

PLAT RECORDING SHEET

PLAT NAME: Summerview Section Two

PLAT NO: _____

ACREAGE: 30.65

LEAGUE: Nathan Brookshire Survey and Isaac N. Charles Survey

ABSTRACT NUMBER: 14 and 17

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 81

NUMBER OF RESERVES: 7

OWNERS: M/I Homes of Houston, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, M/I HOMES OF HOUSTON, LLC A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRANNON BOOZER, VICE PRESIDENT OF LAND, AND BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION, HEREINAFTER REFERRED TO AS OWNERS OF THE 30.65 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SUMMERVIEW 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 MYSELF (OR OURSELVES), MY (OR 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 PURPOSES 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 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 PURPOSES 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, 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 SAME 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 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, OWNERS 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 SUMMERVIEW 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, OWNERS 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, M/I HOMES OF HOUSTON, LLC A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRANNON BOOZER, ITS VICE PRESIDENT OF LAND, HEREUNTO AUTHORIZED, AND ATTESTED BY BRUCE SCHULER, ITS VICE PRESIDENT OF LAND ACQUISITION, AND HEREUNTO AFFIXED

THIS ____ DAY OF _____, 2023.

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

BY: _____
BRANNON BOOZER, VICE PRESIDENT OF LAND

BY: _____
BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANNON BOOZER, VICE PRESIDENT OF LAND AND BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION, OF M/I HOMES OF HOUSTON, LLC A DELAWARE LIMITED LIABILITY COMPANY KNOW TO BE 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 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, DAVID E. HUNT 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.

DAVID E. HUNT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5198

I, CHAD R. HARTMANN 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.

CHAD R. HARTMANN
LICENSE PROFESSIONAL ENGINEER
TEXAS LICENSED NO. 109947

THIS PLAT OF SUMMERVIEW SECTION TWO, IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS.

THIS DAY ____ DAY OF _____, 2023.

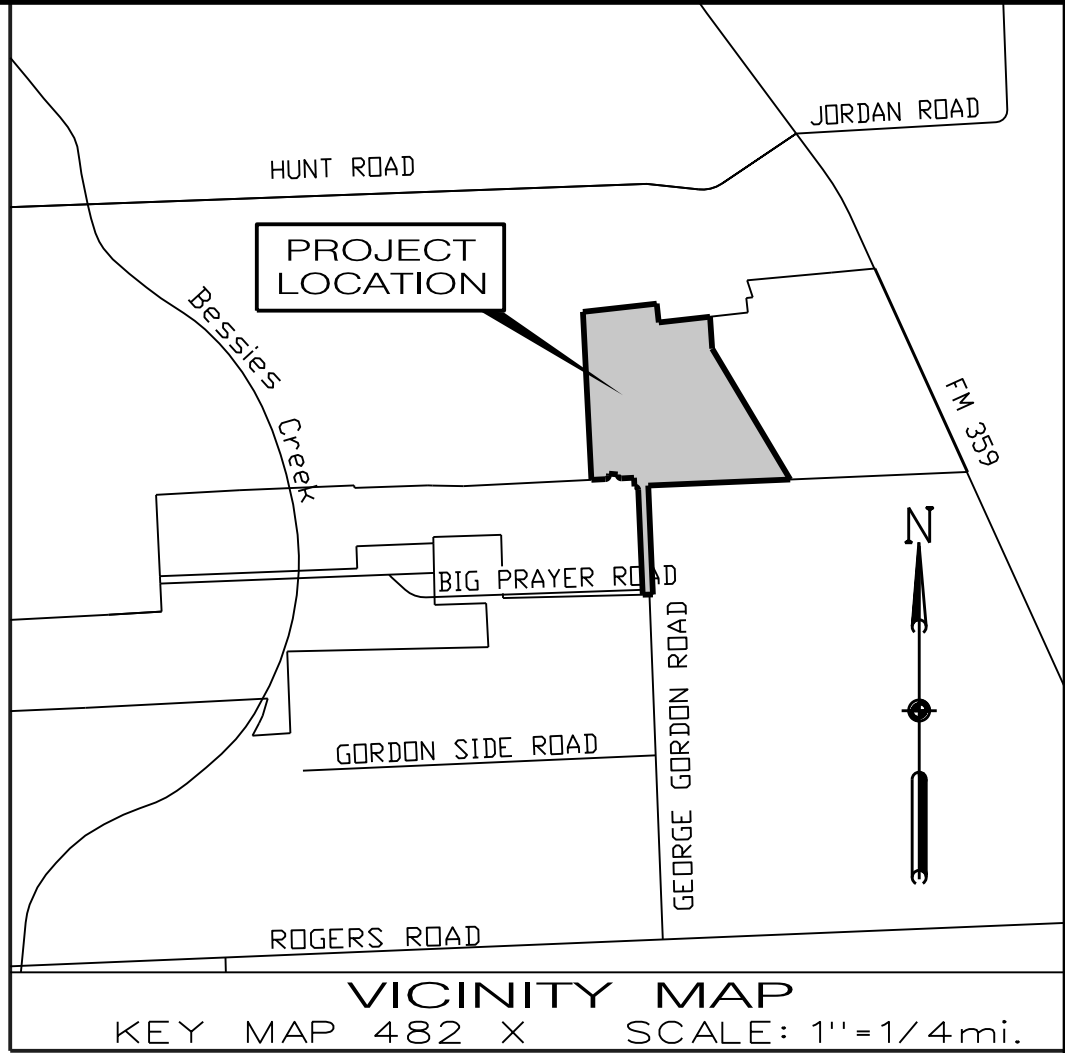
BY: _____
AMY PEARCE, CHAIRMAN

BY: _____
DAR HAKIMZADEH, CO-CHAIRMAN

THIS PLAT OF SUMMERVIEW SECTION TWO, WAS APPROVED ON _____, 2022, BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS DAY OF _____, 2023, PROVIDED HOWEVER THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX MONTHS THEREAFTER.

BY: _____
AARON GROFF, MAYOR

BY: _____
KIMBERLY KOPECKY, CITY SECRETARY



I, J. STACY SLAWINSKI, 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 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 SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' 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

SUMMERVIEW SECTION TWO

BEING A SUBDIVISION OF 30.65 ACRES
LOCATED IN THE
NATHAN BROOKSHIRE SURVEY
ABSTRACT NO. 14 AND
ISAAC N. CHARLES SURVEY
ABSTRACT NO. 17
FORT BEND COUNTY, TEXAS
CITY OF FULSHEAR, E.T.J.

81 LOTS 5 BLOCKS 7 RESERVES

DATE: AUGUST, 2023

OWNER:
M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BRANNON BOOZER, VICE PRESIDENT OF LAND
AND
BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION
10720 W. Sam Houston Pkwy. N., Ste. 100
Houston, TX 77064
Tel: (281) 223-1602

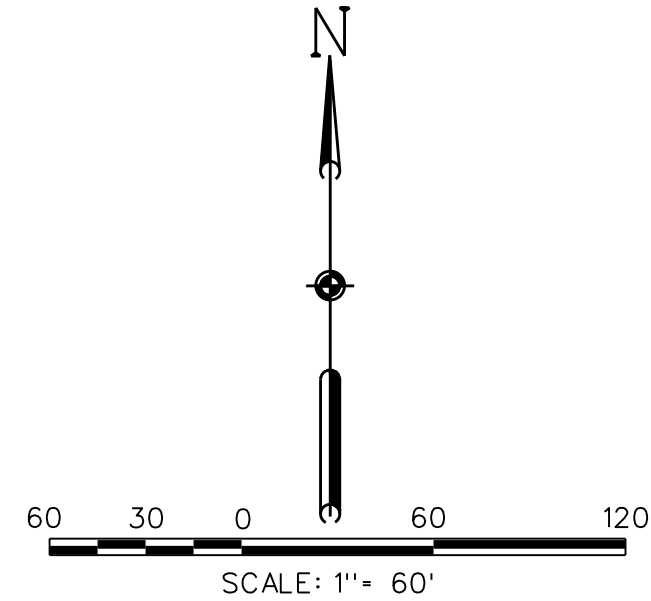
PLANNER:
7gen PLANNING
Planning and Landscape Architecture
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

ENGINEER/SURVEYOR:

Costello

7gen PLANNING

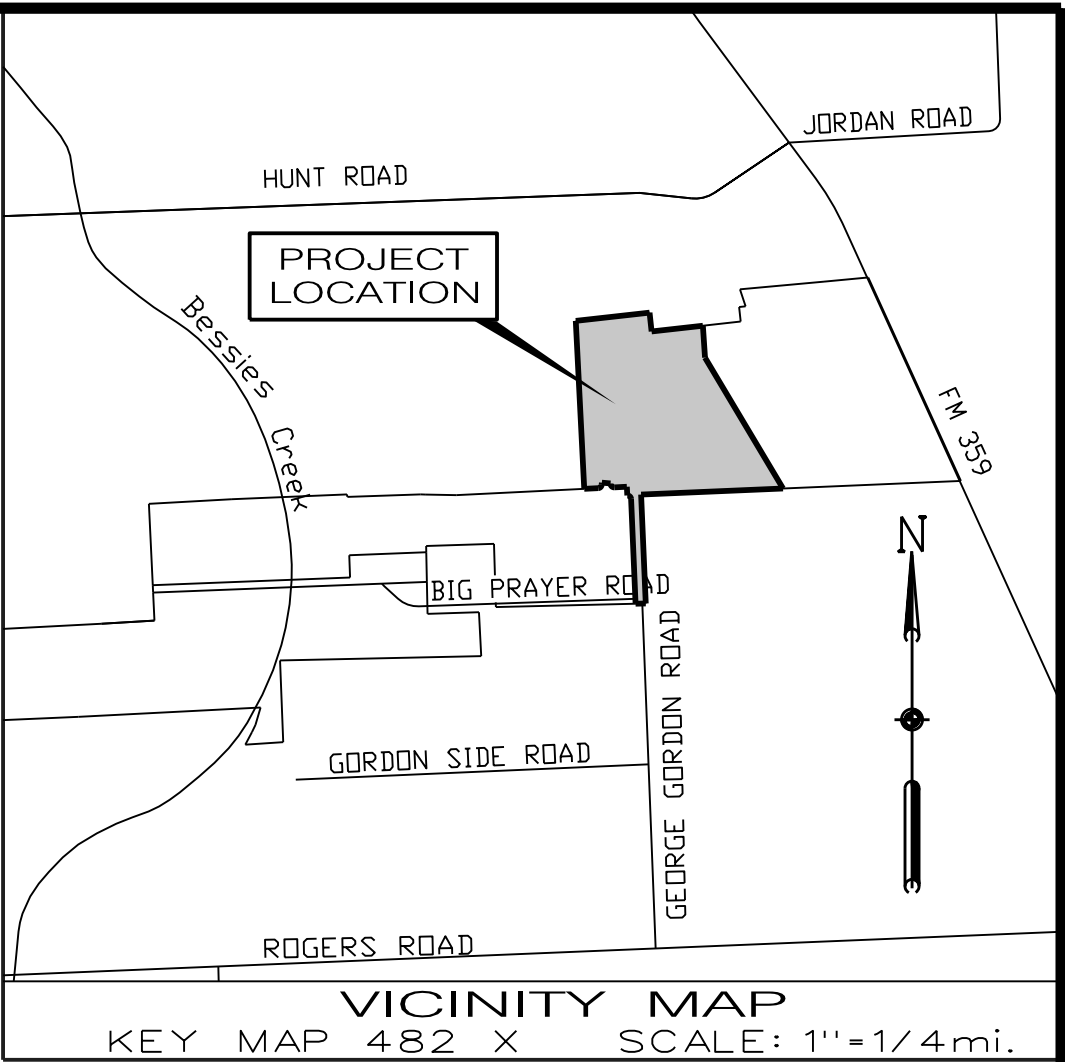
COSTELLO, INC.
Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486



- 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 LOT NUMBER
 - ① • INDICATES BLOCK NUMBER
 - A • INDICATES RESERVE
 - ✂ • INDICATES STREET NAME BREAK

RESERVE TABLE		
RESERVE "A"	DETENTION / DRAINAGE LANDSCAPE / OPEN SPACE	7.9242 AC. / 345,178 SQ.FT.
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.2290 AC. / 9,975 SQ.FT.
RESERVE "C"	LANDSCAPE / OPEN SPACE	1.0849 AC. / 47,259 SQ.FT.
RESERVE "D"	LANDSCAPE / OPEN SPACE	0.1494 AC. / 6,510 SQ.FT.
RESERVE "E"	LANDSCAPE / OPEN SPACE	0.1853 AC. / 8,071 SQ.FT.
RESERVE "F"	LANDSCAPE / OPEN SPACE	0.2835 AC. / 12,349 SQ.FT.
RESERVE "G"	LIFT STATION	0.1634 AC. / 7,120 SQ.FT.
TOTAL:		10.0197 AC./436,462 SQ.FT.

LINE DATA TABLE		
NUMBER	DIRECTION	DISTANCE (FEET)
L1	N01°22'00"W	10.00
L2	N36°40'32"W	18.06
L3	S87°10'59"W	60.00
L4	N02°49'01"W	60.00
L5	N02°28'24"W	14.57
L6	S87°51'34"E	23.30
L7	N50°01'30"E	31.34
L8	S14°42'43"W	25.61
L9	N50°23'03"W	22.70
L10	S25°26'51"W	21.21
L11	N84°24'50"E	21.20
L12	S06°53'47"E	19.82
L13	N41°46'46"E	11.64
L14	S83°47'28"E	23.67
L15	N23°30'04"E	20.00
L16	N71°40'27"E	17.18
L17	S23°17'16"W	17.68
L18	S36°12'57"E	32.38
L19	N02°12'41"E	18.22
L20	N85°22'00"W	10.00
L21	N87°10'59"E	264.28
L22	S59°11'13"W	37.22
L23	N24°51'55"W	35.40
L24	S26°56'37"E	60.56
L25	N73°05'14"W	3.00
L26	N02°28'24"W	13.53



CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	39.43	25.00	90° 21' 48"	N47° 38' 07" W	35.47
C2	39.27	25.00	90° 00' 00"	S42° 10' 59" W	35.36
C3	39.27	25.00	90° 00' 00"	N47° 49' 01" W	35.36
C4	36.28	25.00	83° 9' 24"	S45° 36' 17" W	33.18
C5	147.41	2005.00	4° 12' 45"	S56° 39' 48" W	147.37
C6	200.31	450.00	25° 30' 14"	S08° 07' 07" E	198.66
C7	76.45	55.00	79° 38' 24"	S18° 56' 58" W	70.44
C8	268.06	350.00	43° 52' 54"	S24° 39' 45" E	261.55
C9	182.38	400.00	26° 7' 29"	N17° 44' 55" W	180.81
C10	857.74	855.00	57° 28' 46"	S25° 49' 03" W	822.22
C11	597.88	610.00	56° 9' 25"	S25° 37' 29" W	574.23
C12	411.76	1800.00	13° 6' 24"	S60° 15' 24" W	410.86
C13	34.75	25.00	79° 38' 24"	S18° 56' 58" W	32.02
C14	226.29	50.00	259° 18' 43"	S15° 17' 14" W	76.99
C15	227.25	50.00	260° 24' 31"	N18° 39' 50" W	76.37
C16	25.04	25.00	57° 23' 01"	S63° 44' 55" E	24.00
C17	9.57	25.00	21° 55' 43"	N76° 35' 44" E	9.51
C18	44.11	25.00	101° 5' 8"	S37° 01' 02" W	38.60
C19	35.76	25.00	81° 56' 57"	S51° 27' 56" E	32.79
C20	44.43	25.00	101° 49' 17"	S36° 38' 57" W	38.81
C21	35.37	25.00	81° 5' 50"	S51° 54' 29" E	32.49
C22	24.62	25.00	56° 25' 41"	S59° 20' 45" W	23.64
C23	10.46	25.00	23° 58' 50"	N80° 26' 59" W	10.39
C24	41.18	25.00	94° 22' 25"	N86° 12' 35" E	36.68
C25	40.80	25.00	93° 30' 40"	S00° 09' 08" W	36.42
C26	39.28	25.00	90° 2' 33"	S75° 49' 56" E	35.37
C27	40.83	25.00	93° 34' 55"	S15° 58' 48" W	36.44
C28	120.29	50.00	137° 50' 25"	N16° 52' 55" E	93.31
C29	11.74	25.00	26° 53' 49"	S72° 21' 13" W	11.63
C30	230.64	50.00	264° 17' 19"	S79° 59' 45" W	74.15
C31	14.20	25.00	32° 32' 16"	S16° 52' 16" W	14.01
C32	21.66	25.00	49° 38' 41"	S27° 19' 35" E	20.99
C33	41.11	25.00	94° 13' 41"	S02° 23' 19" W	36.63
C34	42.69	25.00	97° 50' 6"	S86° 55' 52" W	37.69
C35	37.35	25.00	85° 36' 23"	N03° 48' 01" W	33.97
C36	37.08	25.00	84° 58' 34"	N89° 05' 29" W	33.77
C37	13.81	25.00	31° 38' 37"	S36° 12' 59" W	13.63
C38	36.11	25.00	82° 45' 43"	S45° 48' 07" W	33.05
C39	42.67	25.00	97° 47' 23"	N43° 55' 20" W	37.68
C40	39.74	25.00	91° 5' 14"	S43° 05' 23" W	35.69

SUMMERVIEW SECTION TWO

BEING A SUBDIVISION OF 30.65 ACRES
LOCATED IN THE
NATHAN BROOKSHIRE SURVEY
ABSTRACT NO. 14 AND
ISAAC N. CHARLES SURVEY
ABSTRACT NO. 17
FORT BEND COUNTY, TEXAS
CITY OF FULSHEAR, E.T.J.

81 LOTS 5 BLOCKS 7 RESERVES

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

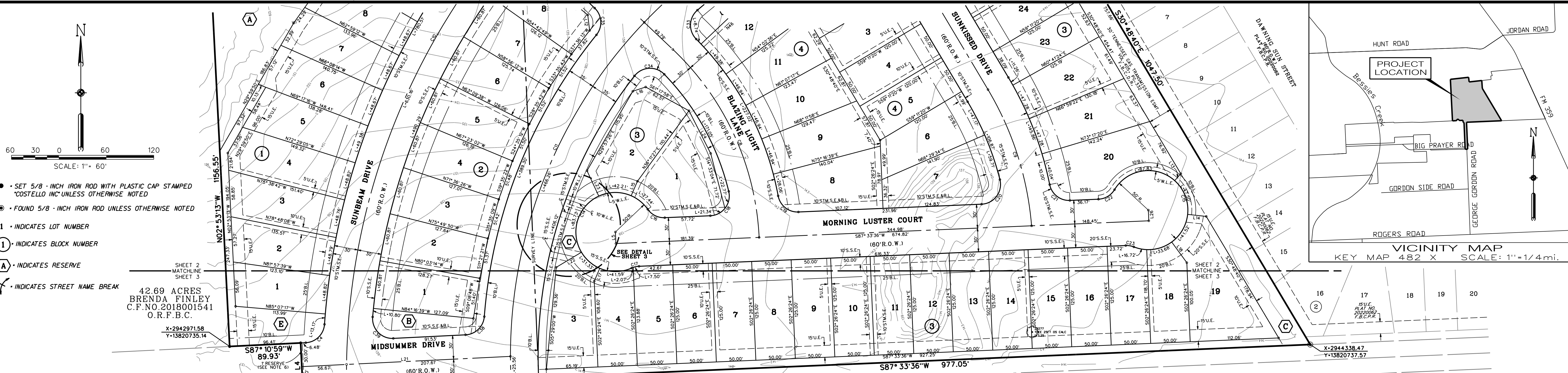
PLANNER:
7GEN PLANNING
Planning and Landscape Architecture
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

ENGINEER/SURVEYOR:
Costello

7gen
PLANNING

COSTELLO, INC.
Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
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OWNER:
M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BRANNON BOOZER, VICE PRESIDENT OF LAND
AND
BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION
10720 W. Sam Houston Pkwy. N., Ste. 100
Houston, TX 77064
Tel: (281) 223-1602



- 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 LOT NUMBER
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42.69 ACRES
BRENDA FINLEY
C.F. NO. 2018001541
O.R.F.B.C.

X=2942971.58
Y=13820735.14

METES AND BOUNDS DESCRIPTION FOR 30.65 ACRES

Being a 30.65 acre tract of land located in the Isaac N. Charles Survey Abstract No. 17 and Nathan Brookshire Survey, Abstract No. 14, in Fort Bend County, Texas, said 30.65 acre tract being a portion of a called 102.886 acre tract of land recorded in the name of Rooted Development Services, LLC, in Clerk's File Number 2020164195 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.); said 30.65 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System (NAD 83), South Central Zone and referenced to the north line of said 102.886 acre tract):

Beginning at a 1/2-inch iron pipe found at the southeast corner of a called 42.69 acre tract of land recorded in Clerk's File Number 2018001541 of the O.P.R.F.B.C. and being an interior corner of a said 102.886 acre tract of land;

- Thence, with the east line of said 42.69 acre tract and the west line of said 102.886 acre tract, North 02 degrees 53 minutes 13 seconds West, a distance of 1,156.55 feet to a 1/2-inch iron pipe found at the southeast corner of a called 8.77 acre tract of land recorded in Clerk's File Number 2013096348 of the O.P.R.F.B.C. and the northwest corner of said 102.886 acre tract;
- Thence, with the south line of said 8.77 acre tract and the south line of a called 8.77 acre tract of land recorded in Clerk's File Number 2006030543 of the O.P.R.F.B.C., North 83 degrees 38 minutes 27 seconds East, a distance of 510.62 feet to northwest corner of a called 4.65 acre of land recorded in Clerk's File Number 2015014155 of the O.P.R.F.B.C. and a northeast corner of said 102.886 acre tract;
- Thence, with the west line of said 4.65 acre tract and an east line of said 102.886 acre tract, South 06 degrees 11 minutes 40 seconds East, a distance of 130.13 feet;
- Thence, with the south line of said 4.65 acre tract and the north line of said 102.886 acre tract, North 83 degrees 38 minutes 27 seconds East, a distance of 354.68 feet;
- Thence, through said 102.886 acre tract, South 03 degrees 50 minutes 40 seconds East, a distance of 219.96 feet;
- Thence, continuing through said 102.886 acre tract, South 30 degrees 48 minutes 40 seconds East, a distance of 1,047.50 feet to the northerly line of a called 12.545 acre tract of land recorded in Clerk's File Number 2003126222 of the O.P.R.F.B.C. and being on the southerly line of said 102.886 acre tract;
- Thence, with said northerly line of the 12.545 acre tract line and a southerly line of said 102.886 acre tract, South 87 degrees 33 minutes 36 seconds West, a distance of 977.05 feet;
- Thence, with a westerly line of said 12.545 acre tract line and the easterly line of said 102.886 acre tract line, South 02 degrees 27 minutes 14 seconds East, at a distance of 699.40 feet passing a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southwest corner of said 12.545 acre tract and the northwest corner of a called 5.0005 acres tract of land recorded in Clerk's File Number 2008011722 of the O.P.R.F.B.C. and continuing for a total distance of 749.73 feet to the southeast corner of said 102.886 acre tract and being on the northerly R.O.W. line of Big Prayer Road (Width Varies);
- Thence, with said northerly R.O.W. line of Big Prayer Road, South 88 degrees 38 minutes 00 seconds West, a distance of 223.54;

Thence, through said 102.886 acre tract, the following eleven (11) courses:

- North 01 degrees 22 minutes 00 seconds West, a distance of 10.00 feet;
- North 56 degrees 05 minutes 22 seconds East, a distance of 93.89 feet;
- North 36 degrees 29 minutes 21 seconds East, a distance of 92.62 feet;
- North 02 degrees 27 minutes 14 seconds West, a distance of 597.25 feet;
- North 36 degrees 40 minutes 32 seconds West, a distance of 18.06 feet;
- South 87 degrees 10 minutes 59 seconds West, a distance of 93.39 feet;
- 39.27 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears South 42 degrees 10 minutes 59 seconds West, a distance of 35.36 feet;
- South 87 degrees 10 minutes 59 seconds West, a distance of 60.00 feet;
- 39.27 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears North 47 degrees 49 minutes 01 seconds West, a distance of 35.36 feet;
- North 02 degrees 49 minutes 01 seconds West, a distance of 60.00 feet;
- South 87 degrees 10 minutes 59 seconds West, a distance of 89.93 feet to the Point of Beginning and containing 30.65 acres of land.

RESERVE TABLE		
RESERVE "A"	DETENTION / DRAINAGE LANDSCAPE / OPEN SPACE	7.9242 AC. / 345,178 SQ.Ft.
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.2290 AC. / 9,975 SQ.Ft.
RESERVE "C"	LANDSCAPE / OPEN SPACE	1.0849 AC. / 47,259 SQ.Ft.
RESERVE "D"	LANDSCAPE / OPEN SPACE	0.1494 AC. / 6,510 SQ.Ft.
RESERVE "E"	LANDSCAPE / OPEN SPACE	0.1853 AC. / 8,071 SQ.Ft.
RESERVE "F"	LANDSCAPE / OPEN SPACE	0.2835 AC. / 12,349 SQ.Ft.
RESERVE "G"	LIFT STATION	0.1634 AC. / 7,120 SQ.Ft.
TOTAL:		10.0197 AC./436,462 SQ.Ft.

PARCEL 4
102.886 ACRES
ROOTED DEVELOPMENT
SERVICES, LLC
C.F. NO. 2020164195
O.R.F.B.C.

LINE DATA TABLE		
NUMBER	DIRECTION	DISTANCE (FEET)
L1	N01°22'00"W	10.00
L2	N36°40'32"W	18.06
L3	S87°10'59"W	60.00
L4	N02°49'01"W	60.00
L5	N02°26'14"W	14.57
L6	S87°51'34"E	23.30
L7	N50°01'30"E	31.34
L8	S14°42'43"W	25.61
L9	N50°23'03"W	22.70
L10	S25°26'51"W	21.21
L11	N84°24'30"E	21.20
L12	S06°53'47"E	19.82
L13	N41°46'46"E	11.64
L14	S83°47'28"E	23.67
L15	N23°30'04"E	20.00
L16	N71°40'27"E	17.18
L17	S23°17'16"W	17.68
L18	S36°12'57"E	32.38
L19	N02°12'41"E	18.22
L20	N85°12'00"W	10.00
L21	N87°10'59"E	264.28
L22	S59°11'13"W	37.22
L23	N24°51'55"W	35.40
L24	N50°56'30"E	65.56
L25	N73°05'14"W	5.00
L26	N02°26'24"W	13.53

1.05
GORDON TAYLOR
FAMILY CEMETERY
C.F. NO. 9828359
O.R.F.B.C.

12.545 ACRES
IGNACIO M. FAZ AND
BLANCA FAZ
C.F. NO. 2003126222
O.R.F.B.C.

5.0005
JOSE FRANCISCO GALVAN
C.F. NO. 2008011722
O.R.F.B.C.

GENERAL NOTES:

- THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0430 DATED JULY 26, 2023, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; S.T.M.S.E. INDICATES TORM SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; F.M.E. INDICATES FORCE MAIN EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; H.L.&P. INDICATES HOUSTON LIGHTING AND POWER; O.R.F.B.C. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; S.W.B.T. INDICATES SOUTHWESTERN BELL TELEPHONE; S.C.E. INDICATES SANITARY CONTROL EASEMENT.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1:0001166030.
- THERE ARE PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AND A PORTION IN ZONE "AE" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0085M DATED JANUARY 29, 2021.
- A ONE-FOOT RESERVE ("1" RESERVE) HAS BEEN DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR EASEMENTS IN SUBDIVISION PLATS WHERE SUCH STREETS ADJUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREAFTER BECOME INTERESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE TITLE FEE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
- ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE AS SHOWN ON THE PLAT.
- 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 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 NINE HUNDRED (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. (WHEN APPLICABLE)
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO (2) 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.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 195, CAD 7, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT FORT BEND ESD #4 AND CITY OF FULSHEAR ETJ.
- ALL DRAINAGE EASEMENTS AND RESERVES WILL BE OWNED AND MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 195.
- CONTROL BENCHMARK: NGS MONUMENT STAMPED "L 806 RESET 1963", LOCATED ALONG THE SOUTHWEST RIGHT-OF-WAY OF FM 359 APPROXIMATELY 0.45 MILES NORTHWEST OF FM 723, ELEVATION 94.56 NAVD 88, 1991 ADJUSTMENT.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 136.00 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.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE (5') FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAYS WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERMITTER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. ALL PROPERTY IS REQUIRED TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN ZONE "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE 2004.
- 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 IF THEY ARE 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 TEN (10') FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- CONTOURS SHOWN HEREON ARE NAVD 88 DATUM.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. PERMITTED AND ANY OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THE TRACT IS SUBJECT TO A PIPELINE EASEMENT RECORDED UNDER VOLUME 280, PAGE 342, F.B.C.D.R. THE EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

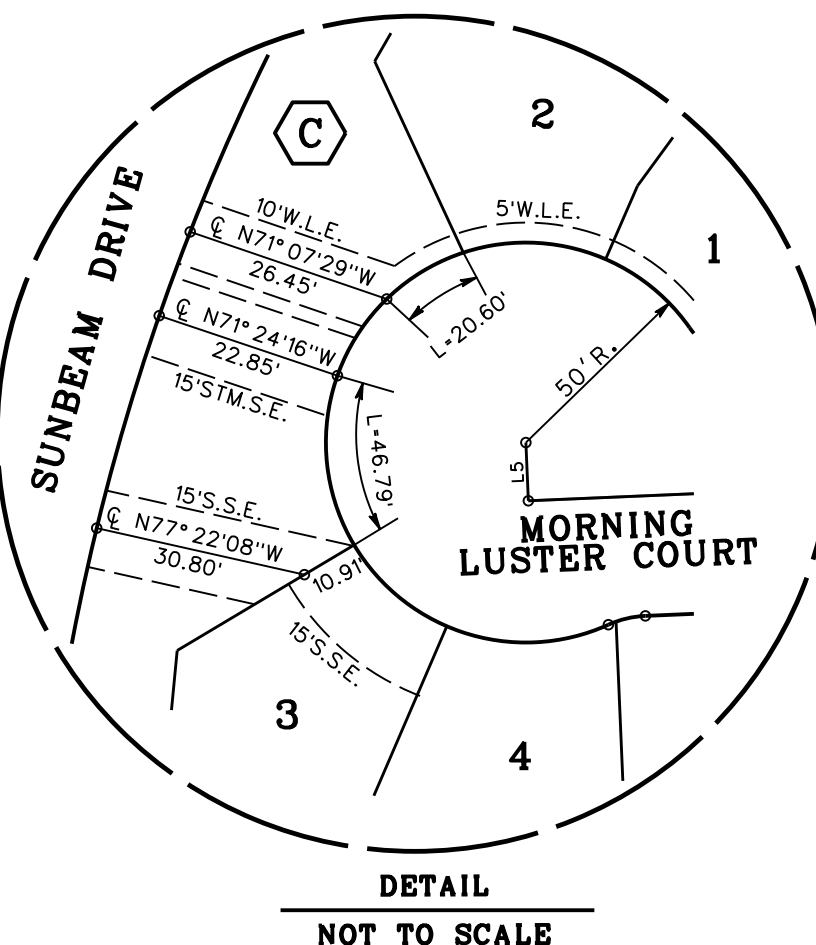
10.554 ACRES
SOLANGE R. GABICE, AKA
SOLANGE GABICE, ET VIR
C.F. NO. 2012049545
O.R.F.B.C.

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE (DEGREES)	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	39.43	25.00	90° 21' 48"	N47° 38' 07" W	35.47
C2	39.27	25.00	90° 00' 00"	S42° 10' 59" W	35.36
C3	39.27	25.00	90° 00' 00"	N47° 49' 01" W	35.36
C4	36.28	25.00	83° 9' 24"	S45° 36' 17" W	33.18
C5	147.41	2005.00	4° 12' 45"	S56° 39' 48" W	147.37
C6	200.31	4500.00	25° 30' 14"	S08° 07' 07" E	198.66
C7	76.45	65.00	79° 38' 24"	S18° 56' 58" W	70.44
C8	268.06	350.00	43° 52' 54"	S24° 39' 45" E	261.55
C9	182.38	400.00	26° 7' 29"	N17° 44' 55" W	180.81
C10	857.74	855.00	57° 28' 46"	S25° 49' 03" W	822.22
C11	597.88	610.00	56° 9' 25"	S25° 37' 29" W	574.23
C12	411.76	1800.00	13° 6' 24"	S60° 15' 24" W	410.86
C13	34.75	25.00	79° 38' 24"	S18° 56' 58" W	32.02
C14	226.29	50.00	259° 18' 43"	S15° 17' 14" W	76.99
C15	227.25	50.00	260° 24' 31"	N18° 39' 50" W	76.37
C16	25.04	25.00	57° 23' 00"	S63° 44' 55" E	24.00
C17	9.57	25.00	21° 55' 43"	N16° 35' 44" E	9.51
C18	44.11	25.00	10° 5' 8"	S37° 01' 02" W	38.60
C19	35.76	25.00	81° 56' 57"	S51° 27' 56" E	32.79
C20	44.43	25.00	100° 14' 19"	S36° 38' 57" W	38.81
C21	35.37	25.00	81° 3' 50"	S51° 54' 29" E	32.49
C22	24.62	25.00	56° 28' 41"	S59° 20' 45" W	23.64
C23	10.46	25.00	23° 58' 50"	N80° 26' 59" W	10.39
C24	41.18	25.00	94° 22' 25"	N86° 12' 35" E	36.68
C25	40.80	25.00	93° 30' 40"	S00° 09' 08" W	36.42
C26	39.29	25.00	90° 2' 33"	S75° 49' 56" E	35.37
C27	40.83	25.00	33° 34' 55"	S15° 58' 48" W	36.44
C28	120.29	50.00	137° 50' 25"	N16° 52' 55" E	93.31
C29	11.74	25.00	26° 53' 49"	S72° 21' 13" W	11.63
C30	230.64	50.00	264° 17' 19"	S79° 59' 45" W	74.15
C31	14.20	25.00	32° 32' 16"	S15° 52' 16" W	14.01
C32	21.66	25.00	49° 38' 41"	S27° 19' 35" E	20.99
C33	41.11	25.00	94° 13' 4"	S02° 23' 19" W	36.63
C34	42.69	25.00	97° 50' 6"	S86° 55' 52" W	37.69
C35	37.35	25.00	85° 36' 23"	N03° 48' 01" W	33.97
C36	37.08	25.00	84° 58' 34"	N89° 05' 29" W	33.77
C37	13.81	25.00	31° 38' 37"	S36° 12' 59" W	13.63
C38	36.11	25.00	82° 45' 43"	S45° 48' 07" W	33.05
C39	42.67	25.00	97° 47' 23"	N43° 55' 20" W	37.68
C40	39.74	25.00	91° 5' 14"	S43° 05' 23" W	35.69

- RESERVE "E" WILL BE OWNED AND MAINTAINED BY SUMMERVIEW COMMUNITY ASSOCIATION.
- UNDERGROUND ELECTRIC SERVICE AGREEMENT FILED UNDER CLERK'S FILE NO. 2022094547, OFFICIAL RECORDS FORT BEND COUNTY.
- BLANKET EASEMENT FILED UNDER CLERK'S FILE NO. 2022127277, OFFICIAL RECORDS FORT BEND COUNTY.

10.969 ACRES
JESUS GONZALES, ET UX
C.F. NO. 2004063329
O.R.F.B.C.



SUMMERVIEW
SECTION TWO

BEING A SUBDIVISION OF 30.65 ACRES
LOCATED IN THE
NATHAN BROOKSHIRE SURVEY
ABSTRACT NO. 14 AND
ISAAC N. CHARLES SURVEY
ABSTRACT NO. 17
FORT BEND COUNTY, TEXAS
CITY OF FULSHEAR, E.T.J.

81 LOTS 5 BLOCKS 7 RESERVES

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

PLANNER:
TGEN PLANNING
Planning and Landscape Architecture
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

ENGINEER/SURVEYOR:
Costello

COSTELLO, INC.
Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

OWNER:
M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BRANNON BOOZER, VICE PRESIDENT OF LAND AND
AND
BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION
10720 W. Sam Houston Pkwy., Ste. 100
Houston, TX 77064
Tel: (281) 223-1602

SHEET 3 OF 3