

# PLAT RECORDING SHEET

**PLAT NAME:** Trails of Katy Sec 6 Partial Replat No 1

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

**ACREAGE:** 0.34

**LEAGUE:** Thomas Cresap Survey

**ABSTRACT NUMBER:** A-369

**NUMBER OF BLOCKS:** 1

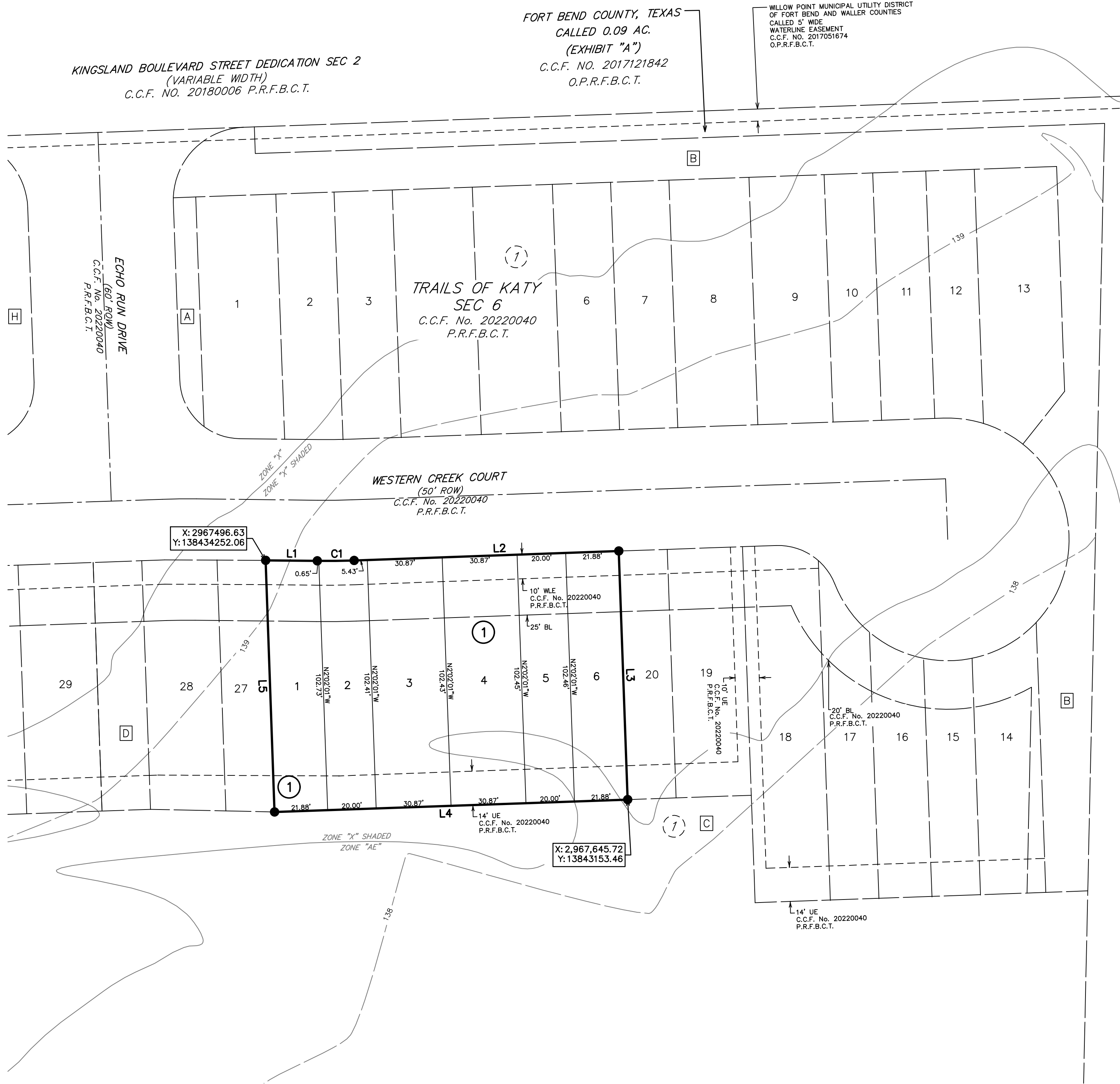
**NUMBER OF LOTS:** 6

**NUMBER OF RESERVES:** 0

**OWNERS:** Brightland Homes, LTD.,

\_\_\_\_\_  
(DEPUTY CLERK)

DISTRICT NAMES	
FBC ASSISTANCE	FBC ASSISTANCE DISTRICT No. 7
WCID	N/A
MUD	WILLOW POINT MUD
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	KATY ISD
FIRE	ESD No. 2
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY



GENERAL NOTES:

BL . . . . . "Building Line"  
C.C.F. . . . . "County Clerk's File"  
DE . . . . . "Drainage Easement"  
D.R.F.B.C.T. . . . . "Deed Records, Fort Bend County, Texas"  
Esmt . . . . . "Easement"  
FBCMUD . . . . . "Fort Bend County Municipal Utility District"  
IRF . . . . . "FND 5/8" IR W/Cap "Jones/Carter"  
No. . . . . "Number"  
O.R.F.B.C.T. . . . . "Official Records, Fort Bend County, Texas"  
O.P.R.F.B.C.T. . . . . "Official Public Records, Fort Bend County, Texas"  
P.R.F.B.C.T. . . . . "Plot Records, Fort Bend County, Texas"  
ROW . . . . . "Right-of-Way"  
SSE . . . . . "Sanitary Sewer Easement"  
Sq. ft . . . . . "Square Feet"  
STM SE . . . . . "Storm Sewer Easement"  
UE . . . . . "Utility Easement"  
WLE . . . . . "Water Line Easement"

1) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25).  
2) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.  
3) All easements are centered on lot lines unless shown otherwise.  
4) 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.  
5) Single Family residential shall mean the use of a lot with one building for and containing not more than two separate units with facilities for living, sleeping, cooking and eating there in. 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.  
6) Each lot shall provide a minimum of two off-street parking spaces per unit. In those instances where a secondary unit is provided, only one additional space shall be provided.  
7) The coordinates shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99988896.  
8) All lots shall have adequate wastewater collection service.  
9) The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.  
10) Per the Flood Insurance Rate Map (FIRM) No. 48157C0040L dated April 2, 2014 and revised under LOMR 16-06-1376P--480301 dated February 14, 2017, for Fort Bend County, Texas, Trails of Katy Sec 6 is located within Zone "X", Zone "X" Shaded, & Zone "AE". Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. Zone "X" Shaded is defined as areas of 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone "AE" is defined as special flood hazard areas with base flood elevation or depth.  
11) 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.  
12) Elevations shown hereon are based on NGS monument M 1506, being 3.8 miles West of Katy from junction of U.S. Highway 90 & Pin Oak Road, monument being 36 foot West of centerline of Pederson Road, also being 26 foot South-Southwest of end of a 32 inch pipe culvert, also being 13 foot South of a fence corner and power pole, also being 2 foot north-northeast of a fence. Access to datum point is through a 5 inch logo cap, with a published elevation of 155.65' (NAVD 88).  
13) This plat is located in lighting zone LZ3 according to the "Order for Regulation of Outdoor Lighting".  
14) Contours shown hereon are based upon NAVD88 datum.  
15) This tract is located within the extraterritorial jurisdiction of the City of Houston, Fort Bend County, Texas, Willow Point Municipal Utility District, Katy Independent School District, and Fort Bend County Drainage District, Fort Bend County Assistance District No. 7 and ESD No. 2.  
16) 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.  
17) All property to drain into the drainage easement only through an approved drainage structure. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the facility.  
18) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.  
19) The top of all floor slabs shall be a minimum elevation of 142.45' 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.  
20) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based on GPS observations.  
21) 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.  
22) There are no pipelines or pipeline easements within the platted area shown hereon.  
23) This plat was prepared from information by Charter Title Company, dated April 14, 2023 (ORDER NO. 2022-0735). The surveyor has not abstracted the subject tract.  
24) The Planning Commission granted a variance to allow 6 single-family lots to be less than 5,000 sq without providing compensation open space, subject to specific conditions on April 3, 2023. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

TRAILS OF KATY SEC 6  
PARTIAL REPLAT  
NO 1

VICINITY MAP  
NTS

KEY MAP 483H

# TRAILS OF KATY SEC 6 PARTIAL REPLAT NO 1

A SUBDIVISION OF 0.34 ACRES OF LAND  
BEING A REPLAT OF LOTS 21, 22, 23, 24, 25, AND 26 OF BLOCK 1  
RECORDED UNDER C.C.F. NO. 20220040 P.R.F.B.C.T.  
OUT OF THE THOMAS CRESAP SURVEY, A-369  
FORT BEND COUNTY, TEXAS

6 LOTS

JUNE 2023

1 BLOCK

REASON FOR REPLAT:  
TO ADJUST INTERIOR LOT LINES

OWNER:  
BRIGHTLAND HOMES, LTD., a Texas Limited Partnership  
3815 South Capital of Texas Highway,  
Suite 275  
Austin, Texas, 78704  
(512) 330-9366

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & 10046300  
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.343.2033