

**PLAT RECORDING SHEET**

**PLAT NAME:** Millers Pond Section Four

\_\_\_\_\_

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

**ACREAGE:** 16.92

\_\_\_\_\_

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

\_\_\_\_\_

**ABSTRACT NUMBER:** A-211

\_\_\_\_\_

**NUMBER OF BLOCKS:** 5

\_\_\_\_\_

**NUMBER OF LOTS:** 75

\_\_\_\_\_

**NUMBER OF RESERVES:** 3

\_\_\_\_\_

**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 16.92 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MILLERS POND SECTION FOUR, 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, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO AND ADJOINING THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF MILLERS POND SECTION FOUR WHERE PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH AND DEDICATE TO THE USE OF THE PUBLIC UTILITIES FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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, ITS 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  
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 MILLERS POND SECTION FOUR 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 \_\_\_\_\_, 2023.

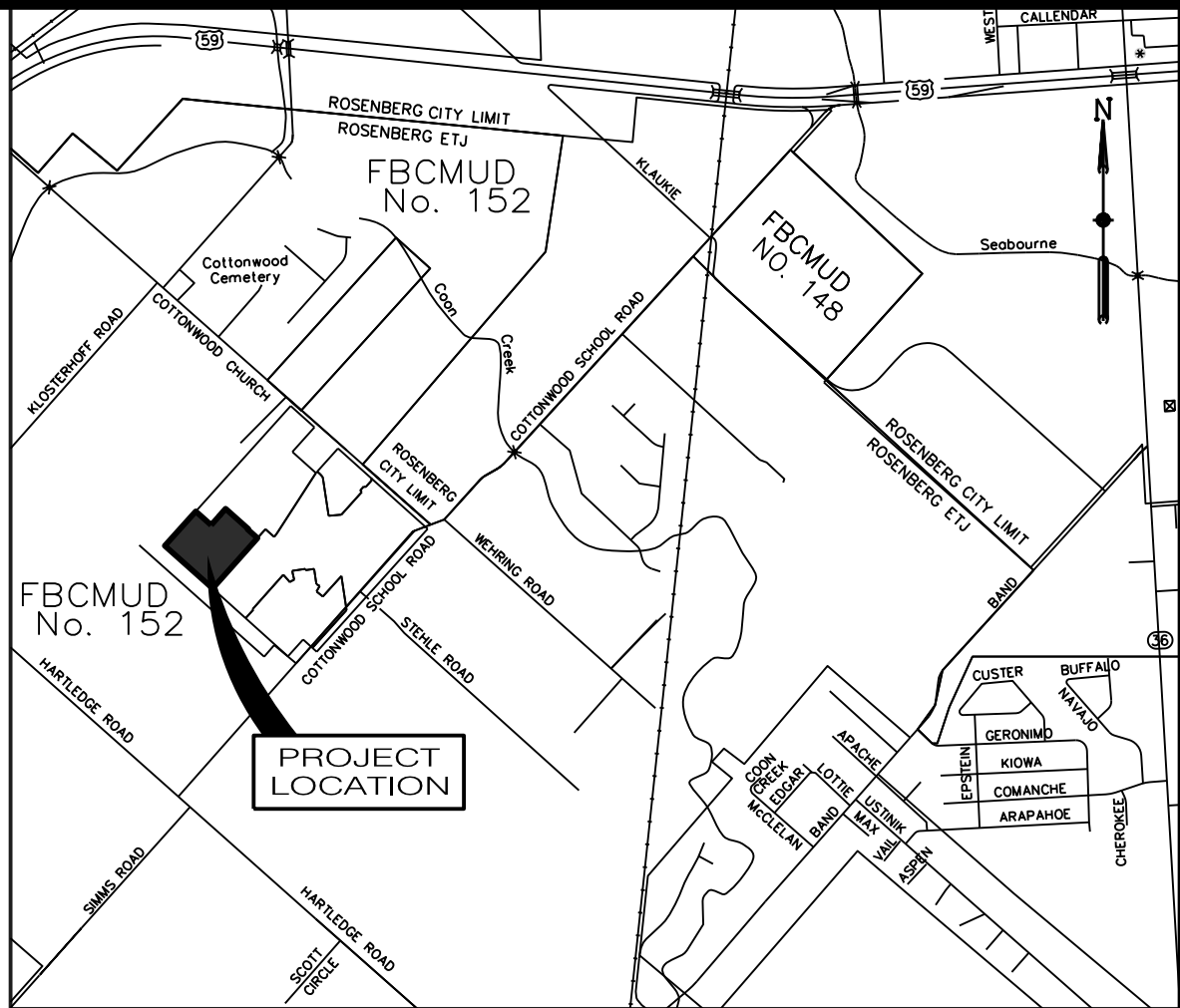
PETE PAVLOSKY,  
CHAIRMAN

WAYNE POLDRACK,  
SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF MILLERS POND SECTION FOUR 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 \_\_\_\_\_, 2023.

KEVIN RAINES  
MAYOR

DANYEL 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 FOUR

A SUBDIVISION OF 16.92 ACRES OF LAND  
OUT OF THE  
H & T.C. RAILROAD COMPANY SURVEY  
SECTION 9, A-211  
CITY OF ROSENBERG, ETJ  
FORT BEND COUNTY, TEXAS

75 LOTS 5 BLOCKS 3 RESERVES

DATE: NOVEMBER, 2023

OWNERS:  
FRIENDSWOOD DEVELOPMENT COMPANY

681 GREENS PARKWAY, STE. 220  
HOUSTON, TX 77067  
281-874-9540

AND  
M/I HOMES OF HOUSTON, LLC  
10720 WEST SAM HOUSTON PARKWAY N. #100  
HOUSTON, TEXAS 77064  
281-223-1002

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

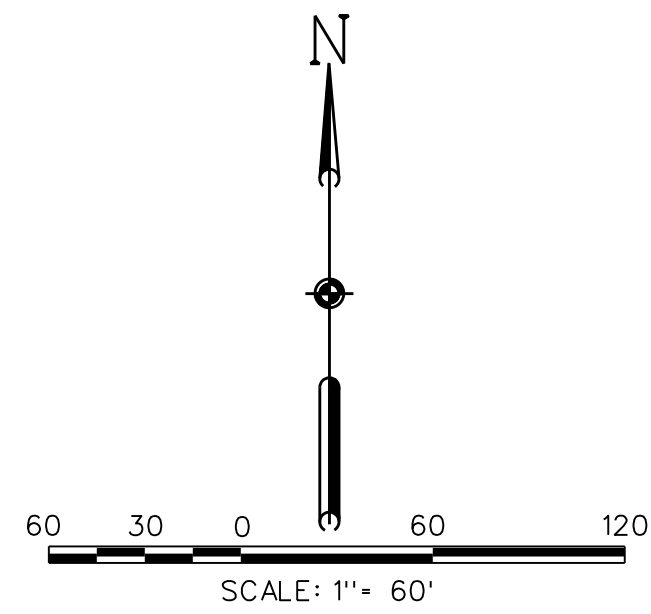
ENGINEER / SURVEYOR:

Costello



2107 CITY WEST BLVD.  
3rd FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7798 (713) 783-3680 FAX  
TEXAS PE BOARD FIRM REG. NO. 280  
TBPLS FIRM REG. 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 BLOCK NUMBER
- A - INDICATES RESERVE
- ↗ - INDICATES STREET NAME CHANGE

RESERVE TABLE		
RESERVE "A"	RESTRICTED TO LANDSCAPE / OPEN SPACE & DRAINAGE PURPOSES ONLY	0.19 AC. / 8,100 SQ.FT.
RESERVE "B"	RESTRICTED TO LANDSCAPE / OPEN SPACE & DRAINAGE PURPOSES ONLY	0.84 AC. / 36,599 SQ.FT.
RESERVE "C"	RESTRICTED TO LANDSCAPE / OPEN SPACE & UTILITY PURPOSES ONLY	0.04 AC. / 1,848 SQ.FT.
TOTAL:		1.07 AC. / 46,547 SQ.FT.

MUD PARK LAND DEDICATION TABLE	
TOTAL MUD PARKLAND REQUIRED=1.41 AC. 6.25 ACRES X 75 UNITS X 3 PERSONS PER UNIT/1000	
-LANDSCAPES RESERVES = 1.07 AC. @ 10% CREDIT = 0.11 AC.	
MUD PARKLAND PROVIDED IN SEC 1: 10.73 AC.	
10.73 AC. - 1.30 AC. SECTION 4 = 9.43 AC.	

50.519 ACRES  
ELTON L. REYNOLDS AND  
HELEN J. REYNOLDS  
VOL. 875 PG. 397 F.B.C.O.R.

#### GENERAL NOTES:

- 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.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.
- CONTROL BENCHMARK:  
NATIONAL GEODETIC SURVEY MONUMENT (NGS) HCSD72 (PID NO. AW5477); TOP OF A STAINLESS-STEEL ROD ENCASED IN A 5-INCH PVC PIPE WITH FLANGED LID STAMPED "HCSD-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
- 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.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88.
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM A CITY PLANNING LETTER FURNISHED BY CHARTER TITLE COMPANY, FILE NO. 2023-0067, EFFECTIVE DATE OF NOVEMBER , 2023, THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 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 ETL AND FORT BEND COUNTY.
- MILLERS POND SECTION FOUR LIES WITHIN UNSHADED ZONE "X", AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0240L, DATED APRIL 2, 2014.
- 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.
- THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- 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.
- THE TOP OF ALL FLOOR SLAB SHALL BE A MINIMUM OF 102.15 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 BUILDING FOUNDATION, OR TWELVE (12) INCHES ABOVE THE DOWN GRADIENT ROADWAY OR ANY DOWN GRADIENT DRAINAGE RESTRAINT.
- ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. L22.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD 83) (2011 ADD.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR OF 1.000321885.
- 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.
- 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.
- A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN DWELLINGS.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE AND END OF STREETS WHERE SUCH STREETS ADJUT 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, ASSIGNED OR SUCCESSORS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTION TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED STRUCTURE.
- THE HOMEOWNER'S ASSOCIATION WILL HAVE MAINTAINANCE RESPONSIBILITY FOR RESERVES "A" "B" & "C".

#### CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	86.39	55.00	90° 0' 0"	S86° 41'11"W	77.78
C2	86.39	55.00	90° 0' 0"	N03° 18'49"W	77.78
C3	86.39	55.00	90° 0' 0"	N86° 41'11"E	77.78
C4	39.27	25.00	90° 0' 0"	S03° 18'49"E	35.36
C5	39.27	25.00	90° 0' 0"	S86° 41'11"W	35.36
C6	14.57	25.00	33° 23' 9"	S24° 59'37"E	14.36
C7	136.81	50.00	156° 46' 18"	S86° 41'11"W	97.95
C8	14.57	25.00	33° 23' 9"	N31° 37'15"W	14.36
C9	14.57	25.00	33° 23' 9"	N65° 00'23"W	14.36
C10	136.81	50.00	156° 46' 18"	N03° 18'49"E	97.95
C11	14.57	25.00	33° 23' 9"	N58° 22'45"E	14.36
C12	39.27	25.00	90° 0' 0"	N03° 18'49"W	35.36
C13	39.27	25.00	90° 0' 0"	N86° 41'11"E	35.36
C14	14.57	25.00	33° 23' 9"	N24° 59'37"E	14.36
C15	136.81	50.00	156° 46' 18"	N86° 41'11"E	97.95
C16	14.57	25.00	33° 23' 9"	S31° 37'15"E	14.36
C17	39.27	25.00	90° 0' 0"	N86° 41'11"E	35.36
C18	39.27	25.00	90° 0' 0"	N03° 18'49"W	35.36
C19	39.27	25.00	90° 0' 0"	N86° 41'11"E	35.36
C20	39.27	25.00	90° 0' 0"	S03° 18'49"E	35.36
C21	39.27	25.00	90° 0' 0"	S86° 41'11"W	35.36
C22	39.27	25.00	90° 0' 0"	N03° 18'49"W	35.36
C23	39.27	25.00	90° 0' 0"	N86° 41'11"E	35.36

#### LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N48° 18'49"W	1.06
L2	N41° 41'11"E	120.00
L3	S41° 41'11"W	10.12
L4	N47° 53'12"W	107.01
L5	N48° 10'02"W	1.28
L6	S03° 18'49"E	12.00
L7	S86° 41'11"W	12.00
L8	N03° 18'49"W	12.00
L9	S03° 18'49"E	14.14

Block	Lot	Square Feet	Lot Width @ B.L.
1	1	6,000	50'
1	2	6,000	50'
1	3	6,000	50'
1	4	6,000	50'
1	5	6,000	50'
1	6	6,000	50'
1	7	6,000	50'
1	8	5,945	50'
2	1	6,000	50'
2	2	6,000	50'
2	3	6,000	50'
2	4	6,000	50'
2	5	6,000	50'
2	6	6,000	50'
2	7	6,000	50'
2	8	7,666	50'
2	9	7,674	50'
2	10	6,246	52'
2	11	6,246	52'
2	12	6,246	52'
2	13	6,652	55'
2	14	6,006	50'
2	15	6,006	50'
2	16	6,006	50'
2	17	6,000	50'
2	18	9,727	64'
2	19	17,764	79'
2	20	6,351	50'
2	21	7,814	45'
3	1	7,066	45'
3	2	6,000	50'
3	3	6,000	50'
3	4	6,000	50'
3	5	6,000	50'
3	6	6,000	50'
3	7	6,000	50'
3	8	6,000	50'

4	1	7,487	48'
4	2	6,000	50'
4	3	6,000	50'
4	4	6,000	50'
4	5	6,000	50'
4	6	6,000	50'
4	7	6,000	50'
4	8	6,000	50'
4	9	7,487	48'
4	10	7,487	48'
4	11	6,000	50'
4	12	6,000	50'
4	13	6,000	50'
4	14	6,000	50'
4	15	6,000	50'
4	16	6,000	50'
4	17	6,000	50'
4	18	7,487	48'
5	1	7,125	45'
5	2	6,000	50'
5	3	6,000	50'
5	4	6,000	50'
5	5	6,000	50'
5	6	16,139	79'
5	7	10,608	65'
5	8	6,652	52.50'
5	9	6,691	52.50'
5	10	6,689	52.50'
5	11	6,688	52.50'
5	12	6,686	52.50'
5	13	6,684	52.50'
5	14	6,682	52.50'
5	15	6,681	52.50'
5	16	6,653	52.50'
5	17	8,578	56.95'
5	18	17,895	83'
5	19	6,858	53'
5	20	8,231	50'

#### AVERAGE LOT SUMMARY TABLE

TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT= 518,903 SF

AVERAGE LOT SIZE WITHIN MILLERS POND SECTION FOUR = 6,919 SF

45'-50' LOTS= 7  
50'-55' LOTS= 63  
60'-65' LOTS= 2  
75'-80' LOTS= 2  
80'-85' LOTS= 1  
45'-50' LOTS= 9%  
50'-55' LOTS= 84%  
60'-65' LOTS= 3%  
75'-80' LOTS= 3%  
80'-85' LOTS= 1%

## MILLERS POND SECTION FOUR

A SUBDIVISION OF 16.92 ACRES OF LAND  
OUT OF THE  
H & T.C. RAILROAD COMPANY SURVEY  
SECTION 9, A-211  
CITY OF ROSENBERG, ETJ  
FORT BEND COUNTY, TEXAS

75 LOTS 5 BLOCKS 3 RESERVES

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

OWNERS:  
FRIENDSWOOD DEVELOPMENT COMPANY

681 GREENS PARKWAY, STE. 220  
HOUSTON, TX 77067  
281-874-8548

AND  
M/I HOMES OF HOUSTON, LLC  
10720 WEST SAM HOUSTON PARKWAY N, #100  
HOUSTON, TEXAS 77064  
281-223-1802

PLANNER:

QUIDDITY  
1675 SAWDUT ROAD #400  
THE WOODLANDS, TEXAS 77380  
281-363-4039

ENGINEER / SURVEYOR:



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