

PLAT RECORDING SHEET

PLAT NAME: Millers Pond Section Three

PLAT NO: _____

ACREAGE: 22.07

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

ABSTRACT NUMBER: A-211

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 71

NUMBER OF RESERVES: 5

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

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF ROSENBERG

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY BY U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER ACTING BY AND THROUGH ITS VICE PRESIDENT, MICHAEL W. JOHNSON, AND M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY ACTING BY AND THROUGH ITS VICE PRESIDENT OF LAND, BRANNON BOOZER, HEREINAFTER REFERRED TO AS OWNERS OF A 22.07 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MILLER POND SECTION THREE, 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 MYSELF (OR OURSELVES), MY (OR OUR) HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, WE 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, WE 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 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 (OR THE PLACEMENT OF MOBILE HOMES) 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, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF MILLER POND SECTION THREE 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.

FUTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR THE REGULATION OF THE OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS," AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THE ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY BY U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL W. JOHNSON, IT'S VICE PRESIDENT, HEREUNTO AFFIXED

THIS _____ DAY OF _____, 2023.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
A TEXAS LIMITED PARTNERSHIP,
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY

BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY,
(AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME
CORPORATION, A DELAWARE CORPORATION),
ITS GENERAL PARTNER

BY: _____
MICHAEL W. JOHNSON, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY _____ OF _____, 2023 BY MICHAEL W. JOHNSON, VICE PRESIDENT OF U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY, (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION), ITS GENERAL PARTNER OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME _____
MY COMMISSION EXPIRES: _____

IN TESTIMONY WHEREOF M/I HOMES OF HOUSTON, LLC., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRANNON BOOZER, VICE PRESIDENT OF LAND, AND ITS HEREUNTO AFFIXED

THIS _____ DAY OF _____, 2023.

M/I HOMES OF HOUSTON, LLC.,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
BRANNON BOOZER, VICE PRESIDENT OF LAND

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANNON BOOZER, VICE PRESIDENT OF LAND, FOR M/I HOMES OF HOUSTON, LLC., A DELAWARE LIMITED LIABILITY COMPANY KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME _____
MY COMMISSION EXPIRES: _____

I, JOSEPH B. MAY, AM REGISTERED 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.

JOSEPH B. MAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5484

I, RON J. DECHERT A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

RON J. DECHERT
LICENSE PROFESSIONAL ENGINEER
TEXAS LICENSED NO. 96544

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF MILLER POND SECTION THREE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 202_.

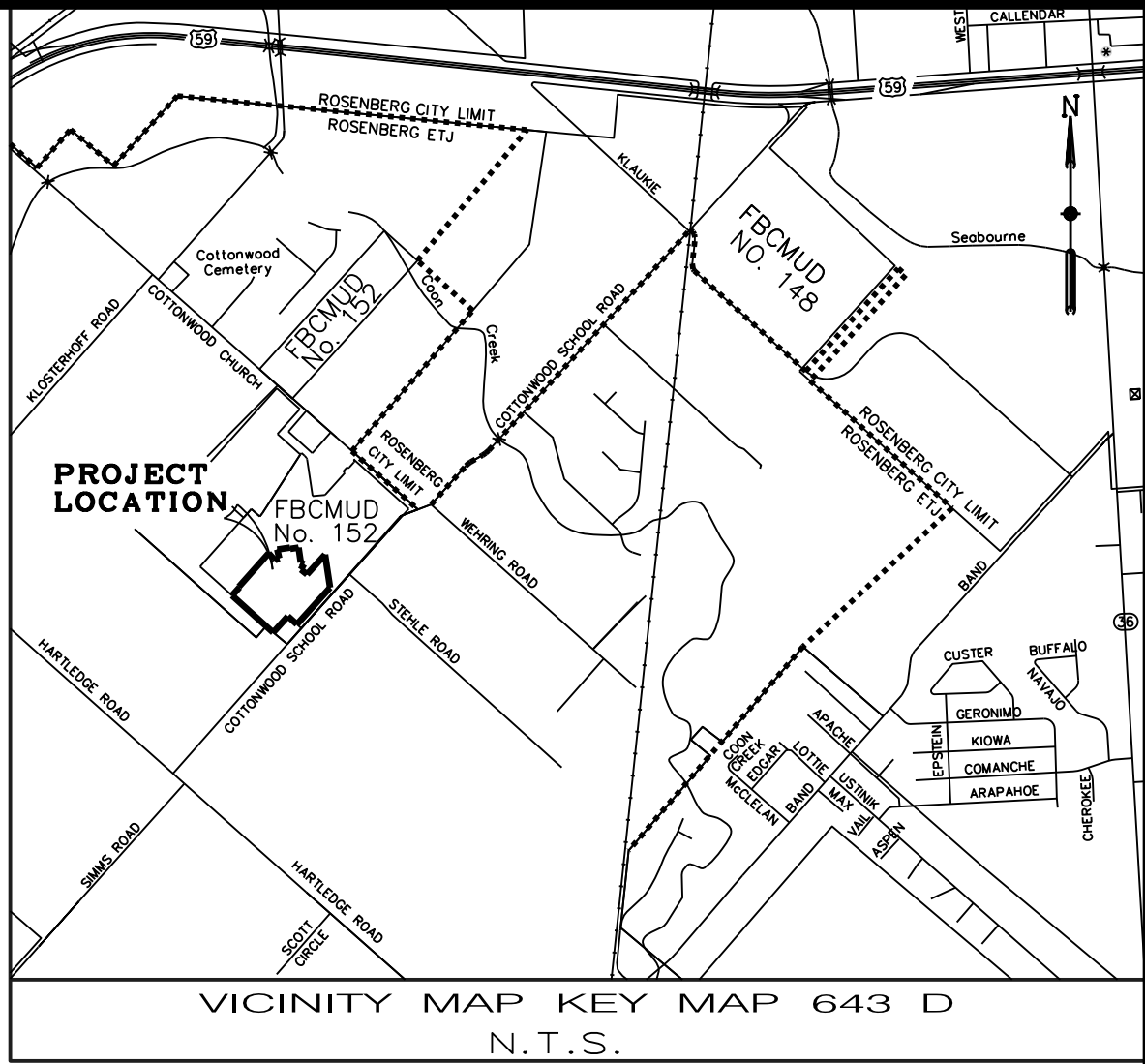
PETE PAVLOSKY,
CHAIRMAN

WAYNE POLDRACK,
SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF MILLER POND SECTION THREE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AND SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 202_.

KEVIN RAINES
MAYOR

DANVEL SWINT
CITY SECRETARY



I, J. STACY SLAWINSKI, THE FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF 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 SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

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

VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

KP GEORGE
COUNTY JUDGE

W.A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

DEXTER L. MCCOY
COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2023, AT _____, O'CLOCK (A.M. OR P.M.), IN PLAT NUMBER _____ OF THE PLAT RECORDS OF 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
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

**MILLERS POND
SECTION THREE**
A SUBDIVISION OF 22.07 ACRES OF LAND
OUT OF THE
H. & T.C. RAILROAD COMPANY SURVEY
SECTION 9, A-211
CITY OF ROSENBERG, ETJ
FORT BEND COUNTY, TEXAS

71 LOTS 3 BLOCKS 5 RESERVES

DATE: APRIL, 2023

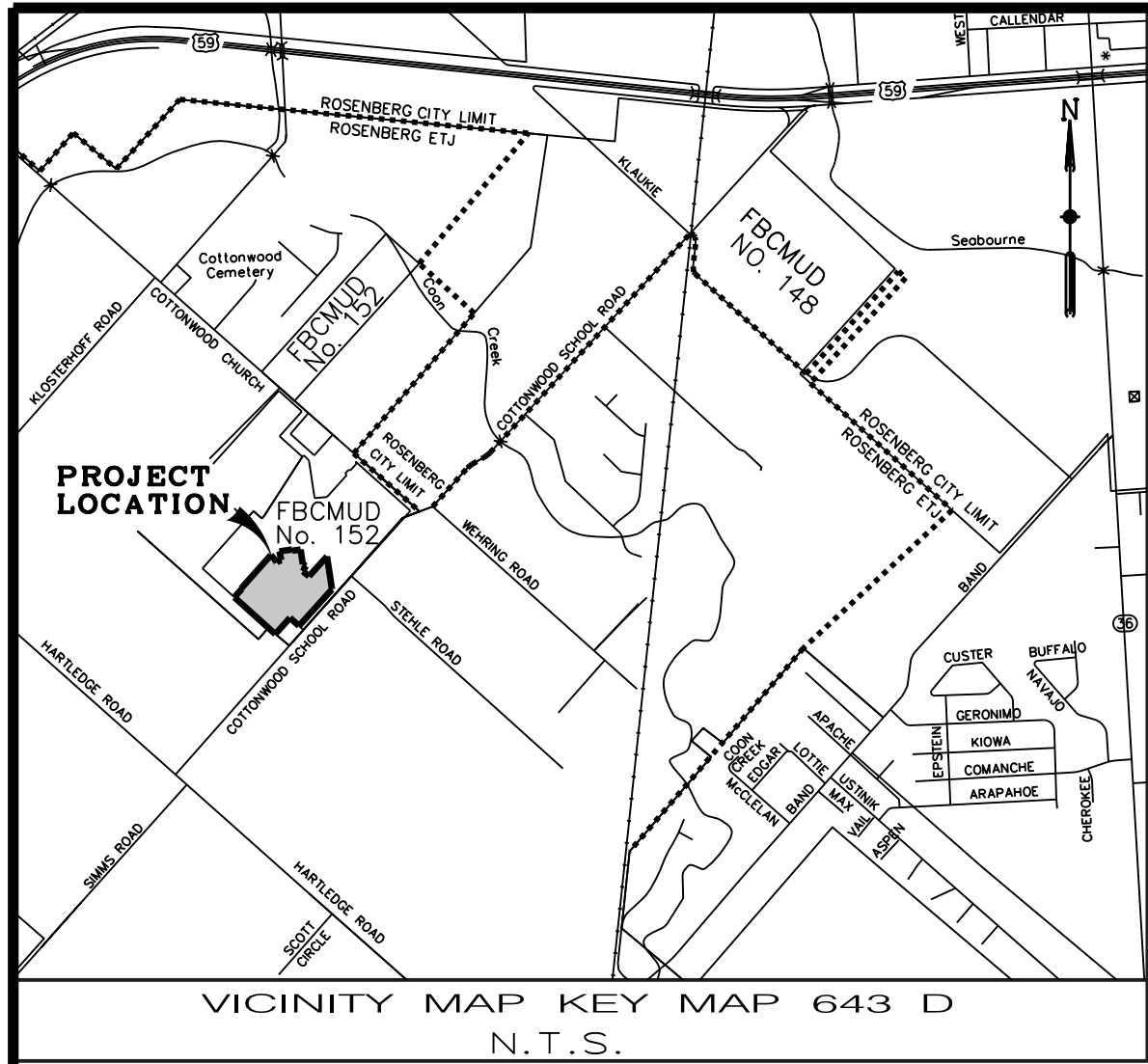
OWNERS:
FRIENDSWOOD DEVELOPMENT COMPANY
681 GREENS PARKWAY, STE. 220
Houston, TX 77067
281-674-6546

AND
M/I HOMES OF HOUSTON, LLC
10720 WEST SAM HOUSTON PARKWAY N. #100
HOUSTON, TEXAS 77064
281-223-1602

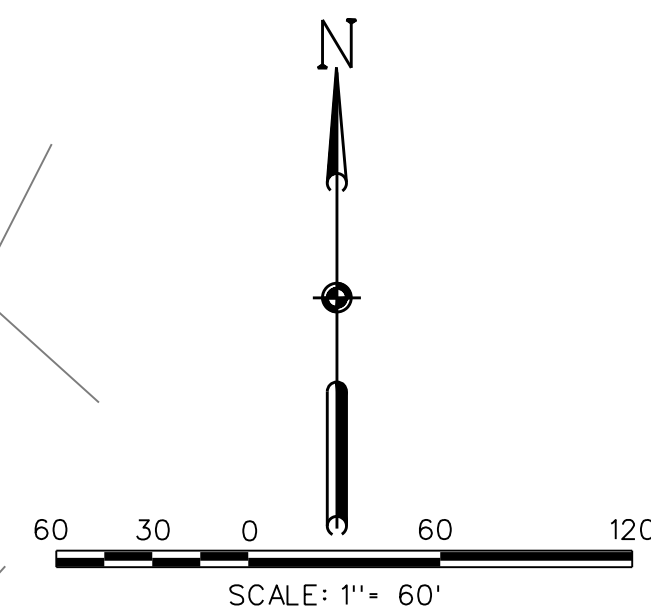
PLANNER:
QUIDDITY
1575 SAWDOUT ROAD #400
THE WOODLANDS, TEXAS 77380
281-363-4039

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



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



- 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
 - A INDICATES RESERVE
 - ✂ INDICATES STREET NAME BREAK



ABBREVIATION TABLE	
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.L.E.	WATER LINE EASEMENT
H.L.&P.E.	HOUSTON LIGHTING AND POWER EASEMENT
O.P.R.F.B.C.	OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
C.F. NO.	CLERKS FILE NUMBER
R.O.W.	RIGHT-OF-WAY

5.000 ACRES
THOMAS R. HARRIS
& JAMES L. WOOD
C.F. NO. 2001067396
O.P.R.F.B.C.

1.5201 ACRES
JUSTIN AND TAMMY
SCHEFFER
C.F. NO. 2017104810
O.P.R.F.B.C.

68.94 ACRES
SILVESTRI INVESTMENTS
OF FLORIDA, INC.
C.F. NO. 2004118184
O.P.R.F.B.C.

MILLERS POND SECTION THREE

A SUBDIVISION OF 22.07 ACRES OF LAND
OUT OF THE
H. & T.C. RAILROAD COMPANY SURVEY
SECTION 9, A-211
CITY OF ROSENBERG, ETJ
FORT BEND COUNTY, TEXAS

71 LOTS 3 BLOCKS 5 RESERVES

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

OWNERS:
FRIENDSWOOD DEVELOPMENT COMPANY
1575 SAVOIR PARKWAY, STE. 220
HOUSTON, TX 77067
281-674-8546
AND
M/I HOMES OF HOUSTON, LLC
10720 WEST SAM HOUSTON PARKWAY N. #100
HOUSTON, TEXAS 77064
281-223-1602

PLANNER:
QUIDDITY
1575 SAVOIR ROAD #400
THE WOODLANDS, TEXAS 77380
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(713) 783-7788 (713) 783-3580 Fax
TEXAS PE BOARD FIRM REG. NO. 280
TBPLS FIRM REG. NO. 100486

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; STM. 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) HGCD72 (PID NO. AW5477); TOP OF A STAINLESS-STEEL ROD ENCASED IN A 5-INCH PVC PIPE WITH FLANGED LID STAMPED "HGSD 72 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, NAVD88 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. 22024045, EFFECTIVE DATE OF JUNE 5, 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, ESD NO. 6 AND FORT BEND COUNTY.
8. MILLERS POND SECTION THREE 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 101.40 FEET ABOVE MEAN SEA LEVEL, HOWEVER, THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED 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. 122.
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 1.00012185.
18. 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.
19. 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.
20. A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN DWELLINGS.
21. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES BUILDING, VEGETATION AND OTHER OBSTRUCTION TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
22. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AND APPROVED STRUCTURE.

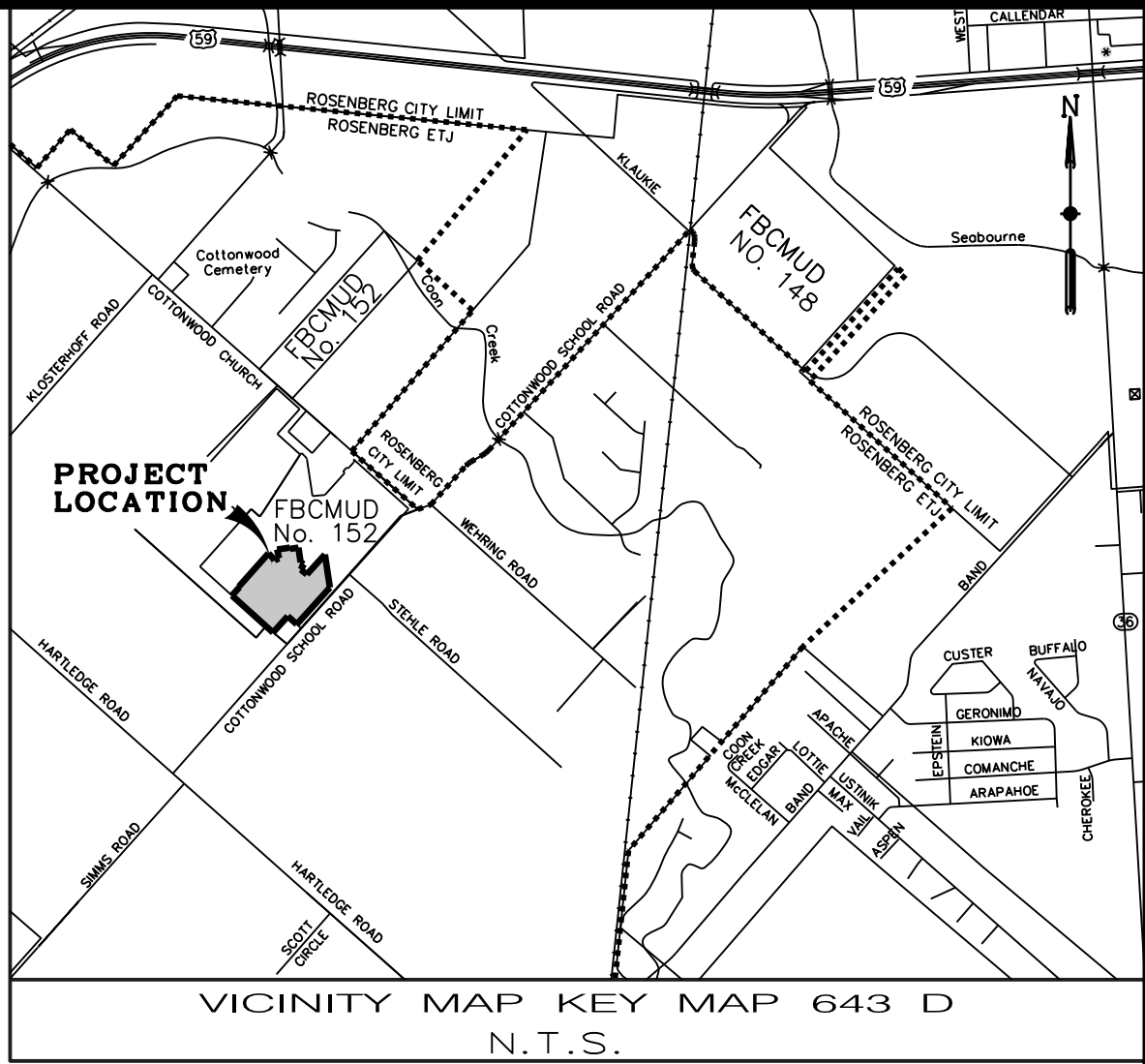
LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N42° 02'48"E	157.00
L2	N47° 57'12"W	12.00
L3	S42° 11'45"E	109.12
L4	S32° 27'56"E	25.00
L5	N12° 50'27"W	127.29
L6	N81° 35'43"E	182.88
L7	S08° 24'17"E	17.81
L8	N81° 35'43"E	120.00
L9	S60° 17'11"E	52.08
L10	S29° 42'49"W	86.87
L11	S51° 10'33"E	111.10
L12	N47° 56'56"W	172.21
L13	S86° 43'46"E	17.60
L14	S47° 57'02"E	20.00
L15	S03° 40'35"E	11.58
L16	N86° 41'11"E	12.00
L17	S73° 20'19"E	8.57
L18	S51° 07'05"W	6.32
L19	S51° 03'00"E	25.00
L20	S09° 14'23"E	60.35
L21	S02° 53'14"E	14.13
L22	S47° 57'02"E	51.36
L23	N23° 44'52"E	17.88
L24	N62° 21'17"E	9.23
L25	S13° 03'48"E	43.71
L26	N89° 38'39"W	24.07
L27	S08° 29'50"E	25.00
L28	S41° 42'54"W	20.60
L29	N18° 21'05"W	42.16

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	70.94	330.00	12° 19' 1"	N63° 41'35"E	70.80
C2	208.96	300.00	39° 54' 32"	S61° 38'27"W	204.76
C3	262.28	300.00	50° 5' 28"	S16° 38'27"W	254.00
C4	86.39	55.00	90° 0' 0"	S03° 18'49"E	77.78
C5	152.28	225.00	38° 46' 44"	S67° 20'24"E	149.39
C6	86.74	55.00	90° 21' 37"	S86° 52'00"W	78.03
C7	32.53	25.00	74° 33' 31"	S42° 35'40"E	30.29
C8	39.27	25.00	90° 0' 0"	N87° 02'58"E	35.36
C9	211.34	50.00	242° 10' 55"	S16° 51'35"E	85.63
C10	27.13	25.00	62° 10' 55"	S73° 08'25"W	25.82
C11	39.27	25.00	90° 0' 0"	S02° 57'02"E	35.36
C12	39.98	25.00	91° 37' 44"	S58° 30'49"W	35.85
C13	39.27	25.00	90° 0' 0"	S03° 18'49"E	35.36
C14	18.69	25.00	42° 50' 0"	S69° 43'49"E	18.26
C15	231.84	50.00	265° 40' 1"	S41° 41'11"W	73.33
C16	18.69	25.00	42° 50' 0"	N26° 53'49"W	18.26
C17	39.27	25.00	90° 0' 0"	S86° 41'11"W	35.36
C18	39.27	25.00	90° 0' 0"	S03° 18'49"E	35.36
C19	18.69	25.00	42° 50' 0"	S69° 43'49"E	18.26
C20	231.84	50.00	265° 40' 1"	S41° 41'11"W	73.33
C21	18.69	25.00	42° 50' 0"	N26° 53'49"W	18.26
C22	14.57	25.00	33° 23' 9"	N65° 00'23"W	14.36
C23	136.81	50.00	156° 46' 18"	N03° 18'49"W	97.95
C24	14.57	25.00	33° 23' 9"	N58° 22'45"E	14.36
C25	39.27	25.00	90° 0' 0"	N53° 24'17"W	35.36
C26	18.69	25.00	42° 50' 0"	S20° 16'11"W	18.26
C27	231.84	50.00	265° 40' 1"	N48° 18'49"W	73.33
C28	18.69	25.00	42° 50' 0"	N63° 06'11"E	18.26
C29	39.27	25.00	90° 0' 0"	N36° 35'43"E	35.36
C30	39.43	25.00	90° 21' 37"	N86° 52'00"E	35.47
C31	18.69	25.00	42° 50' 0"	N20° 16'11"E	18.26
C32	231.84	50.00	265° 40' 1"	S48° 18'49"E	73.33
C33	18.69	25.00	42° 50' 0"	S63° 06'11"W	18.26
C34	14.57	25.00	33° 23' 9"	S24° 59'37"W	14.36
C35	136.02	50.00	155° 52' 4"	S86° 14'04"W	97.79
C36	14.02	25.00	32° 7' 18"	N31° 53'33"W	13.83
C37	47.12	30.00	90° 0' 0"	S02° 57'02"E	42.43
C38	47.12	30.00	90° 0' 0"	N87° 02'58"E	42.43

RESERVE TABLE		
RESERVE "A"	RESTRICTED TO LANDSCAPE / OPEN SPACE	0.67 AC. / 29,355 SQ.FT.
RESERVE "B"	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE	1.15 AC. / 50,161 SQ.FT.
RESERVE "C"	RECREATION	0.56 AC. / 24,254 SQ.FT.
RESERVE "D"	RESTRICTED TO LANDSCAPE / OPEN SPACE	0.04 AC. / 1,608 SQ.FT.
RESERVE "E"	RESTRICTED TO LANDSCAPE / OPEN SPACE	0.62 AC. / 26,972 SQ.FT.
TOTAL :		3.04 AC. / 132,350 SQ.FT.



AVERAGE LOT SUMMARY TABLE
TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT= 630,576 SF
AVERAGE LOT SIZE WITHIN MILLERS POND SECTION THREE= 8,881 SF
50' LOTS= 29
60' LOTS= 42
50' LOTS= 41%
60' LOTS= 59%

MUD PARK LAND DEDICATION TABLE

TOTAL MUD PARKLAND REQUIRED=1.33 AC, 6.25 ACRES X 7.1 UNITS X 3 PERSONS PER UNIT/1000
MUD PARKLAND PROVIDED IN SEC 1 : 10.73 AC.
-DETENTION RESERVE = 0.00 AC. @ 25% CREDIT = 0.00 AC.
-RECREATION RESERVE "C" = 0.56 @ 100% CREDIT = 0.56 AC.
-LANDSCAPES RESERVES = 2.48 AC. @ 25% CREDIT = 0.62 AC.
TOTAL = 1.18 AC.
-MUD PARKLAND IN SEC 3 : 0.56 AC.
-MUD PARKLAND SURPLUS IN SEC 3: 0.14 AC.

MILLERS POND SECTION THREE

A SUBDIVISION OF 22.07 ACRES OF LAND
OUT OF THE
H. & T.C. RAILROAD COMPANY SURVEY
SECTION 9, A-211
CITY OF ROSENBERG, ETJ
FORT BEND COUNTY, TEXAS

71 LOTS 3 BLOCKS 5 RESERVES

DATE: APRIL, 2023

OWNERS:
FRIENDSWOOD DEVELOPMENT COMPANY
681 GREENS PARKWAY, STE. 220
Houston, TX 77067
281-674-6546
AND
M/I HOMES OF HOUSTON, LLC
1575 SAWDUT ROAD #400
THE WOODLANDS, TEXAS 77380
281-363-4039
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
1575 SAWDUT ROAD, 3rd FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 (713) 783-3580, Fax
TEXAS PE BOARD FIRM REG. NO. 280
TBPLS FIRM REG. NO. 100486