

PLAT RECORDING SHEET

PLAT NAME: Arabella on The Prairie Section Two

PLAT NO: _____

ACREAGE: 54.33

LEAGUE: B.B.B. & C.R.R. C.O. Survey No. 7 & B.B.B. & C.R.R. C.O. Survey No. 1

ABSTRACT NUMBER: A-130 and A-127

NUMBER OF BLOCKS: 7

NUMBER OF LOTS: 128

NUMBER OF RESERVES: 12

OWNERS: Beazer Homes

(DEPUTY CLERK)

H:\A_030_FOLDERS\4226-02-ARABELLA ON THE PRAIRIE - SECTION TWO - 123022.DWG 2/23/23 Jim Conzales

LEGEND

AC.	=	ACRE
A.E.	=	AERIAL EASEMENT
B.L.	=	BUILDING LINE
CHB.	=	CHORD BEARING
CHD.	=	CHORD LENGTH
CIR.	=	CAPPED IRON ROD
D.E.	=	DRAINAGE EASEMENT
E.E.	=	ELECTRIC EASEMENT
ESMT.	=	EASEMENT
F.B.C.C.F.	=	FORT BEND COUNTY CLERK'S FILE
F.B.C.D.D.	=	FORT BEND COUNTY DRAINAGE DISTRICT
F.B.C.D.R.	=	FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	=	FORT BEND COUNTY MAP RECORDS
H.L.R.P.	=	HOUSTON LIGHTING AND POWER
I.R.	=	IRON ROD
I.P.	=	IRON PIPE
L.	=	LENGTH
L.E.	=	LANDSCAPE EASEMENT
LTD.	=	LIMITED
No.	=	NUMBER
NR.	=	NON-RADIAL
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.U.E.	=	PUBLIC UTILITY EASEMENT
PVT.	=	PRIVATE
S.F.	=	SQUARE FEET
SAN.S.E.	=	SANITARY SEWER EASEMENT
STM.S.E.	=	STORM SEWER EASEMENT
U.E.	=	UTILITY EASEMENT
W.L.E.	=	WATER LINE EASEMENT
X	=	EASTING COORDINATE
Y	=	NORTHING COORDINATE
	=	STREET NAME CHANGE
	=	BLOCK NUMBER
	=	SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
	=	FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
	=	BENCHMARK

Line	Length	Direction
L1	200.00'	N42°00'02"E
L2	62.57'	N47°59'58"W
L3	51.30'	N40°51'06"E
L4	62.99'	N41°47'56"E
L5	31.38'	N30°23'39"E
L6	129.88'	S47°59'58"E
L7	60.00'	S52°40'08"E
L8	128.42'	S48°15'41"E
L9	142.25'	S48°15'41"E
L10	144.35'	S50°50'52"E
L11	90.21'	S56°43'00"E
L12	14.14'	N78°17'00"E
L13	115.00'	N33°17'00"E
L14	115.00'	S26°49'43"W
L15	15.00'	S14°35'51"E
L16	179.54'	S56°01'26"E
L17	30.56'	S46°56'41"W
L18	12.84'	S03°07'47"E
L19	115.00'	S53°12'15"E
L20	33.93'	S26°33'49"W
L21	214.51'	S19°15'44"E

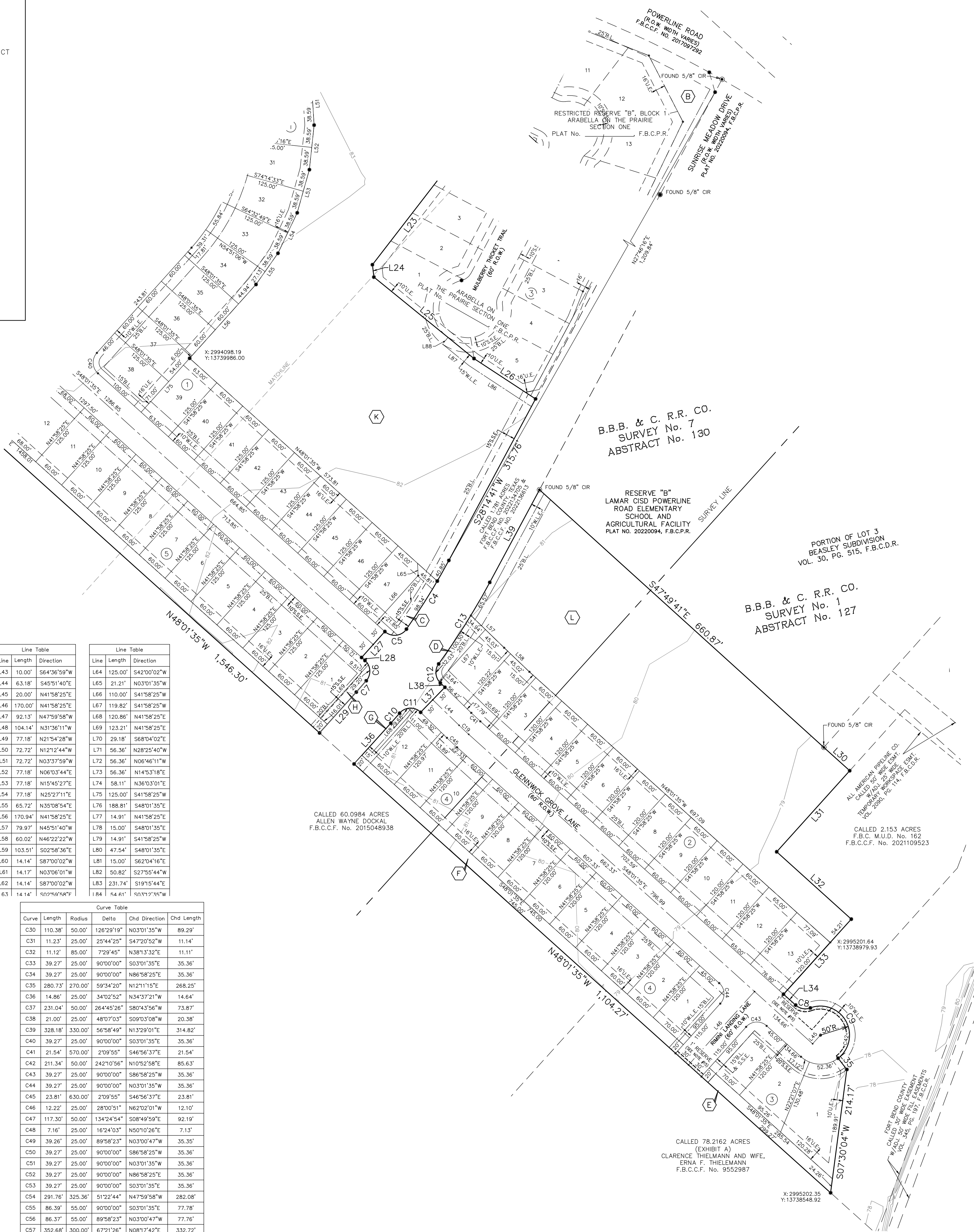
Line	Length	Direction
L22	235.73'	S27°55'44"W
L23	188.71'	S37°40'35"W
L24	21.48'	S06°36'30"E
L25	222.39'	S50°33'36"E
L26	126.81'	S56°45'34"E
L27	60.00'	S41°58'25"W
L28	7.83'	S48°01'35"E
L29	94.55'	S41°58'25"W
L30	60.00'	S47°59'58"E
L31	187.88'	S42°00'05"W
L32	173.07'	S47°56'02"E
L33	174.22'	S42°03'58"W
L34	28.07'	S48°01'35"E
L35	24.61'	S37°38'53"E
L36	94.35'	N41°58'25"E
L37	60.00'	N44°08'20"E
L38	11.03'	N45°51'40"W
L39	181.03'	N28°14'41"E
L40	2.50'	N86°59'13"E
L41	3.01'	N82°57'52"E
L42	1.50'	N86°58'25"E
L43	14.14'	S07°54'58"E

Line	Length	Direction
L44	63.18'	S45°51'40"E
L45	20.00'	N41°58'25"E
L46	170.00'	N41°58'25"E
L47	92.13'	N47°59'58"W
L48	104.13'	N31°36'11"W
L49	77.18'	N21°54'28"W
L50	72.72'	N12°12'44"W
L51	72.72'	N03°37'59"W
L52	77.18'	N08°03'44"E
L53	77.18'	N15°45'27"E
L54	77.18'	N25°27'11"E
L55	65.72'	N30°08'54"E
L56	170.94'	N41°58'25"E
L57	79.97'	N45°51'40"W
L58	60.02'	N46°22'22"W
L59	103.51'	S02°58'36"E
L60	14.14'	S87°00'02"W
L61	14.17'	N03°06'01"W
L62	14.14'	S87°00'02"W
L63	54.61'	S03°12'35"W

Line	Length	Direction
L64	125.00'	S42°00'02"W
L65	21.21'	N03°01'35"W
L66	110.00'	S41°58'25"W
L67	119.82'	S41°58'25"W
L68	120.88'	N41°58'25"E
L69	123.21'	N41°58'25"E
L70	29.18'	S68°04'02"E
L71	56.36'	N09°25'40"W
L72	56.36'	N06°14'61"W
L73	56.36'	N14°33'18"E
L74	58.11'	N36°03'01"E
L75	125.00'	S41°58'25"W
L76	188.81'	S48°01'35"E
L77	14.91'	N41°58'25"E
L78	15.00'	S48°01'35"E
L79	14.91'	S41°58'25"W
L80	47.54'	S48°01'35"E
L81	15.00'	S62°04'16"E
L82	50.82'	S27°35'44"W
L83	231.74'	S19°15'44"E
L84	54.61'	S03°12'35"W

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	6.91'	970.00'	0°24'30"	N37°32'07"E	6.91'
C2	206.16'	1,830.00'	6°27'17"	S59°56'38"E	206.05'
C3	78.57'	50.00'	90°01'52"	S08°31'11"E	70.73'
C4	139.19'	1,160.00'	6°52'29"	S31°40'56"W	139.10'
C5	42.26'	25.00'	96°51'15"	S83°32'48"W	37.41'
C6	38.71'	25.00'	88°42'54"	S03°40'08"E	34.96'
C7	26.01'	1,160.00'	1°17'06"	S41°19'52"W	26.01'
C8	27.13'	25.00'	63°10'59"	S79°07'02"E	25.82'
C9	141.86'	50.00'	162°33'37"	S28°56'41"E	98.84'
C10	22.85'	1,240.00'	1°03'20"	N41°26'45"E	22.85'
C11	40.68'	25.00'	93°37'16"	N8°37'42"E	36.34'
C12	35.68'	25.00'	81°46'13"	N04°58'34"W	32.73'
C13	165.67'	1,240.00'	7°39'52"	N32°04'37"E	165.75'
C14	81.50'	1,000.00'	4°40'10"	N39°39'57"E	81.48'
C15	86.37'	55.00'	89°58'23"	N03°00'47"W	77.76'
C16	86.39'	55.00'	90°00'00"	S03°01'35"E	77.78'
C17	86.39'	55.00'	90°00'00"	N03°01'35"W	77.78'
C18	352.68'	300.00'	67°21'26"	N08°17'42"E	332.72'
C19	22.67'	600.00'	2°09'55"	S46°56'37"E	22.67'
C20	39.27'	25.00'	90°00'00"	N87°00'02"E	35.36'
C21	79.05'	970.00'	4°40'10"	N39°39'57"E	79.03'
C22	83.94'	1,030.00'	4°40'10"	N39°39'57"E	83.92'
C23	39.27'	25.00'	90°00'00"	S02°59'58"E	35.36'
C24	9.78'	25.00'	22°25'08"	S59°12'31"E	9.72'
C25	11.64'	50.00'	134°48'35"	N03°00'47"W	92.32'
C26	9.78'	25.00'	22°25'08"	S53°01'58"W	9.72'
C27	39.27'	25.00'	90°00'00"	S03°01'35"E	35.36'
C28	11.12'	85.00'	7°29'45"	N44°16'42"W	11.11'
C29	11.23'	25.00'	29°44'25"	S53°24'02"E	11.14'

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C30	110.38'	50.00'	126°29'19"	N03°01'35"W	89.29'
C31	11.23'	25.00'	29°44'25"	S47°20'52"W	11.14'
C32	11.12'	85.00'	7°29'45"	N38°13'32"E	11.11'
C33	39.27'	25.00'	90°00'00"	S03°01'35"E	35.36'
C34	39.27'	25.00'	90°00'00"	N86°58'25"E	35.36'
C35	280.73'	270.00'	59°34'20"	N12°11'15"E	268.25'
C36	14.86'	25.00'	34°02'52"	N34°37'21"W	14.64'
C37	231.04'	50.00'	264°45'26"	S80°43'56"W	73.87'
C38	21.00'	25.00'	48°07'03"	S09°03'08"W	20.38'
C39	328.18'	330.00'	56°58'49"	N13°29'01"E	314.82'
C40	39.27'	25.00'	90°00'00"	S03°01'35"E	35.36'
C41	21.54'	570.00'	2°09'55"	S46°56'37"E	21.54'
C42	211.34'	50.00'	242°10'56"	N10°52'58"E	85.63'
C43	39.27'	25.00'	90°00'00"	S86°58'25"W	35.36'
C44	39.27'	25.00'	90°00'00"	N03°01'35"W	35.36'
C45	23.81'	630.00'	2°09'55"	S46°56'37"E	23.81'
C46	12.22'	25.00'	28°00'51"	N62°02'01"W	12.10'
C47	117.30'	50.00'	134°24'54"	S08°49'59"E	92.19'
C48	7.16'	25.00'	16°24'03"	N50°10'26"E	7.13'
C49	39.26'	25.00'	89°58'23"	N03°00'47"W	35.35'
C50	39.27'	25.00'	90°00'00"	S86°58'25"W	35.36'
C51	39.27'	25.00'	90°00'00"	N03°01'35"W	35.36'
C52	39.27'	25.00'	90°00'00"	N86°58'25"E	35.36'
C53	39.27'	25.00'	90°00'00"	S03°01'35"E	35.36'
C54	291.76'	325.36'	51°22'44"	N47°59'58"W	282.08'
C55	86.39'	55.00'	90°00'00"	S03°01'35"E	77.78'
C56	86.37'	55.00'	89°58'23"	N03°00'47"W	77.76'
C57	352.68'	300.00'	67°21'26"	N08°17'42"E	332.72'
C58	55.84'	60.00'	53°19'22"	S10°08'04"W	53.85'



STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF ROSENBERG

WE, BEAZER HOMES TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JEFF ANDERSON, VP LAND ACQUISITION AND DEVELOPMENT OF BEAZER HOMES TEXAS HOLDING, INC., ITS GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNERS OF THE 54.33 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ARABELLA ON THE PRAIRIE SECTION TWO, 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 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 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 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 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 EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE 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, WE 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 AND SHALL BE RESTRICTED FOR 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 DRAINAGE 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 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, WE 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, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF ARABELLA ON THE PRAIRIE SECTION TWO 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, 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.

IN TESTIMONY WHEREOF, THE BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JEFF ANDERSON, VP LAND ACQUISITION AND DEVELOPMENT, OF BEAZER HOMES TEXAS HOLDING, INC., ITS GENERAL PARTNER, HEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS

____ DAY OF _____, 2023.

BEAZER HOMES TEXAS, L.P.,
A DELAWARE LIMITED PARTNERSHIP

BY: BEAZER HOMES TEXAS HOLDING, INC.
ITS GENERAL PARTNER

BY: JEFF ANDERSON
VP LAND ACQUISITION AND DEVELOPMENT

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF ANDERSON, VP LAND ACQUISITION AND DEVELOPMENT OF BEAZER HOMES TEXAS HOLDING, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE 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 _____, 2023.

NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS

I, JOHN MARK OTTO, 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, ANGLES 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.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL DOCUMENT.

FOR REVIEW: 01/13/2023

JOHN MARK OTTO, RP/LS
TEXAS REGISTRATION NO. 6672
OTTO@MILLERSURVEY.COM

I, MARK C. HODGES, 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 C. HODGES
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 133425

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF ARABELLA ON THE PRAIRIE SECTION TWO IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS

____ DAY OF _____, 2023.

BY: PETE PAVLOVSKY, CHAIRMAN
BY: WAYNE POLDRACK, SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF ARABELLA ON THE PRAIRIE SECTION TWO IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS

____ DAY OF _____, 2023.

BY: KEVIN RAINES, MAYOR
BY: DANYEL SWINT, CITY SECRETARY

NOTES:

1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L.&P. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.

2. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 85.3' 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 AROUND THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

3. ALL COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204, NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE SURFACE COORDINATES. TO CONVERT TO GRID MULTIPLY THE AVERAGE COMBINED SCALE FACTOR: 0.99986722843.

4. ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE, FILE NO. 22157039565, DATED OCTOBER 11, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48157C0400M, REVISED DATE OF JANUARY 29, 2021, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

7. THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS

8. THIS PLAT LIES WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 162, LIGHTING ZONE LZ2, EMERGENCY SERVICE DISTRICT 06, FORT BEND COUNTY DRAINAGE DISTRICT, BRAZOS RIVER AUTHORITY, LAMAR CONSOLIDATED I.S.D., THE ETJ OF THE CITY OF ROSENBERG

9. 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.

10. A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

11. 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 CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.

12. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.

13. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

14. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION 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.

15. RESTRICTED RESERVES , "B", "C", "D", "G", AND "H" WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS. RESTRICTED RESERVES "A", "E", "F", "I", "J", "K", AND "L" WILL BE MAINTAINED BY FORT BEND COUNTY M.U.D. NO. 162.

16. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.

17. 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.

18. ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.

19. 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.

20. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.

21. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY.

22. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

23. PROJECT BENCHMARK: NATIONAL GEODETIC SURVEY REFERENCE MARKER J 1219 (PID: AW4199): BEING A BRASS DISK STAMPED "J 1219 1973" IN A CONCRETE LEDGE OF A CULVERT HEADWALL LOCATED APPROXIMATELY 4.45 MILES FROM ROSENBERG, BEING 4.45 MILES SOUTH ALONG STATE HIGHWAY 36 FROM THE FIRST BAPTIST CHURCH IN ROSENBERG, 0.25 MILE NORTH OF THE JUNCTION OF FARM ROAD 2218 AT PLEAK, AT THE JUNCTION OF USTINIK ROAD NORTHWEST AND 1.8 FEET SOUTH OF THE NORTH END OF THE WEST CONCRETE HEADWALL OF CONCRETE BOX CULVERTS, 24 FEET WEST OF THE CENTERLINE OF THE HIGHWAY. ELEVATION = 84.71' (NAVD 88)

24. TEMPORARY BENCHMARK (TBM) "A": BEING A RAIL ROAD SPIKE IN POWER POLE (TAG NO. 05562) LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF POWERLINE ROAD AND SPACEK ROAD. ELEVATION = 88.32' (NAVD 88)

25. TEMPORARY BENCHMARK (TBM) "B": BEING A RAIL ROAD SPIKE IN POWER POLE LOCATED BY THE SOUTHEAST CORNER OF HIGHLAND MEADOWS SECTION ONE, PLAT NO. 20200075, APPROXIMATELY 50 FEET SOUTHEAST OF A SANITARY MANHOLE ON THE NORTHEAST R.O.W. OF POWERLINE ROAD AND BEING 57 FEET NORTHEAST OF THE NORTHERLY EDGE OF ASPHALT OF POWERLINE ROAD AND BEING IN RESERVE "C" SUNRISE MEADOW, SECTION SIX, PLAT NO. 20110205, F.B.C.M.R ELEVATION = 86.77' (NAVD 88)

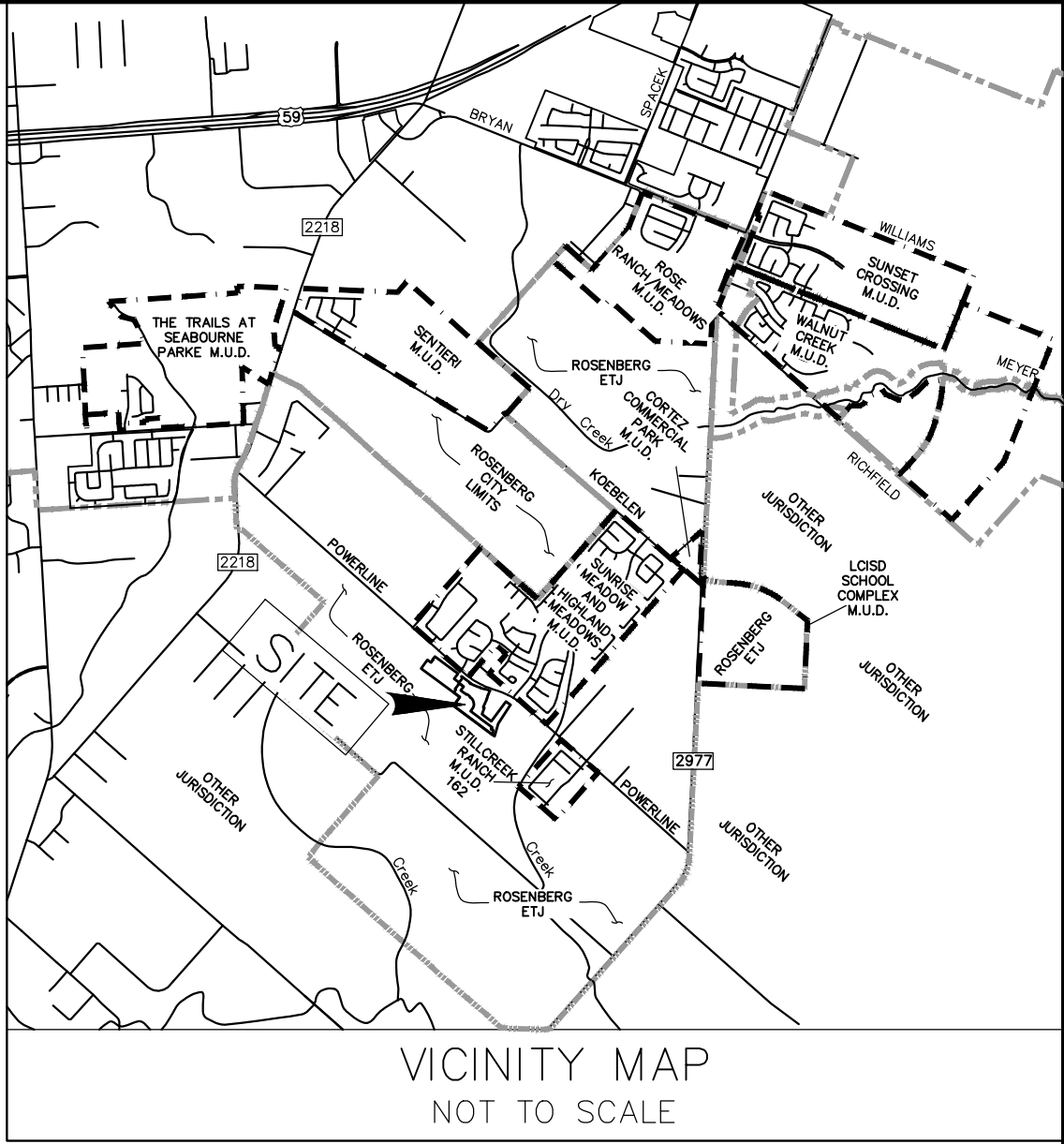
26. TEMPORARY BENCHMARK (TBM) "C" BEING A BOX CUT ON THE SOUTHEAST END OF A 24" RCP AT THE INTERSECTION OF POWER LINE ROAD AND WHITE WING DRIVE. ELEVATION = 79.72' (NAVD 88)

27. TEMPORARY BENCHMARK (TBM) "D" BEING A BOX CUT ON THE SOUTHEAST END OF A 24" RCP AT THE INTERSECTION OF POWER LINE ROAD AND MORNING DOVE DRIVE. ELEVATION = 80.61' (NAVD 88)

28. TEMPORARY BENCHMARK (TBM) "E" BEING THE NORTHEAST CORNER OF A GRATE INLET AT THE CENTERLINE OF SPICE SPRINGS LANE, NORTH OF THE INTERSECTION OF POWERLINE ROAD AND SPICE SPRINGS LANE. ELEVATION = 86.29' (NAVD 88)

29. PROPERTY SUBJECT TO EASEMENT OVER ANY PORTION OF THE PREMISES WITHIN THE BOUNDARIES OF A PUBLIC ROAD OR A PUBLIC DRAINAGE DITCH, AND EASEMENT FOR PUBLIC UTILITY LINE, AS SET OUT IN DEED DATED APRIL 13, 1967, RECORDED UNDER FILE NO. 162902 IN VOLUME 485, PAGE 864 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT. THE EASEMENT IS BLANKET IN NATURE.

30. PROPERTY SUBJECT TO AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE RECORDED IN/UNDER F.B.C.C.F. NO. 2022127242. BLANKET IN NATURE.



I, J. STACY SLAWSKI, P.E., FORT BEND COUNTY ENGINEER, DO HERE 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 COMMISSIONER'S 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

KP 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, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON ____ DAY OF _____, 2023, 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

ARABELLA ON THE PRAIRIE SECTION TWO

A SUBDIVISION OF
54.33 ACRES OF LAND LOCATED IN THE
B.B.B. & C.R.R. C.O. SURVEY No. 7, A-130
& B.B.B. & C.R.R. C.O. SURVEY No. 1, A-127
CITY OF ROSENBERG ETJ, FORT BEND COUNTY, TEXAS

7 BLOCKS 128 LOTS 12 RESERVES

DATE: JANUARY 23, 2023 SCALE: 1" = 100'

OWNER:

BEAZER HOMES
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TEXAS
ATTN: SHANNON WEISEPAPE
PHONE: 281-948-3510

ODYSSEY
ENGINEERING GROUP

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2500 TANGLEWILDE STREET, SUITE 300 HOUSTON, TEXAS 77063
OFFICE: 281-306-0240 X 101
CELL: 713-252-6401 T/FBE NO. 1-17637
JUSTIN R. RING, P.E.

MILLER SURVEY
DCCM

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