

PLAT RECORDING SHEET

PLAT NAME: Tejas Landing Subdivision

PLAT NO: _____

ACREAGE: 94.248

LEAGUE: H&TC RR CO Survey

ABSTRACT NUMBER: 240

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 96

NUMBER OF RESERVES: 7

OWNERS: Tejas Landing Development, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, TEJAS LANDING DEVELOPMENT, LLC, a Texas limited liability company, acting by and through Scott Lease and James Garrett, Managing Members, hereinafter referred to as Owners of the 94.248 acre tract described in the above and foregoing plat of TEJAS LANDING SUBDIVISION, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parkes, watercourses, 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 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 some 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 is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, 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 plat 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, 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, 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 that this site has complied with or has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the TEJAS LANDING DEVELOPMENT, LLC, a Texas limited liability company, has caused these presents to be signed by Scott Lease, Managing Member, and James Garrett, Managing Member, hereunto authorized this the ____ day of _____, 20____.

By: TEJAS LANDING DEVELOPMENT, LLC, a Texas limited liability company

Scott Lease, Managing Member James Garrett, Managing Member

STATE OF TEXAS
COUNTY OF _____

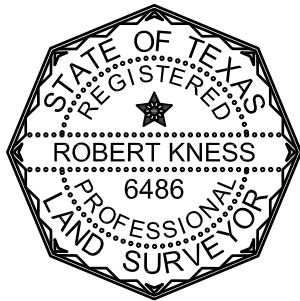
Before me, the undersigned authority, on this day personally appeared Scott Lease and James Garrett, Managing Members of TEJAS LANDING DEVELOPMENT, LLC, a Texas limited liability company, respectively, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20____.

Notary Public in and for the
State of Texas

My Commission Expires: _____

I, Robert Kness, an 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 (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (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.



Robert Kness
Registered Professional Land Surveyor
Texas Registration No. 6486

ENGINEER'S PLAT AFFIDAVIT

I, _____, 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.

(Signature and Title)

BENCHMARK PUBLISHED ELEVATION - 88.2'

N.G.S. HGCD 71 (1987) [PID AW5478] - TOP OF STAINLESS STEEL ROD IN CAP OF NORTHEAST SIDE OF STATE HIGHWAY NO. 36 NEAR NORTHEAST END OF SOUTHERNMOST DRIVEWAY ENTRANCE TO AMERICAN LEGION HALL (CURRENTLY KNIGHTS OF COLUMBUS HALL No. 7067) IN NEEDVILLE. (NAVD88)

TBM 1 ELEVATION = 89.68'

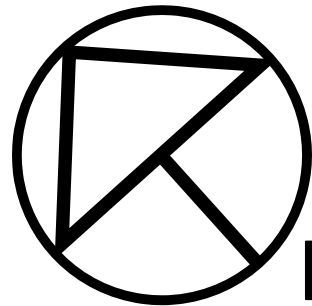
SET COTTON PICKER SPINDLE IN POWER POLE AT SOUTHWEST CORNER OF TRACT; LOCATED ON SOUTHWEST SIDE OF FOERSTER SCHOOL ROAD AT 2000 FEET SOUTHEAST OF WILLIAMS SCHOOL ROAD.
X = 2,975,846.3'
Y = 13,791,888.5'

TBM 2 ELEVATION = 88.88'

SET COTTON PICKER SPINDLE IN POWER POLE AT NORTHEAST CORNER OF TRACT; LOCATED ON SOUTHWEST SIDE OF FOERSTER SCHOOL ROAD AT 2000 FEET SOUTHEAST OF WILLIAMS SCHOOL ROAD.
X = 2,975,390.4'
Y = 13,721,197.5'

ABBREVIATIONS

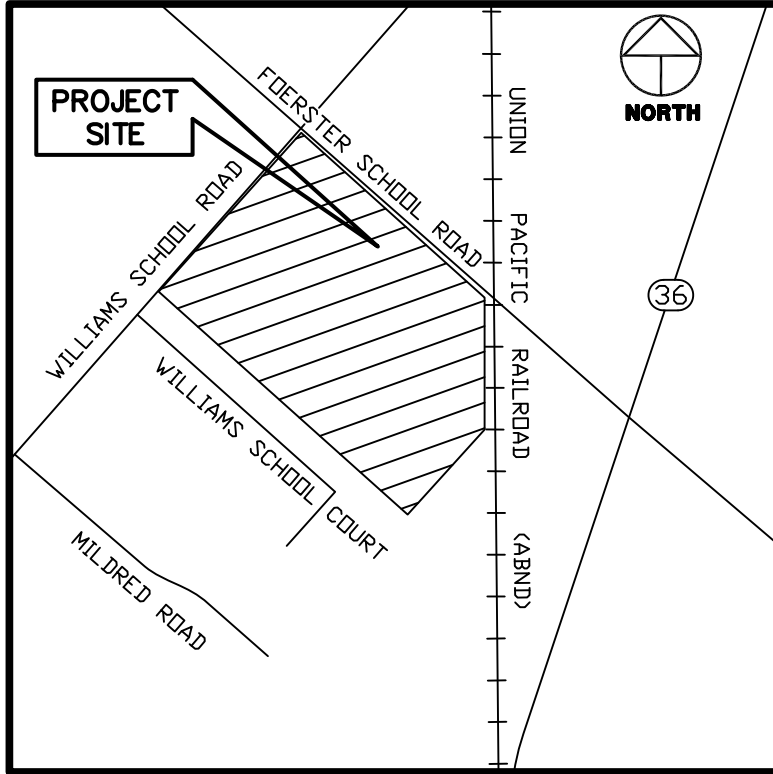
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D.E. - DRAINAGE EASEMENT
E.S.M.T. - EASEMENT
FND - FOUND
F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
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NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
AC. - ACRES
SQ. FT. - SQUARE FEET
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B.L. - BUILDING LINE
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S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
P.A.E. - PRIVATE ACCESS EASEMENT
P.U.E. - PRIVATE UTILITY EASEMENT
(S) - SET 5/8" CAPPED IR "WINDROSE"



NORTH

GRAPHIC SCALE: 1" = 200'

200 0 200 400 600 Feet



KEY MAP 683H, 683M, 684 E, 684J

FORT BEND COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 1,500'

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby 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 Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery, parent stream, or 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, the ____ day of _____, 20____.

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, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20____, at _____ o'clock _____M., and duly recorded on _____, 20____, in Plat No. _____ of the Map Records of Fort Bend County, for 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 Court
of Fort Bend County, Texas

By: _____ Deputy

TEJAS LANDING SUBDIVISION

A SUBDIVISION OF
94.248 ACRES OR 4,105,425 SQUARE FEET
SITUATED IN THE
H&TC RR CO SURVEY, ABSTRACT NO. 240
FORT BEND COUNTY, TEXAS

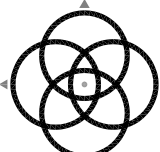
1 BLOCK 7 RESERVES 96 LOTS

MAY 2023

Owner
TEJAS LANDING DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

1860 FM 369, #123
RICHMOND, TEXAS 77406
832-236-6180

Surveyor

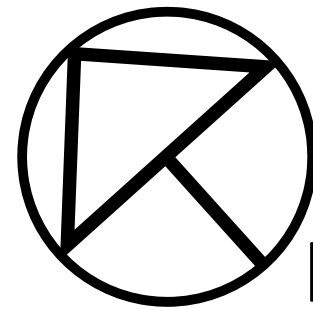


WINDROSE
LAND SURVEYING | PLATTING

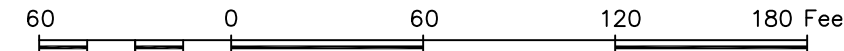
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

GENERAL NOTES

- Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD 83). All distances shown hereon are surface distances and may be brought to grid by applying the following scale factor: 0.99986486.
- According to the Federal Emergency Agency (FEMA), Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map No. 48157C0400M revised/dated January 29, 221, the subject tract appears to lie within unshaded zone "X". This determination was done by geographic plotting and is approximate only, and has not been field verified. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Windrose Land Services.
- All of the property located in this plat is within Fort Bend County, Wharton County Jr College, County Assistance District 20, and City of Needville Independent School District.
- All pipeline easements within the subject property are shown hereon, based on the title research provided in the City Planning Letter prepared by Texas American Title Company dated, August 13, 2021.
- This property lies within Light Zone LZ2 of the Fort Bend County Lighting Ordinance.
- All drainage easements shall be kept clear of fences, building, vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage facility.
- The top of all floor slabs shall be a minimum of .92 feet above mean sea level (NA VD 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.
- The drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County drainage criteria manual which allows for street ponding with intense rainfall events.
- All property to drain into a drainage easement only through an approved drainage structure.
- Subject to Section 7 (Greenspace Regulations) of the Fort Bend County Regulations of Subdivisions.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- A minimum distance of 10' shall be maintained between residential dwellings.
- 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.
- All drainage and detention reserves shall be maintained by the Municipal Utility District. However, Fort Bend County reserves the right to maintain these drainage facilities, if necessary.
- The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.
- An pipeline easement granted to Houston Gulf Gas Company, as set forth by instrument recorded in Volume 112, Page 137, of the Deed Records of Fort Bend County, Texas does hereby affect the tract. No description of centerline found within deed.
- An pipeline easment granted to N.C. McGowan, Trustee, as set forth by instrument recorded in Volume 134, Page 278, of the Deed Records of Fort Bend County, Texas and assigned to Houston Gulf Gas Company, by instrument recorded in Volume 151, Page 81, of the Deed Records of Fort Bend County, Texas does hereby affect the tract. No description of centerline found within deed.



NORTH



GRAPHIC SCALE: 1" = 60'

ABBREVIATIONS

- A.E. - AERIAL EASEMENT
D.E. - DRAINAGE EASEMENT
ESMT. - EASEMENT
FND - FOUND
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(S) - SET 5/8" CAPPED IR "WINDROSE"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 48°10'20" E	41.41'
L2	S 48°10'20" E	10.54'
L3	S 48°10'20" E	31.81'
L4	S 48°10'20" E	30.73'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	S 03°10'20" E	35.36'
C2	335.00'	90°00'00"	526.22'	S 03°10'20" E	473.76'
C3	R=18.00'	90°00'00"	L=28.27'	CB=N 03°10'20" W C=25.46'	
C4	R=25.00'	40°07'09"	L=17.51'	CB=N 68°13'55" W C=17.15'	
C5	R=60.00'	265°13'06"	L=277.74'	CB=S 44°19'04" W C=88.32'	
C6	25.00'	45°05'57"	L=19.68'	CB=N 25°37'22" W	19.17'
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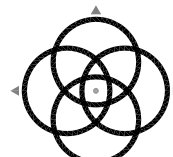
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MAY 2023

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1860 FM 369, #123
RICHMOND, TEXAS 77406
832-236-6180

Surveyor



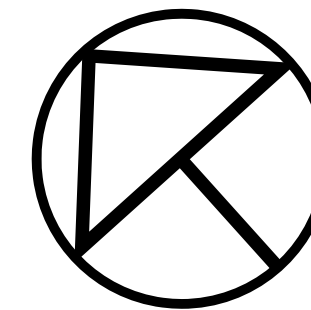
WINDROSE
LAND SURVEYING | PLATTING

RRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

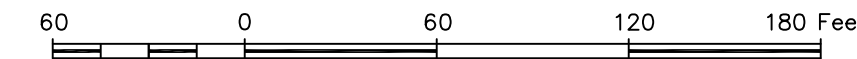
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SHEET 2
SHEET 5

RESERVE "A"
(DRAINAGE & AMENITY LAKE)
23.0030 AC. / 1,002,010 SQ. FT.



NORTH



GRAPHIC SCALE: 1" = 60'

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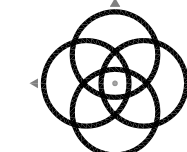
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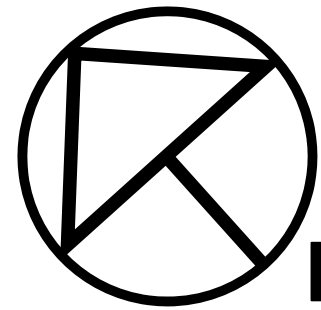
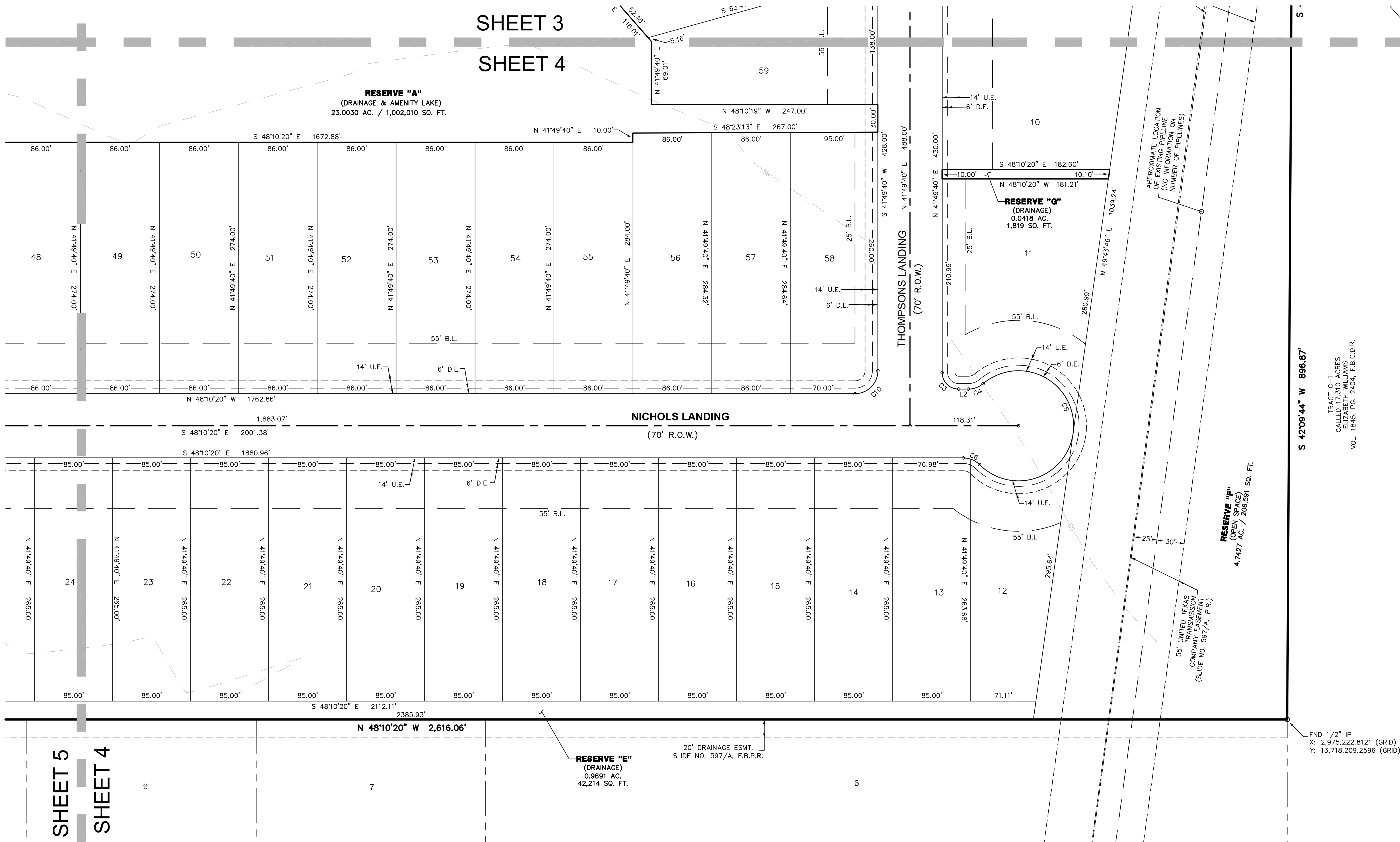
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

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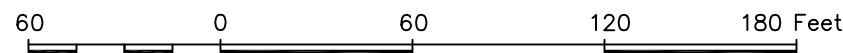
SHEET 2
SHEET 3

SHEET 3
SHEET 4

FILE INFO: Z:\56889-Tejas Landing Subdivision\DATA\20250504-PLAT-Tejas Landing Subdivision-56889-PL15493.dwg Plot Date: May 05, 2023 9:33am



NORTH



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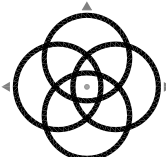
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Surveyor



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CALLLED 10.0001 ACRES
LINDSAY & BRUCE WIED
F.B.C.C.F. NO. 2018090664

CALLLED 10.0001 ACRES
ARNOLDO & CLAUDIA M. PENIA
F.B.C.C.F. NO. 2009132618

CALLLED 10.0001 ACRES
ARNOLDO & CLAUDIA M. PENIA
F.B.C.C.F. NO. 2006132804

SET 5/8" CAPPED IR "WINDROSE"
X: 2,973,273.7137 (GRID)
Y: 13,719,953.6551 (GRID)
FND 1/21 IP BENT
BEARS: N46°10'W 4.26'

WILLIAMS SCHOOL ROAD
60' R.O.W.
F.B.C.C.F. NO. 2011126233

R.O.W. DEDICATION
0.4117 AC. / 17,936 SQ. FT.

N 41°53'55" E 1,671.53'

1072.14'

20.3'

20.3'

20.3'

20.3'

20.3'

20.3'

20.3'

20.3'

20.3'

20.3'

20.3'

20.3'

THIS 0.4117 AC. / 17,936 SQ. FT.
IS HEREBY DEDICATED TO THE
PUBLIC FOR R.O.W. PURPOSES

RESERVE "A"
(DRAINAGE & AMENITY LAKE)
23.0030 AC. / 1,002,010 SQ. FT.

10' LANDSCAPE ESMT.

1

2

RESERVE "E"
(DRAINAGE)
0.9691 AC.
42,214 SQ. FT.

3

4

5

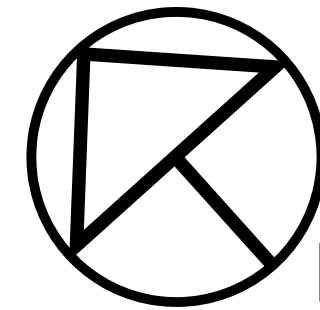
BLOCK 1
WILLIAMS SCHOOL ESTATES
SLIDE NO. 597/A, F.B.C.P.R.

SHEET 2
SHEET 5

RESERVE "A"
(DRAINAGE & AMENITY LAKE)
23.0030 AC. / 1,002,010 SQ. FT.

RESERVE "D"
(OPEN SPACE)
0.3263 AC. / 14,212 SQ. FT.

NICHOLS LANDING
(70' R.O.W.)



NORTH

60 0 60 120 180 Feet

GRAPHIC SCALE: 1" = 60'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 48°10'20" E	41.41'
L2	S 48°10'20" E	10.54'
L3	S 48°10'20" E	31.81'
L4	S 48°10'20" E	30.73'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	BEARING
C1	25.00'	90°00'00"	39.27'	S 03°10'20" E
C2	335.00'	90°00'00"	526.22'	S 03°10'20" E
C3	R=18.00'	90°00'00"	L=28.27'	CB=N 03°10'20" W C=25.46'
C4	R=25.00'	40°07'09"	L=17.51'	CB=N 68°13'55" W C=17.15'
C5	R=60.00'	265°13'06"	L=277.74'	CB=S 44°19'04" W C=88.32'
C6	25.00'	45°05'57"	L=19.68'	CB=N 25°37'22" W
C7	25.00'	45°05'57"	19.68'	N 70°43'18" W
C8	60.00'	270°11'54"	282.95'	N 41°49'40" E
C9	25.00'	45°05'57"	19.68'	N 25°37'22" W
C10	25.00'	90°00'00"	39.27'	N 86°49'40" E
C11	265.00'	90°00'00"	416.26'	N 03°10'20" W
C12	25.00'	45°05'57"	19.68'	N 70°43'18" W
C13	60.00'	270°11'53"	282.95'	N 41°49'40" E
C14	25.00'	45°05'57"	19.68'	N 25°37'22" W
C15	25.00'	90°00'00"	39.27'	N 86°49'40" E
C16	300.00'	90°00'00"	471.24'	S 03°10'20" E
C17	25.00'	90°03'25"	39.29'	S 86°55'38" W

TEJAS LANDING SUBDIVISION

A SUBDIVISION OF
94.248 ACRES OR 4,105,425 SQUARE FEET
SITUATED IN THE
H&TC RR CO SURVEY, ABSTRACT NO. 240
FORT BEND COUNTY, TEXAS

1 BLOCK 7 RESERVES 96 LOTS

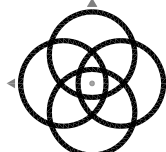
MAY 2023

Owner

TEJAS LANDING DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

1860 FM 369, #123
RICHMOND, TEXAS 77406
832-236-6180

Surveyor



WINDROSE
LAND SURVEYING & PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041