

PLAT RECORDING SHEET

PLAT NAME: Light Haven at District West Sec 1 Partial Replat No 1

PLAT NO: _____

ACREAGE: 0.2821

LEAGUE: G.E. Fields Survey

ABSTRACT NUMBER: 591

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 1

NUMBER OF RESERVES: 2

OWNERS: Pelican District West, LLC

(DEPUTY CLERK)

1. "①" indicates Block Number.
2. "U.E." indicates Utility Easement.
3. "B.L." indicates Building Line.
4. "G.B.L." indicates Garage Building Line.
5. "O.D." indicated Outside Diameter.
6. "W.L.E." indicates Water Line Easement.
7. "SAN. S.E." indicates Sanitary Sewer Easement.
8. "STM. S.E." indicates Storm Sewer Easement.
9. "F.B.C.C.F. No." indicates Fort Bend County Clerk's File Number.
10. "F.B.C.P.R." indicates Plat Records of Fort Bend County.
11. "F.B.C.D.R." indicates Deed Records of Fort Bend County.
12. "O.P.R.O.R.P." indicates Official Public Records of Real Property.
13. "PVT." indicates Private.
14. "P.A.E." indicates Permanent Access Easement

17. Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and is referenced to monuments found along the South line of a colled 0.9893 acre tract of land as described in an instrument to MPT of Richmond-Springstone, LLC recorded under F.B.C.C.F. No. 2022055675.

19. The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.

21. This plot is located within Light Zone LZ3.

22. There are no pipeline easements within the platted area.

23. Single family residential shall mean the use of a lot with one building designed 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 900 square feet 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.

24. Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one more additional space shall be provided.

25. Unless otherwise indicated, the building lines [B.L.], 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, in effect at the time this plat was approved, which may be amended from time to time.

26. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.

27. All property to drain into the drainage easement only through an approved drainage structure.

28. 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. And improvements such as 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 if the property owner's expense should they be an obstruction. Furthermore, the utility easements and wooden posts and paneled wooden fences back to back, but generally will not replace with new fencing.

29. 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.

30. This subdivision has a private water system. It is not a public water system, nor has it been constructed with any public funds. The water line and fire hydrants to serve this subdivision are private and will be maintained by the owner and/or owners management association.

31. The top of all floor slabs shall be a minimum of 101.28 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.

32. The roads/streets dedicated in the subdivision plot are private streets and as such must be maintained in perpetuity by the owners in the subdivision. Every deed of conveyance shall contain notice to the Grantee that all streets are private, that the owners will be perpetually liable for maintenance, that the county may not accept it for maintenance, and that the quality of the roads may affect access by public services such as police, fire, and EMS.

33. Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision.

34. The City of Houston Planning Commission granted a variance on 11/2/2023, reference number 2023-2146, to allow replatting of a portion of a compensating open space reserve into a lot and replatting of a lot into a compensating open space reserve. 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.

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S2°32'45"E	35.00'
L2	S2°32'45"E	35.00'
L3	N2°32'45"W	5.24'
L4	S87°27'15"W	28.00'

TOTAL NUMBER OF LOTS (LESS THAN 5,000 S.F.):

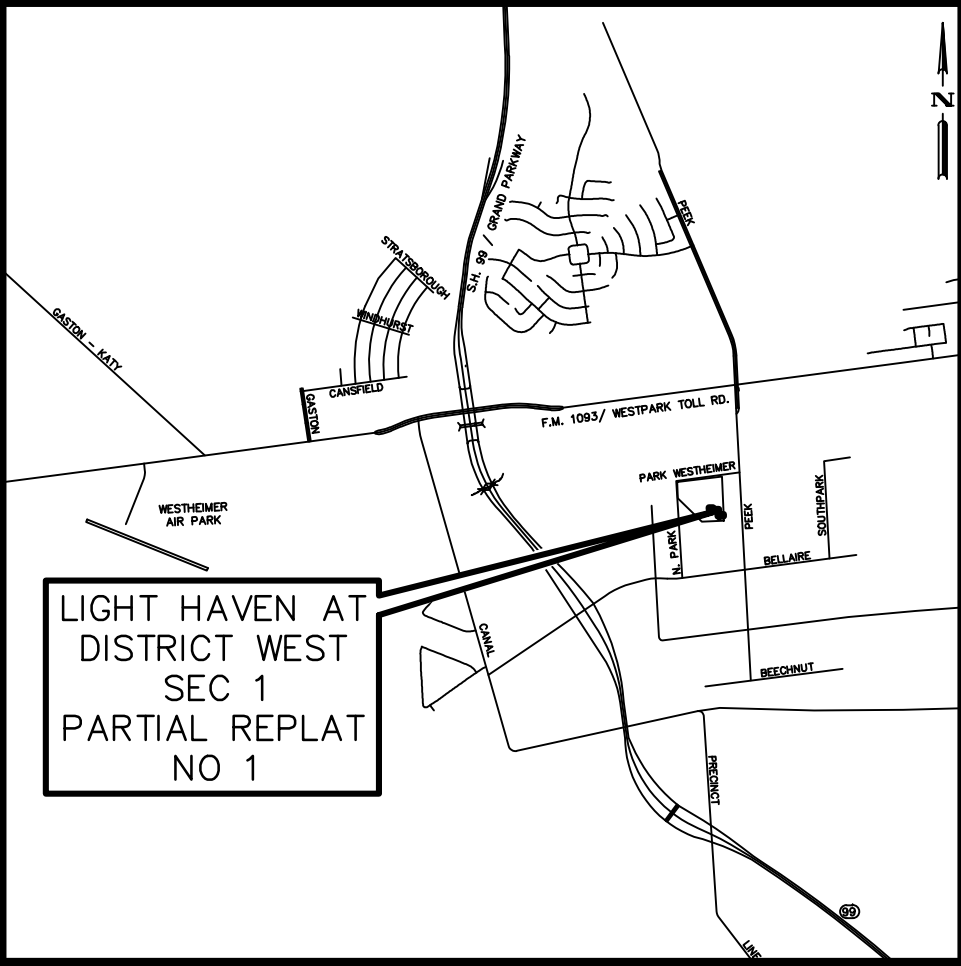
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BLOCK NUMBER	LOT NUMBER	AREA
1	1	3,460 S.F.
	2-3	3,185 S.F.
	4	3,585 S.F.
6-21	23	3,080 S.F.
	24	3,325 S.F.
	25	4,580 S.F.
	26-32	2,870 S.F.
	33	3,452 S.F.
	34	3,234 S.F.
	35-36	2,870 S.F.
	37-38	3,440 S.F.
	39-42	2,870 S.F.
	43	2,768 S.F.
	44	3,198 S.F.
	45-49	3,290 S.F.
	50	4,183 S.F.
	51	3,290 S.F.
	52	3,723 S.F.
	53-54	3,220 S.F.
	55	3,807 S.F.
	56-66	3,185 S.F.
	67	3,462 S.F.
2	1	2,852 S.F.
	1*	2,870 S.F.
	2-12	2,870 S.F.
	13-14	3,433 S.F.
	15-27	2,870 S.F.
3	1-6	2,870 S.F.
	7	2,842 S.F.
	8	3,074 S.F.
	9-10	3,080 S.F.
	11	3,075 S.F.
	12	3,675 S.F.
	13	3,080 S.F.
	14-15	2,870 S.F.
	16	3,054 S.F.
	17	4,105 S.F.
	18	2,929 S.F.
	19-22	3,010 S.F.
	23	3,473 S.F.

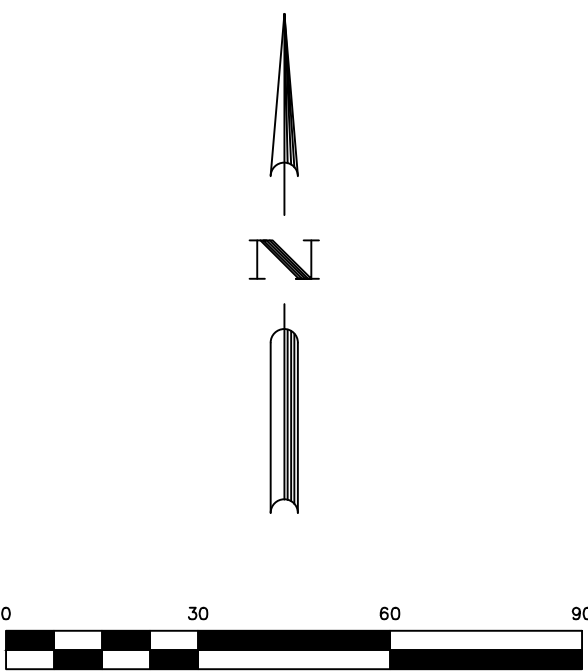
TOTAL AREA OF LOTS (LESS THAN 5,000 S.F.):
AVERAGE LOT SIZE:
COMPENSATING OPEN SPACE REQUIRED PER LOT:
COMPENSATING OPEN SPACE REQUIRED:
COMPENSATING OPEN SPACE PROVIDED:



RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.0707 AC. / 3,080 S. F.	COMPENSATING OPEN SPACE
B	0.0565 AC. / 2,460 S. F.	COMPENSATING OPEN SPACE



N.T.S.
KEY MAP: 525L



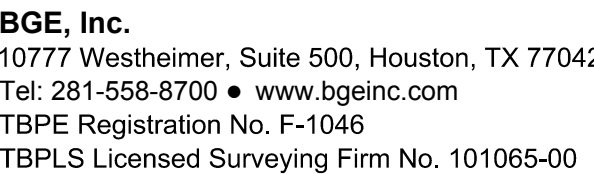
A SUBDIVISION OF 0.2821 ACRES OF LAND
LOCATED IN THE

G.E. FIELDS SURVEY, ABSTRACT NO. 591
FORT BEND COUNTY, TEXAS
BEING ALL OF RESERVE "F", LOT 22, BLOCK 1
AND A PORTION OF HADLEY MEADOW LANE,
OF LIGHT HAVEN AT DISTRICT WEST SEC 1
RECORDED UNDER PLAT NO. 20230019, F.B.C.P.R.

REASON FOR REPLAT:
TO CREATE 1 LOT AND 2 RESERVES

LOTS: 1 RESERVES: 2 BLOCKS: 2
SCALE: 1"=30' DATE: DECEMBER, 2023

OWNER:
 PELICAN DISTRICT WEST, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 4265 SAN FELIPE, SUITE 720
 HOUSTON, TX 77027
 713-871-8170



TXH\Projects\Pelican\8482-00-District_West_Build_PL\PARTIAL REPLAT - 8482-06\01_CADD\03_Plat\PLAT_LH AT DW SEC 1 PR NO 1.dwg Tdevillier 2/6/2024 2:54 PM

STATE OF TEXAS
COUNTY OF FORT BEND

We, PELICAN DISTRICT WEST, LLC, a Texas limited liability company, acting by and through Derek Darnell, its Managing Member, owner, hereinafter referred to as Owners of the 0.2821 acre tract described in the above and foregoing map of LIGHT HAVEN AT DISTRICT WEST SEC 1 PARTIAL REPLAT NO 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps and plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), 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, successors, and assigns to warrant and forever defend the title on 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 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 originally 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, 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, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose 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 plat 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, planting 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 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.

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors, and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private streets or permanent access easements.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, the PELICAN DISTRICT WEST, LLC, a Texas limited liability company, has caused these presents to be signed by Derek Darnell, its Managing Member, this 18th day of December, 2023.

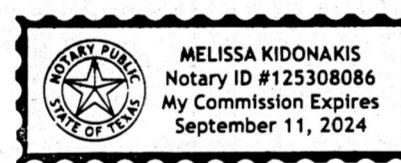
PELICAN DISTRICT WEST, LLC,
a Texas limited liability company,

By: Derek Darnell
Managing Member

STATE OF TEXAS
COUNTY OF Harris

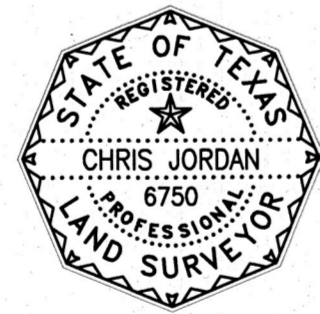
BEFORE ME, the undersigned authority, on this day personally appeared Derek Darnell, Managing Member, of PELICAN DISTRICT WEST, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations 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 18th day of December, 2023.



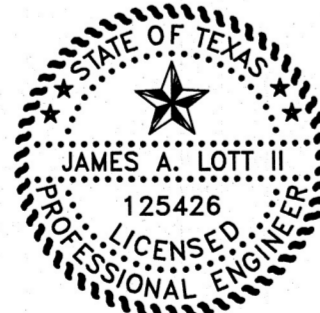
Printed Name: Melissa Kidonakis
Notary Public In and for the State of Texas
Commission Expires: September 11, 2024

I, Chris Jordan, 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.



Chris Jordan 12/14/23
Chris Jordan, P.E., L.S.
Texas Registration No. 6750

I, James Lott, 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.



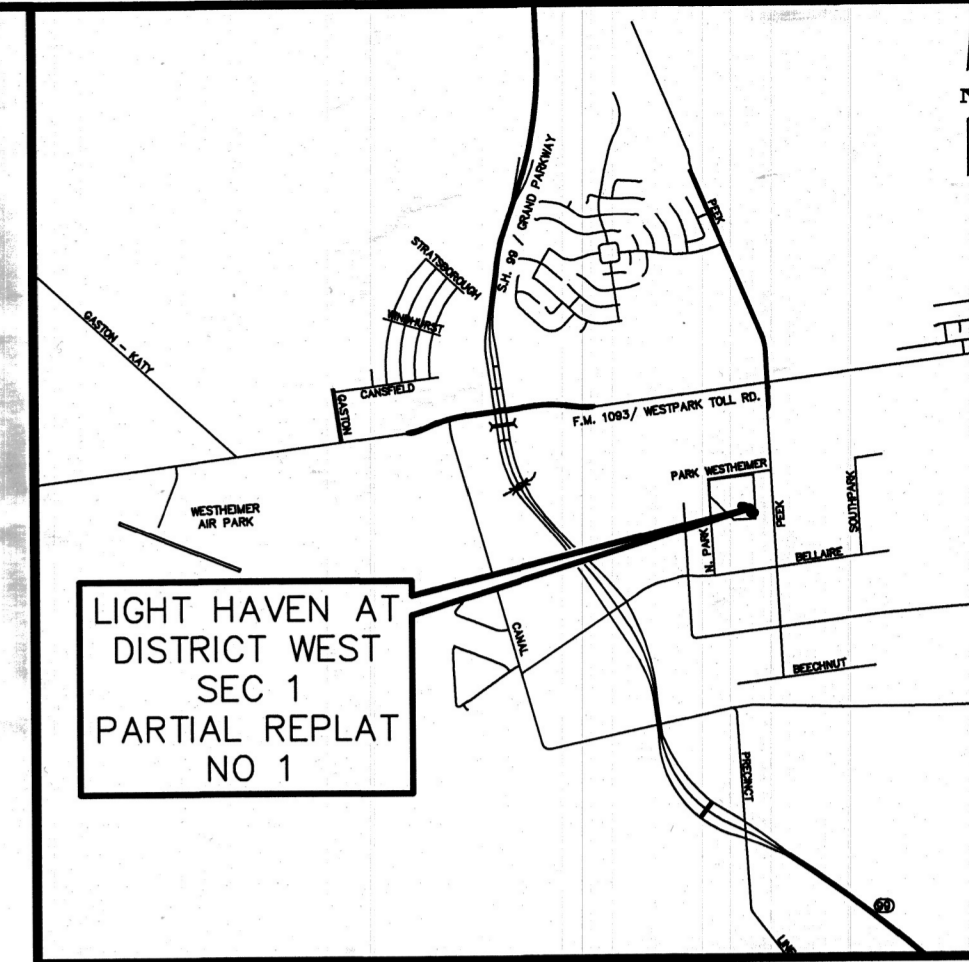
James Lott 12/12/2023
James Lott, P.E.
Texas License No. 125426
BGE, Inc.
TBPE Registration No. F-1046

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of LIGHT HAVEN AT DISTRICT WEST SEC 1 PARTIAL REPLAT NO 1 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized

the recording of this plat, this 31 day of January, 2024

By: Martha L. Stein OR M. Sonny Garza
Chair Vice Chairman

By: Margaret Wallace Brown AICP, GCU-A
Secretary



VICINITY MAP

N.T.S.
KEY MAP: 525L

I, J. Stacy Slawinski, P.E., 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 of 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 _____, 2024.

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, Hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20____, 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

LIGHT HAVEN AT DISTRICT WEST SEC 1 PARTIAL REPLAT NO 1

A SUBDIVISION OF 0.2821 ACRES OF LAND
LOCATED IN THE
G.E. FIELDS SURVEY, ABSTRACT NO. 591
FORT BEND COUNTY, TEXAS
BEING ALL OF RESERVE "F", LOT 22, BLOCK 1
AND A PORTION OF HADLEY MEADOW LANE,
OF LIGHT HAVEN AT DISTRICT WEST SEC 1
RECORDED UNDER PLAT NO. 20230019, F.B.C.P.R.

REASON FOR REPLAT:
TO REPLAT LOT 22 BLOCK 1 INTO A NEW RESERVE
"K" AND TO REPLAT A PORTION OF
RESERVE "F" AS LOT 1, BLOCK 2

LOTS: 1 RESERVES: 2 BLOCKS: 2
SCALE: 1"=30' DATE: DECEMBER, 2023

OWNER:
PELICAN DISTRICT WEST, LLC,
A TEXAS LIMITED LIABILITY COMPANY
4265 SAN FELIPE, SUITE 720
HOUSTON, TX 77027
713-871-8170



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00