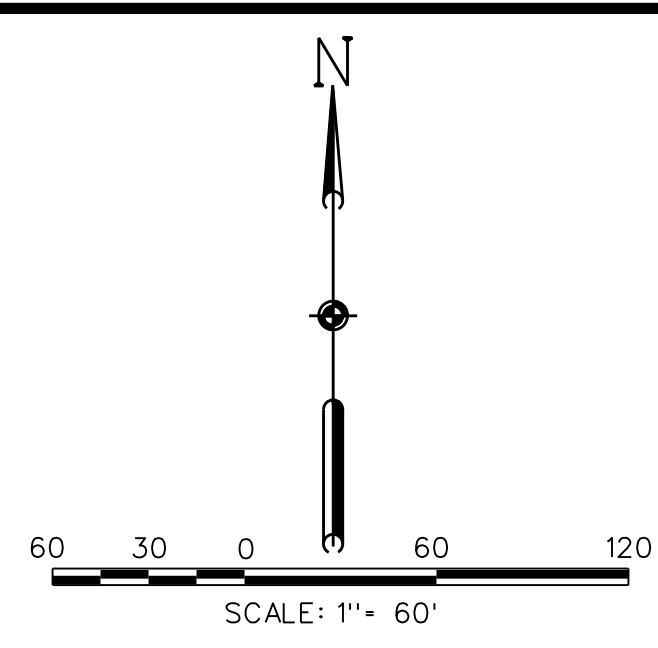
NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 64

NUMBER OF RESERVES: 5

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

(DEPUTY CLERK)



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

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; S.M. 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.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS.
2. CONTROL BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT (NGS) HGS072 (PID NO. AW5477); TOP OF A STAINLESS-STEEL ROD ENCASED IN A 5-INCH PVC PIPE WITH FLANGED LID STAMPED "HGS072 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, NAVD83 ELEVATION = 69.6 FEET.
3. PROJECT BENCHMARK: "PK" NAIL IN ASPHALT LOCATED 10-FEET SOUTHWEST OF THE CENTERLINE OF COTTONWOOD CHURCH ROAD, 80' NORTHWEST OF THE DRIVEWAY AT 1623 COTTONWOOD CHURCH 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. 2022-0541, EFFECTIVE DATE OF APRIL 26, 2023. 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, LAMAR CONSOLIDATED I.S.D., CITY OF ROSENBERG ETJ, AND FORT BEND COUNTY.
8. MILLERS POND SECTION TWO LIES WITHIN 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 101.90 FEET ABOVE MEAN SEA LEVEL. HOWEVER, THE MINIMUM SLAB ELEVATION SHALL BE ELVATED 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. L22.
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 1.00021885.
18. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE AND END OF STREETS WHERE SUCH STREETS 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 TO BE KEPT CLEAR OF FENCES, BUILDING, VEGETATION AND OTHER OBSTRUCTION TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
23. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AND APPROVED STRUCTURE.
24. THE HOMEOWNERS ASSOCIATION WILL HAVE MAINTENANCE RESPONSIBILITY FOR RESERVE "B", "C", "D" & "E".
25. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 152 WILL HAVE MAINTENANCE RESPONSIBILITY FOR RESERVE "A".

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S37° 37' 32" W	60.00
L2	N41° 41' 11" E	10.12
L3	S48° 18' 49" E	1.06
L4	S59° 47' 54" W	35.47
L5	N86° 41' 11" E	12.00
L6	S48° 18' 49" E	36.06
L7	N86° 41' 11" E	14.14
L8	S89° 09' 15" E	20.00
L9	S07° 28' 22" E	20.00
L10	N86° 50' 02" E	14.18
L11	N11° 21' 28" W	20.00
L12	N75° 31' 11" E	15.30
L13	S03° 18' 49" E	5.66
L14	N86° 41' 11" E	1.50

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	44.65	630.00	4° 3' 39"	N50° 20' 38" W	44.64
C2	42.52	600.00	4° 3' 39"	S50° 20' 38" E	42.52
C3	63.22	200.00	18° 6' 43"	S50° 44' 33" W	62.96
C4	86.39	55.00	90° 0' 0"	S03° 18' 49" E	77.78
C5	86.39	55.00	90° 0' 0"	N03° 18' 49" W	77.78
C6	40.40	570.00	4° 3' 39"	S50° 20' 38" E	40.39
C7	156.81	50.00	156° 48' 18"	S03° 18' 49" E	97.95
C8	58.21	230.00	14° 30' 7"	S48° 56' 15" W	58.06
C9	36.48	170.00	12° 17' 39"	S47° 50' 01" W	36.41
C10	231.84	50.00	265° 40' 1"	N41° 41' 11" E	73.33
C11	115.08	50.00	131° 52' 20"	N03° 18' 49" W	91.31
C12	9.14	25.00	20° 56' 10"	N58° 46' 54" W	9.08
C13	9.14	25.00	20° 56' 10"	S52° 09' 16" W	9.08
C14	39.27	25.00	90° 0' 0"	N03° 18' 49" W	35.36
C15	18.69	25.00	42° 50' 0"	N69° 43' 49" W	18.26
C16	18.69	25.00	42° 50' 0"	N26° 53' 49" W	18.26
C17	39.27	25.00	90° 0' 0"	S03° 18' 49" E	35.36
C18	14.57	25.00	33° 23' 9"	N58° 22' 45" E	14.36
C19	14.57	25.00	33° 23' 9"	S65° 00' 23" E	14.36
C20	39.27	25.00	90° 0' 0"	N86° 41' 11" E	35.36
C21	39.27	25.00	90° 0' 0"	N03° 18' 49" W	35.36
C22	39.27	25.00	90° 0' 0"	N03° 18' 49" W	35.36
C23	39.27	25.00	90° 0' 0"	S86° 41' 11" E	35.36
C24	39.27	25.00	90° 0' 0"	N86° 41' 11" E	35.36
C25	39.27	25.00	90° 0' 0"	N03° 18' 49" W	35.36
C26	231.59	50.00	265° 23' 11"	N30° 54' 27" W	73.50
C27	17.35	25.00	39° 47' 20"	S38° 17' 38" W	17.01
C28	20.86	25.00	47° 48' 19"	N77° 53' 00" E	20.26
C29	39.40	25.00	90° 17' 42"	S86° 50' 02" W	35.45
C30	39.14	25.00	89° 42' 18"	S03° 09' 58" E	35.26

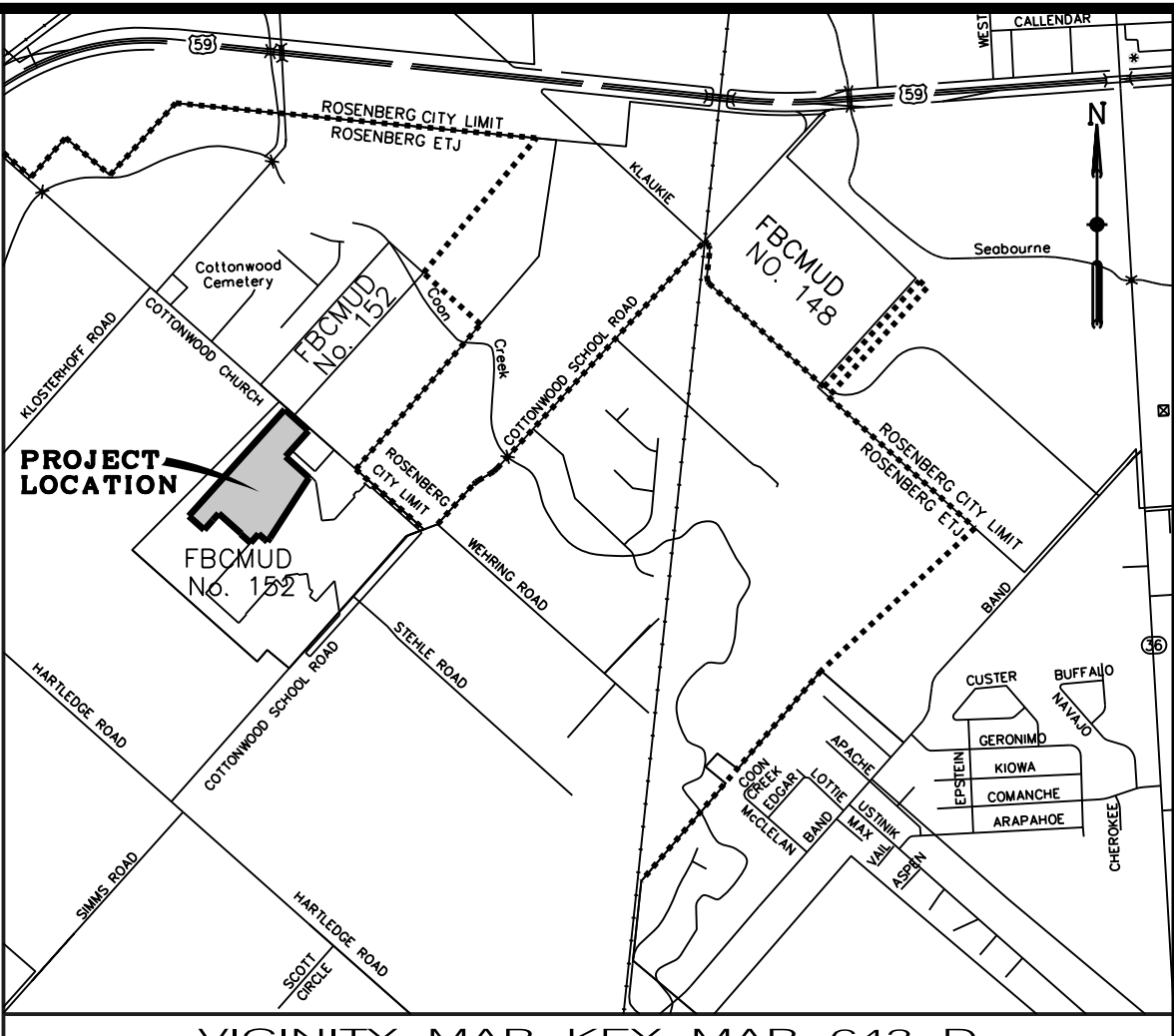
AVERAGE LOT SUMMARY TABLE

TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT = 449,572 SF

AVERAGE LOT SIZE WITHIN MILLERS POND SECTION TWO = 7,025 SF

60' LOTS = 64
50' LOTS = 100%

Block	Lot	Square Feet	Lot Width @ B.L.
1	1	8532	50
1	2	6732	50
1	3	6732	50
1	4	6576	50
1	5	14951	50
1	6	12663	50
1	7	6620	50
1	8	6732	50
1	9	6732	50
1	10	6732	50
1	11	6732	50
1	12	6732	50
1	13	6732	50
1	14	6732	50
1	15	9240	50
1	16	8797	50
1	17	6491	50
1	18	7167	50
1	19	7762	50
1	20	6628	50
1	21	6389	50
1	22	6386	50
1	23	6398	50
1	24	6411	50
1	25	6424	50
1	26	8325	50
2	1	7630	50
2	2	6000	50
2	3	6000	50
3	1	9486	50
3	2	6488	50
3	3	6501	50
3	4	6514	50
3	5	6527	50
3	6	6540	50
3	7	6553	50
3	8	7465	50
3	9	18329	50
3	10	7473	50
3	11	5997	50
4	1	7066	50
4	2	7066	50
4	3	6000	50
4	4	6000	50
4	5	6000	50
4	6	6000	50
4	7	5368	50
4	8	5363	50
4	9	5363	50
4	10	5368	50
4	11	6000	50
4	12	6000	50
4	13	6000	50
4	14	6000	50
4	15	7066	50
4	16	7066	50
4	17	6000	50
4	18	6000	50
4	19	6000	50
4	20	6000	50
4	21	6000	50
4	22	6000	50
4	23	6000	50
4	24	5945	50



MUD PARK LAND DEDICATION TABLE

TOTAL MUD PARKLAND REQUIRED = 1.20 AC.
6.25 ACRES X 64 UNITS X 3 PERSONS PER UNIT/1000

MUD PARKLAND PROVIDED IN SEC 1: 10.73 AC.

-DETENTION RESERVE "A" = 13.74 AC. @ 25% CREDIT = 3.48 AC.

-RECREATION RESERVE "C" = 0.86 @ 100% CREDIT = 0.86 AC.

-LANDSCAPES RESERVES = 3.65 AC. @ 25% CREDIT = 0.91 AC.

TOTAL = 5.25 AC.

MUD PARKLAND SURPLUS IN SEC 2: 4.05 AC.

RESERVE TABLE

RESERVE	RESTRICTED TO LANDSCAPE / OPEN SPACE, & DETENTION PURPOSES ONLY	RESTRICTED TO LANDSCAPE / OPEN SPACE, & RECREATION & UTILITY PURPOSES ONLY	RESTRICTED TO LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	RESTRICTED TO LANDSCAPE / OPEN SPACE, & DRAINAGE PURPOSES ONLY
RESERVE "A"	13.92 AC. / 606,260 SQ. FT.	0.39 AC. / 17,132 SQ. FT.	0.86 AC. / 37,307 SQ. FT.	2.97 AC. / 129,354 SQ. FT.
RESERVE "B"				0.29 AC. / 12,809 SQ. FT.
RESERVE "C"				
RESERVE "D"				
RESERVE "E"				
TOTAL:	18.43 AC. / 802,862 SQ. FT.			

6.00 ACRES
JESUS SANDOVAL AND SANDRA SANDOVAL
C.F. NO. 2011082748
O.P.R.F.B.C.

5.084 ACRES
JESUS SANDOVAL AND SANDRA SANDOVAL
C.F. NO. 2009063424
O.P.R.F.B.C.

1.000 ACRE
XAVIER E. GONZALEZ
C.F. NO. 2002137269
O.P.F.B.C.

1 ACRE
SANDRA KING MACIK
C.F. NO. 2014004888
O.P.R.F.B.C.

33.78 ACRES
RAYMOND C. MEYER
VOL 484, PG. 781
P.B.C.D.R.

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

MILLERS POND SECTION TWO

A SUBDIVISION OF 32.56 ACRES OF LAND OUT OF THE H. & T.C. RAILROAD COMPANY SURVEY SECTION 9, A-211 CITY OF ROSENBERG, ETJ FORT BEND COUNTY, TEXAS

64 LOTS 4 BLOCKS 5 RESERVES

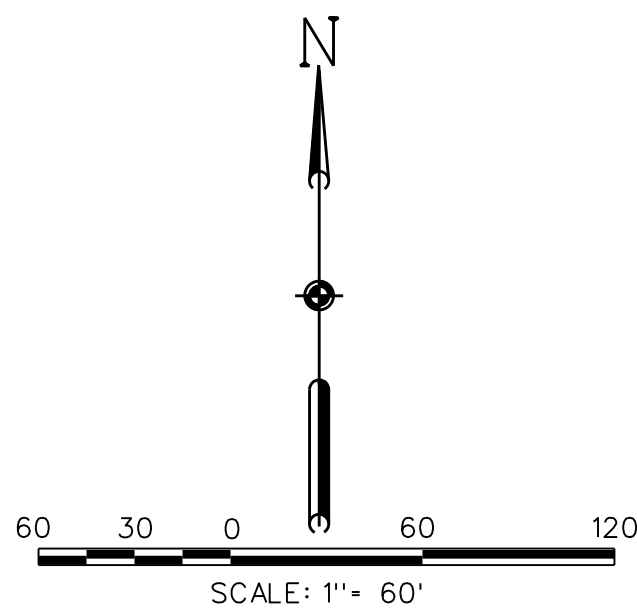
SCALE: 1" = 60' DATE: APRIL, 2023

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
281-223-1022

PLANNER: QUIDDITY
1575 SANDOUT 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
- Ⓐ INDICATES RESERVE
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TOTAL = 5.25 AC.
-MUD PARKLAND SURPLUS IN SEC 2: 4.05 AC.

6.00 ACRES
JESUS SANDOVAL AND
SANDRA SANDOVAL
C.F. NO. 2011082748
O.P.R.F.B.C.

10.713 ACRES
JESUS SANDOVAL AND
SANDRA SANDOVAL
C.F. NO. 2011082745
O.P.R.F.B.C.

50.519 ACRES
ELTON L. REYNOLDS AND
HELEN J. REYNOLDS
VOL. 875 PG. 397
F.B.C.D.R.

AVERAGE LOT SUMMARY TABLE

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LINE DATA TABLE

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L2	N41° 41" E	10.12
L3	S48° 18' 49" E	1.06
L4	S59° 47' 54" W	35.47
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L13	S03° 18' 49" E	5.66
L14	N86° 41" E	1.50

RESERVE TABLE

RESERVE	RESTRICTED TO	AREA
RESERVE "A"	RESTRICTED TO LANDSCAPE / OPEN SPACE, & DETENTION PURPOSES ONLY	13.92 AC. / 606,260 SQ.FT.
RESERVE "B"	RESTRICTED TO LANDSCAPE / OPEN SPACE, & DRAINAGE PURPOSES ONLY	0.39 AC. / 17,132 SQ.FT.
RESERVE "C"	RESTRICTED TO LANDSCAPE / OPEN SPACE / RECREATION & UTILITY PURPOSES ONLY	0.86 AC. / 37,307 SQ.FT.
RESERVE "D"	RESTRICTED TO LANDSCAPE / OPEN SPACE, & UTILITY PURPOSES ONLY	2.97 AC. / 129,354 SQ.FT.
RESERVE "E"	RESTRICTED TO LANDSCAPE / OPEN SPACE, & DRAINAGE PURPOSES ONLY	0.29 AC. / 12,809 SQ.FT.
TOTAL:		18.43 AC. / 802,862 SQ.FT.

146.27 ACRES
(TRACT 1)
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.

H.&T.C. RAILROAD CO. SURVEY
SECTION NO. 9
A-211

MILLERS POND
SECTION ONE
PLAT NO. 20220280
F.B.C.P.R.

MILLERS POND
SECTION ONE
PLAT NO. 20220280
F.B.C.P.R.

MILLERS POND SECTION TWO

A SUBDIVISION OF 32.56 ACRES OF LAND
OUT OF THE
H. & T.C. RAILROAD COMPANY SURVEY
SECTION 9, A-211
CITY OF ROSENBERG, ETJ
FORT BEND COUNTY, TEXAS

64 LOTS 4 BLOCKS 5 RESERVES

SCALE: 1" = 60' DATE: APRIL, 2023

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:

Costello



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