

PLAT RECORDING SHEET

PLAT NAME: Bellfort Farms Sec 2

PLAT NO: _____

ACREAGE: 31.327

LEAGUE: Randall Jones Survey

ABSTRACT NUMBER: 42

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 77

NUMBER OF RESERVES: 9

OWNERS: Meritage Homes of Texas, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH DAVID JORDAN, SENIOR VICE PRESIDENT OF LAND, AND _____, BEING OFFICERS OF MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING OWNERS OF THE 31.327 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BELLFORT FARMS SEC 2, 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 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 OURSELVES, OUR 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 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 EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U. E. AND A. E.) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS 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 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 EASEMENT, 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 EASEMENTS TOTALS THIRTY FEET (30' 0") IN WDTH.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DEDICATED 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 THE 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 DAMAGE 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 CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF BELLFORT FARMS SEC 2 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND TO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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 AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID JORDAN, SENIOR VICE PRESIDENT OF LAND, HEREUNTO AUTHORIZED,

ATTESTED BY _____ AND ITS COMMON SEAL HEREUNTO AFFIXED

THIS _____ DAY OF _____, 2023.

MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: MERITAGE HOMES OF TEXAS, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
ITS AUTHORIZED AGENT

BY: _____ ATTEST: _____
PRINT NAME: DAVID JORDAN PRINT NAME:
TITLE: SENIOR VICE PRESIDENT OF LAND TITLE:

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID JORDAN, SENIOR VICE PRESIDENT OF LAND, AND _____ OF MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS 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 _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR
FORT BEND COUNTY, TEXAS

CERTIFICATE FOR SURVEYOR

I, JAMES B. MCALLISTER, JR., 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 CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE 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.

JAMES B. MCALLISTER, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5717

CERTIFICATE FOR ENGINEER

I, ROBERT M. PREISS, 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.

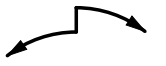
ROBERT M. PREISS
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 92978










THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BELLFORT FARMS SEC 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND

AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

BY: _____ BY: _____
MARTHA L. STEIN, CHAIR OR M. SONNY GARZA, VICE CHAIR MARGARET WALLACE BROWN, AICP, CNU-A, SECRETARY

NOTES:

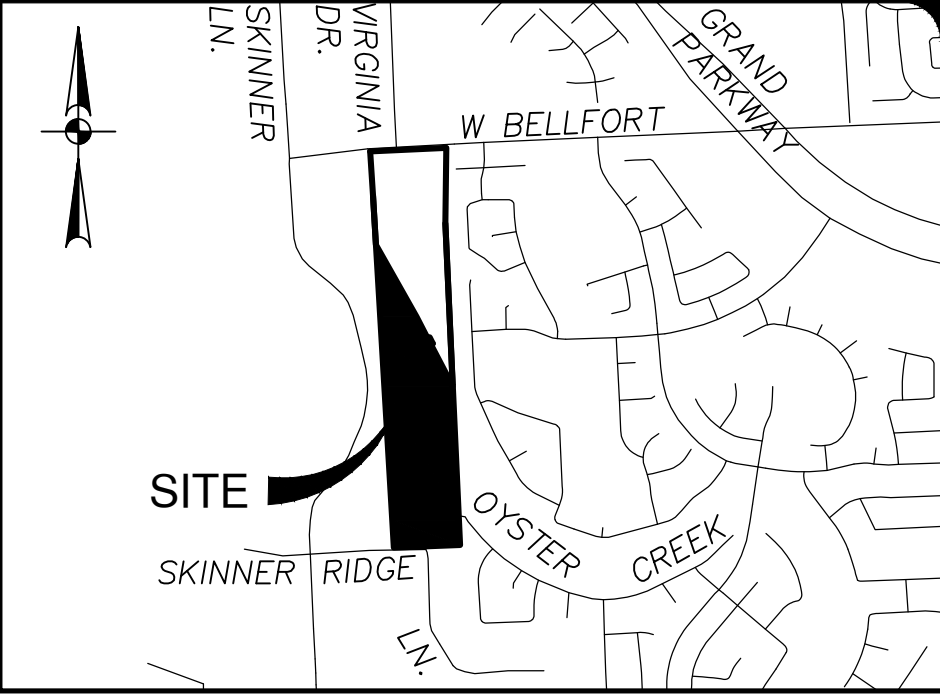
- THE RADIUS ON ALL BLOCK CORNERS IS 25.00 FEET, UNLESS OTHERWISE NOTED.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR OF 0.9998700169.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- A MINIMUM OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SIDES OF RESIDENTIAL DWELLINGS.
-  INDICATES STREET NAME CHANGE SYMBOL
- 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.
- 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 LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
- ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREET 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, ASSIGNS OR SUCCESSORS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 90.40 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. 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.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE DRAINAGE SYSTEM FOR THIS DEVELOPMENT IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- DRAINAGE AND DETENTION MAINTENANCE WILL BE PROVIDED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 146.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) 48157C0120L FOR FORT BEND COUNTY, TEXAS, EFFECTIVE DATE APRIL 2, 2014 THIS SECTION IS LOCATED IN UNSHADED ZONE "X", SHADED ZONE "X", AND ZONE "AE". UNSHADED ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. SHADED ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE "AE" IS DEFINED AS THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD ELEVATION OF 84.00'.
- THIS PLAT LIES WITHIN LIGHT ZONE LZ3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- THERE ARE NO KNOWN PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- 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 A.D.A.
- SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES RECORDED IN DOCUMENT NO. 2021113216 OF THE OFFICIAL PUBLIC RECORDS OF THE COUNTY OF FORT BEND.

RESERVE TABLE				
RESERVE	ACREAGE	PURPOSE	PROPOSED OWNER	MAINTENANCE
 A	0.451 AC. 19,653 SQ. FT	LANDSCAPE/ OPEN SPACE	HOA	HOA
 B	0.307 AC. 13,379 SQ. FT	LANDSCAPE/ OPEN SPACE/ LIFT STATION	FBC MUD 146	FBC MUD 146
 C	2.632 AC. 114,631 SQ. FT	DRAINAGE/ DETENTION/ OPEN SPACE AMENITY	FBC MUD 146	FBC MUD 146
 D	0.493 AC. 21,495 SQ. FT	DRAINAGE/ OPEN SPACE AMENITY	FBC MUD 146	FBC MUD 146
 E	0.135 AC. 5,872 SQ. FT	LANDSCAPE/ OPEN SPACE	HOA	HOA
 F	0.751 AC. 32,729 SQ. FT	DRAINAGE/ OPEN SPACE AMENITY	FBC MUD 146	FBC MUD 146
 G	0.190 AC. 8,272 SQ. FT	DRAINAGE/ OPEN SPACE AMENITY	FBC MUD 146	FBC MUD 146
 H	5.515 AC. 240,221 SQ. FT	LANDSCAPE/ OPEN SPACE	GULF COAST WATER AUTHORITY	GULF COAST WATER AUTHORITY
 I	4.730 AC. 206,036 SQ. FT	LANDSCAPE/ OPEN SPACE	GULF COAST WATER AUTHORITY	GULF COAST WATER AUTHORITY

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	N/A
WCID	N/A
MUD	FORT BEND COUNTY MUD 146
LID	N/A
DID	N/A
SCHOOL	LAMAR CONSOLIDATED ISD
FIRE	RICHMOND FIRE STATION #2
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	FORT BEND COUNTY MUD 146

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	20°04'44"	N84°57'47"W	8.72' 8.76'
C2	25.00'	22°37'31"	S73°41'06"W	9.81' 9.87'
C3	25.00'	81°35'43"	S21°34'29"W	32.67' 35.60'
C4	575.00'	8°03'04"	S23°14'55"E	80.73' 80.80'
C5	325.00'	24°39'54"	N14°56'30"W	138.83' 139.91'
C6	25.00'	38°50'40"	S22°01'53"E	16.63' 16.95'
C7	58.00'	167°41'20"	N42°23'27"E	115.33' 169.75'
C8	25.00'	38°50'40"	N73°11'13"W	16.63' 16.95'
C9	25.00'	90°00'00"	S42°23'27"W	35.36' 39.27'
C10	25.00'	89°32'46"	S47°22'56"E	35.22' 39.07'
C11	25.00'	90°27'12"	N42°37'03"E	35.49' 39.47'
C12	325.00'	5°44'06"	S01°5'30"W	32.52' 32.53'
C13	325.00'	50°07'08"	S28°11'07"W	275.31' 284.29'
C14	25.00'	80°31'08"	N12°59'07"E	32.31' 35.13'
C15	625.00'	8°03'04"	S23°14'55"E	87.75' 87.83'
C16	25.00'	66°08'13"	N52°17'29"W	27.28' 28.86'
C17	675.00'	5°29'39"	N65°07'10"E	64.70' 64.73'
C18	25.00'	103°19'59"	N78°56'27"W	39.22' 45.09'
C19	275.00'	24°39'54"	N14°56'30"W	117.47' 118.38'
C20	25.00'	90°00'00"	N42°23'27"E	35.36' 39.27'
C21	25.00'	90°00'00"	S47°36'33"E	35.36' 39.27'
C22	275.00'	5°44'06"	S01°5'30"W	27.51' 27.53'
C23	275.00'	46°16'01"	S26°15'33"W	216.08' 222.07'
C24	700.00'	6°11'13"	N65°27'56"E	75.55' 75.59'
C25	300.00'	1°52'16"	N20°09'30"W	9.80' 9.80'
C26	600.00'	8°03'04"	S23°14'55"E	84.24' 84.31'
C27	300.00'	24°39'54"	N14°56'30"W	128.15' 129.15'
C28	50.00'	90°00'00"	N42°23'27"E	70.71' 78.54'
C29	300.00'	5°44'06"	S01°5'30"W	30.02' 30.03'
C30	300.00'	58°08'18"	S32°11'42"W	291.52' 304.41'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S19°13'23"E	22.73'
L2	S3°07'33"W	50.04'
L3	S19°13'23"E	14.80'
L4	S3°07'33"W	50.04'
L5	S87°16'27"E	23.37'
L6	S3°07'33"W	50.04'
L7	S3°23'52"E	75.85'
L8	S27°16'27"E	40.47'
L9	N86°36'12"E	3.65'



LOCATION MAP

NOT-TO-SCALE
KEY MAP 5252, 565D
ZIP CODE: 77406

I, J. STACY SLAWSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE 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 SLAWSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2023.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

K.P. GEORGE
COUNTY JUDGE

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

DEXTER L. MCCOY
PRECINCT 4, COUNTY COMMISSIONER

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., AND 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
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

BELLFORT FARMS SEC 2

A SUBDIVISION OF 31.327 ACRES
LOCATED IN THE RANDALL JONES SURVEY
ABSTRACT NUMBER 42
FORT BEND COUNTY, TEXAS.

77 LOTS 9 RESERVES 4 BLOCKS

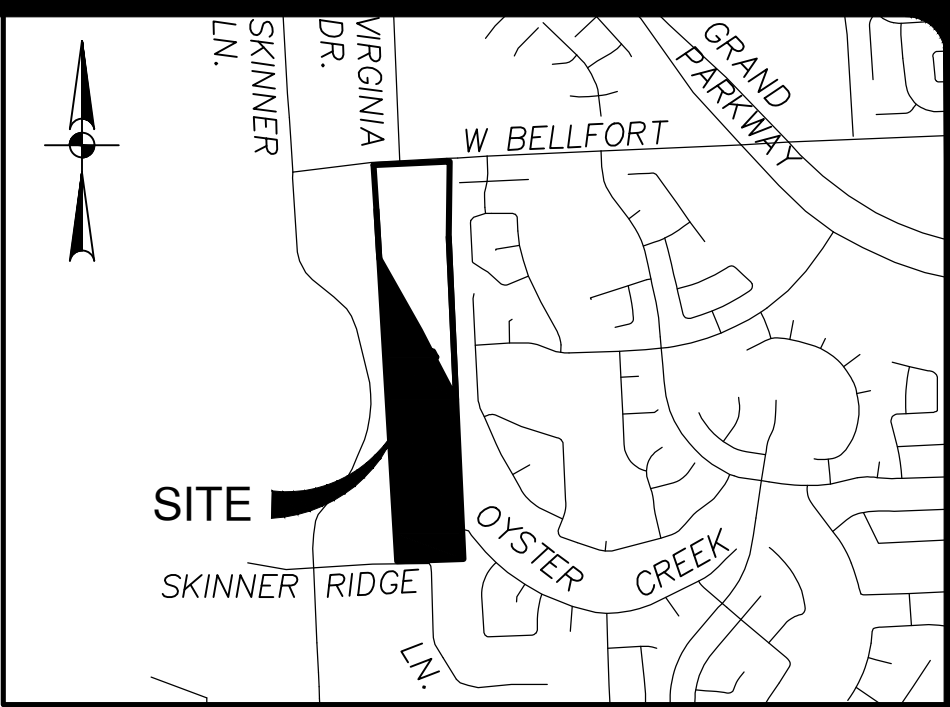
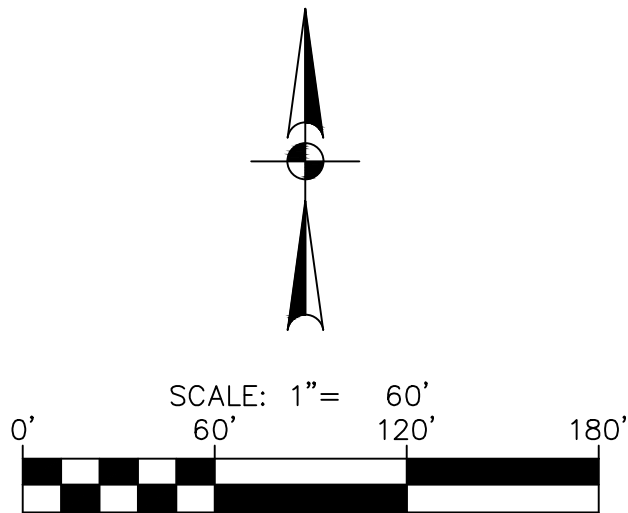
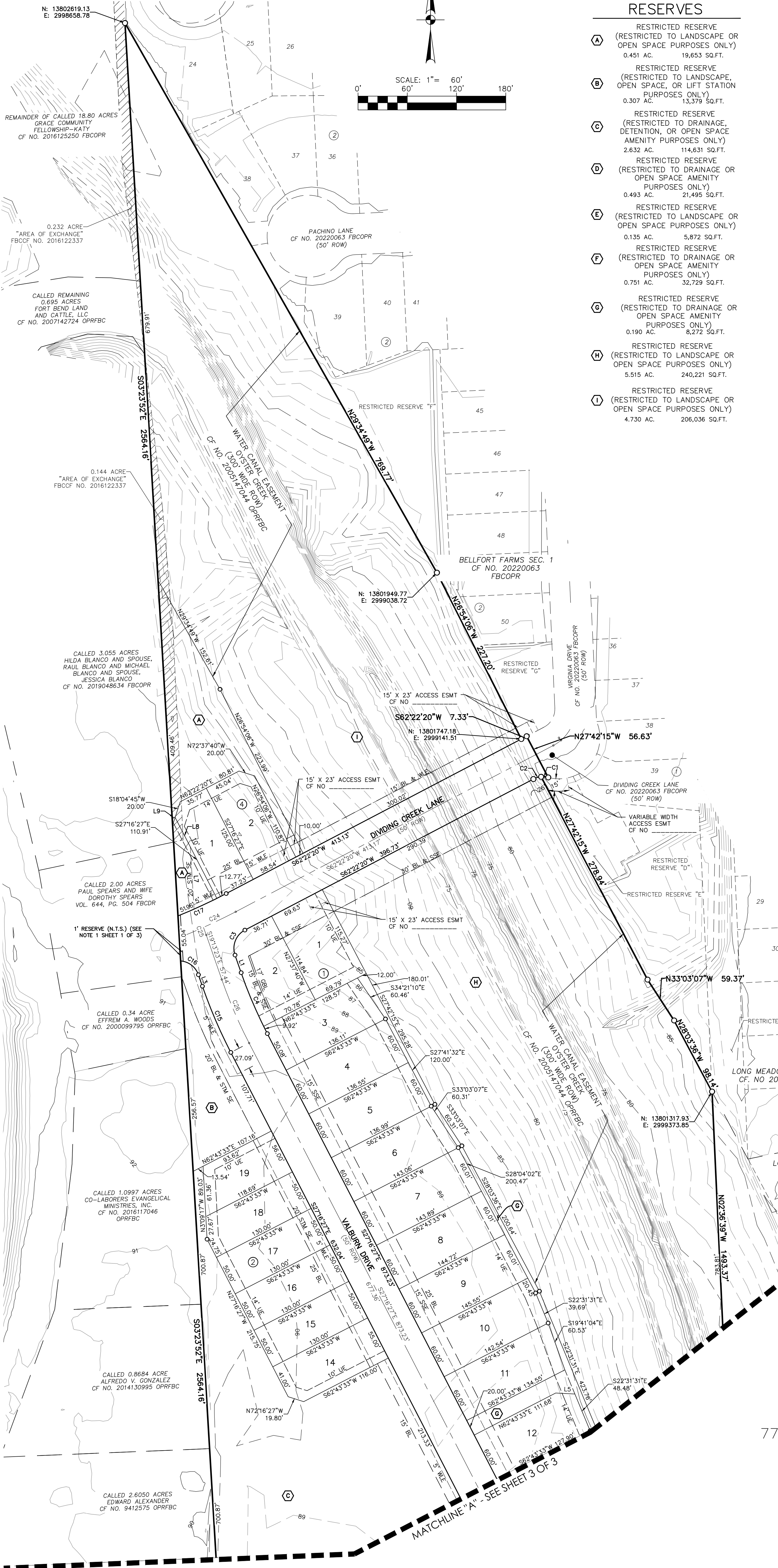
SCALE: 1"= 60' APRIL 2023

OWNER:
MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
3250 BRIARPARK DR, SUITE 100
HOUSTON, TX 77042
713-690-1166

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

THIS DOCUMENT HAS BEEN PROVIDED FROM A PRELIMINARY DESIGN AND MAY BE SUBJECT TO CHANGE WITHOUT NOTICE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.



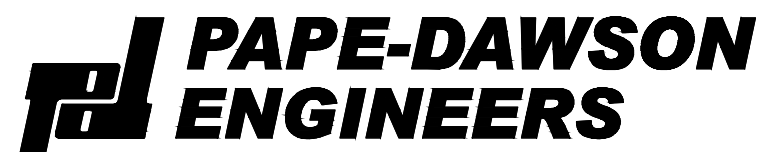
RESERVES	
(A)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.451 AC. 19,653 SQ.FT.
(B)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE, OPEN SPACE, OR LIFT STATION PURPOSES ONLY) 0.307 AC. 13,379 SQ.FT.
(C)	RESTRICTED RESERVE (RESTRICTED TO DRAINAGE, DETENTION, OR OPEN SPACE AMENITY PURPOSES ONLY) 2.632 AC. 114,631 SQ.FT.
(D)	RESTRICTED RESERVE (RESTRICTED TO DRAINAGE OR OPEN SPACE AMENITY PURPOSES ONLY) 0.493 AC. 21,495 SQ.FT.
(E)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.135 AC. 5,872 SQ.FT.
(F)	RESTRICTED RESERVE (RESTRICTED TO DRAINAGE OR OPEN SPACE AMENITY PURPOSES ONLY) 0.751 AC. 32,729 SQ.FT.
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(I)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 4.730 AC. 206,036 SQ.FT.

LEGEND	
○	SET 5/8" IRON ROD (PAPE DAWSON CAP)
●	FOUND MONUMENTATION (AS NOTED)
BL	BUILDING LINE
FBCOPR	FT. BEND COUNTY OFFICIAL PUBLIC RECORDS
FBCPR	FT. BEND COUNTY PLAT RECORDS
SSE	SANITARY SEWER EASEMENT
STM SE	STORM SEWER EASEMENT
UE	UTILITY EASEMENT
WLE	WATER LINE EASEMENT
AE	AERIAL EASEMENT
R	RADIUS
ROW	RIGHT-OF-WAY
SF	SQUARE FEET
BL	BUILDING LINE
IR	IRON ROD
FD	FOUND
AC	ACRE
PC	PAGE
VOL	VOLUME
FBCCF NO.	FORT BEND COUNTY CLERK'S FILE NUMBER
GBL	GARAGE BUILDING LINE

BELLFORT FARMS SEC 2

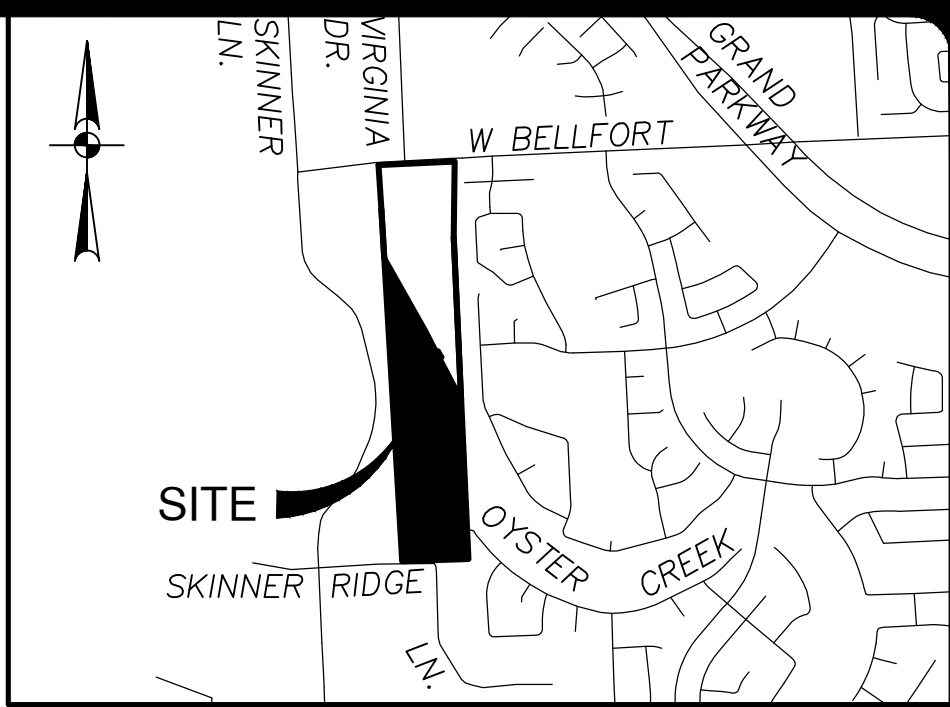
A SUBDIVISION OF 31.327 ACRES
LOCATED IN THE RANDALL JONES SURVEY
ABSTRACT NUMBER 42
FORT BEND COUNTY, TEXAS.
77 LOTS 9 RESERVES 4 BLOCKS
SCALE: 1" = 60' APRIL 2023

OWNER:
MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
3250 BRIARPARK DR, SUITE 100
HOUSTON, TX 77042
713-690-1166



HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

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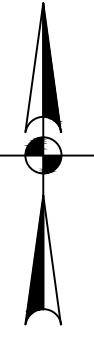


LOCATION MAP

NOT-TO-SCALE
KEY MAP 5252, 5650
ZIP CODE: 77406

LEGEND

- O = SET 5/8" IRON ROD (PAPE DAWSON CAP)
- FOUND MONUMENTATION (AS NOTED)
- BL = BUILDING LINE
- FBCOPR = FT. BEND COUNTY OFFICIAL PUBLIC RECORDS
- FBCPR = FT. BEND COUNTY PLAT RECORDS
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
- UE = UTILITY EASEMENT
- WLE = WATER LINE EASEMENT
- AE = AERIAL EASEMENT
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SF = SQUARE FEET
- BL = BUILDING LINE
- IR = IRON ROD
- FD = FOUND
- AC = ACRE
- PG = PAGE
- VOL = VOLUME
- FBCCF NO. = FORT BEND COUNTY CLERK'S FILE NUMBER
- GBL = GARAGE BUILDING LINE



SCALE: 1"= 60'
0' 60' 120' 180'

RESERVES

- A RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.451 AC. 19,653 SQ.FT.
- B RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE, OPEN SPACE, OR LIFT STATION PURPOSES ONLY)
0.307 AC. 13,379 SQ.FT.
- C RESTRICTED RESERVE (RESTRICTED TO DRAINAGE, DETENTION, OR OPEN SPACE AMENITY PURPOSES ONLY)
2.632 AC. 114,631 SQ.FT.
- D RESTRICTED RESERVE (RESTRICTED TO DRAINAGE OR OPEN SPACE AMENITY PURPOSES ONLY)
0.493 AC. 21,495 SQ.FT.
- E RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.135 AC. 5,872 SQ.FT.
- F RESTRICTED RESERVE (RESTRICTED TO DRAINAGE OR OPEN SPACE AMENITY PURPOSES ONLY)
0.751 AC. 32,729 SQ.FT.
- G RESTRICTED RESERVE (RESTRICTED TO DRAINAGE OR OPEN SPACE AMENITY PURPOSES ONLY)
0.190 AC. 8,272 SQ.FT.
- H RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
5.515 AC. 240,221 SQ.FT.
- I RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
4.730 AC. 206,036 SQ.FT.

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**PAPE-DAWSON
ENGINEERS**

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