

PLAT RECORDING SHEET

PLAT NAME: Laurel Farms Water Plant No. 1

PLAT NO: _____

ACREAGE: 1.57

LEAGUE: Nathan Brookshire League

ABSTRACT NUMBER: A-14

NUMBER OF BLOCKS: 1

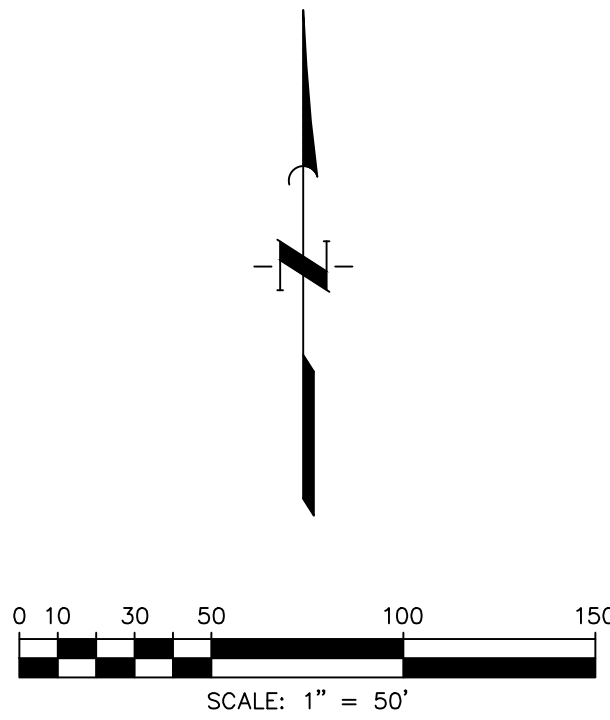
NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Century Land Holdings of Texas, LLC

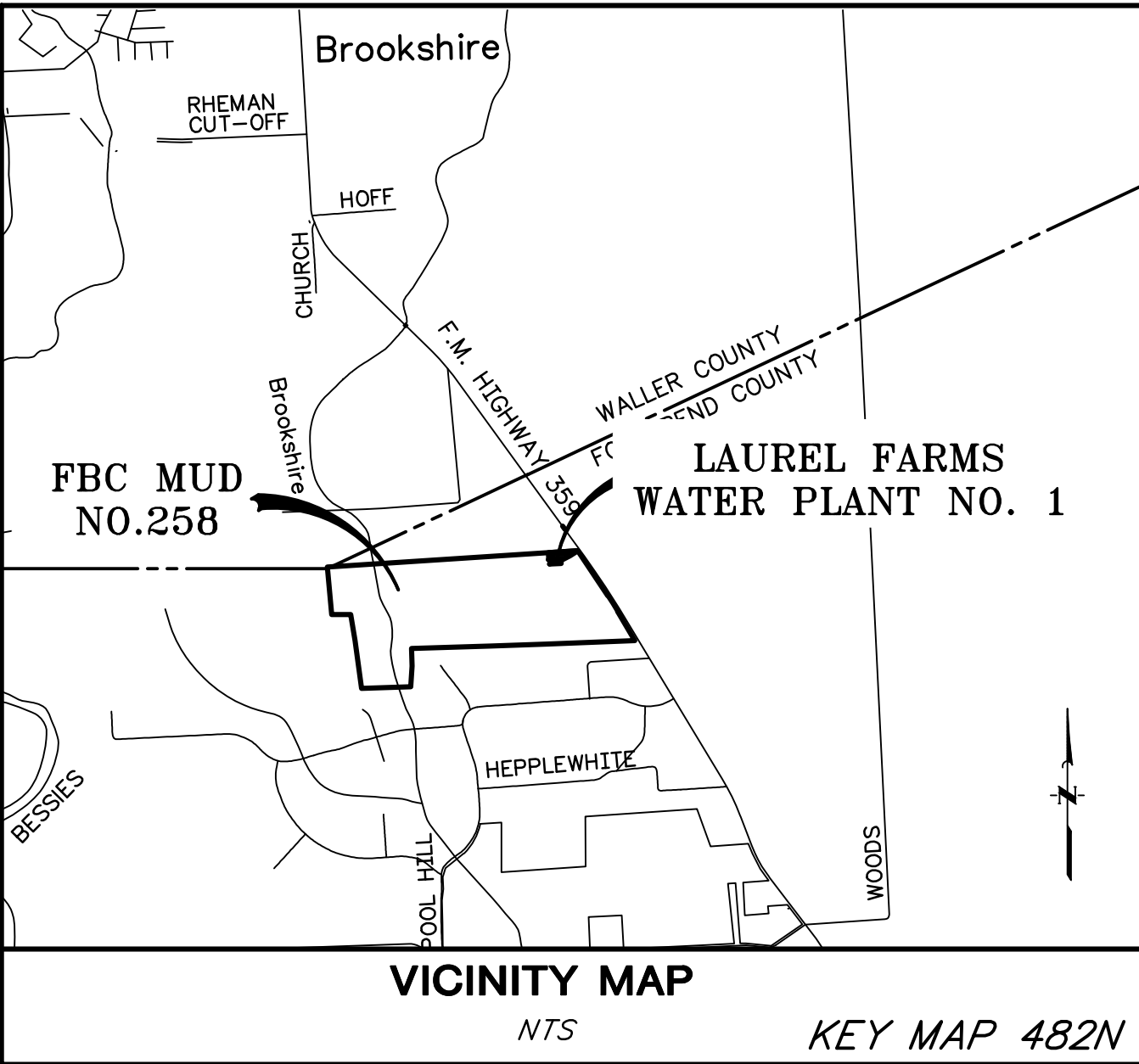
(DEPUTY CLERK)

DISTRICT NAMES	
FBC ASSISTANCE	FBC ASSISTANCE DISTRICT NO. 7
WCID	N/A
MUD	FBC MUD NO. 258
ESD	ESD NO. 4
LTD	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	N/A
UTILITIES CO.	CENTERPOINT ENERGY



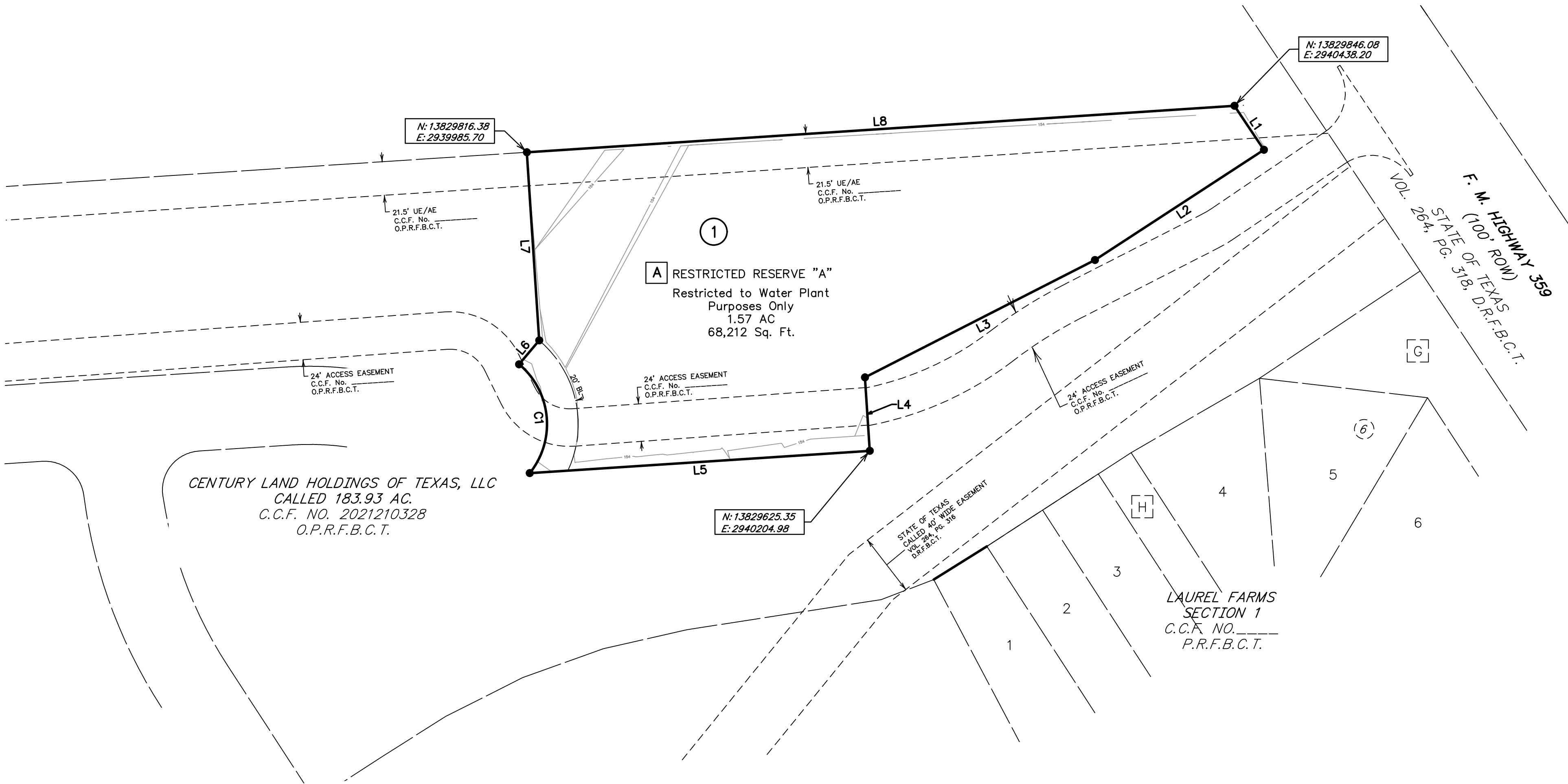
GENERAL NOTES:

- AC "Acre(s)"
BL "Building Line"
C.C.F. "County Clerk's File"
D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
Esmt "Easement"
FBCMUD "Fort Bend County Municipal Utility District"
IRP "Found 5/8 inch Iron Rod"
No. "Number"
O.R.F.B.C.T. "Official Records, Fort Bend County, Texas"
O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
P.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
ROW "Right-of-Way"
Vol "Volume"
PG. "Page"
SSE "Sanitary Sewer Easement"
Sq. ft. "Square Feet"
STM SE "Storm Sewer Easement"
UE "Utility Easement"
WLE "Water Line Easement"
● "Set 3/4-inch Iron Rod with Cap Stamped"
"Quiddity as per certification"



- Contours shown hereon are based upon NAVD88 datum.
- This tract is located within Fort Bend County, Texas, Fort Bend County Municipal Utility District No. 258, Fort Bend County Assistance District No. 7, and Fort Bend County Drainage District.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage District Criteria Manual which allows street ponding with intense rainfall events.
- The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, NAD 83 (grid) based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99985345.
- This property lies within lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
- 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 to drain into the drainage easement only through an approved drainage structure.
- 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.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should there be an obstruction. Public utilities may put solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- This plat was prepared from information furnished by Capital Title Commercial, File No. OE-23053606, Effective Date March 21, 2023. The Surveyor has not obstructed the above property.
- There are no pipeline or pipeline easements within the limits of the subdivision.
- The top of all floor slabs shall be a minimum of 156.00 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.
- All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- All building lines along street right-of-ways as shown on the plat.
- Per the Flood Insurance Rate Map (FIRM) No. 48157C0080M for Fort Bend County, Texas dated January 29, 2021, Laurel Farms Water Plant No 1 is located within Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance Floodplain.

NBI PROPERTIES, INC.
(TWINWOOD (US))
CALLED 477.895 AC.
C.C.F. NO. 2006146817
O.P.R.F.B.C.T.



CENTURY LAND HOLDINGS OF TEXAS, LLC
CALLED 183.93 AC.
C.C.F. NO. 2021210328
O.P.R.F.B.C.T.

N:13829625.35
E:2940204.98

N:13829846.08
E:2940438.20

Line Table		
Line	Bearing	Distance
L1	S33°46'03"E	33.92'
L2	S56°53'35"W	129.02'
L3	S62°57'44"W	165.16'
L4	S03°45'25"E	47.10'
L5	S86°14'35"W	217.93'
L6	N40°01'36"E	20.00'
L7	N03°45'25"W	120.65'
L8	N86°14'35"E	453.53'

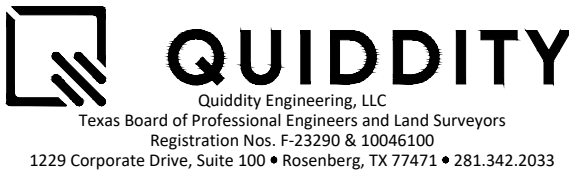
Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	88°46'25"	77.47'	N05°35'12"W	69.95'

LAUREL FARMS WATER PLANT NO 1

A SUBDIVISION OF 1.57 ACRES OF LAND
OUT OF THE
NATHAN BROOKSHIRE LEAGUE, A-14
FORT BEND COUNTY, TEXAS
1 RESERVE 1 BLOCK
SEPTEMBER 2023

DEVELOPER/OWNER:
Century Land Holdings of Texas, LLC
333 Cypress Run,
Suite 200, Houston,
Texas 77094
832.665.2212

ENGINEER/PLANNER/SURVEYOR:



STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Century Land Holdings of Texas, LLC, a Colorado Limited Liability company, acting by and through Blake Roberts, the Division President, owner hereinafter referred to as Owners of the 1.57 acre tract described in the above and foregoing map of LAUREL FARMS WATER PLANT 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 or 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 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, 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 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 time and all times for the purposes of construction and maintenance of drainage facilities and structures.

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.

IN TESTIMONY WHEREOF, Century Land Holdings of Texas, LLC has caused these presents to be signed by _____

_____, thereunto authorized, this _____ day of _____, 2023.

Century Land Holdings of Texas, LLC

By: Century Land Holdings of Texas, LLC
a Colorado Limited Liability company
its managing member

By: _____

Blake Roberts, Division President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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, Hala A. Elmachtoub, 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.

Hala A. Elmachtoub, P.E.
Professional Engineer No. 144386

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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 registration in my office on _____, 2023, at o'clock _____ in Plat Number(s) _____ of the Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

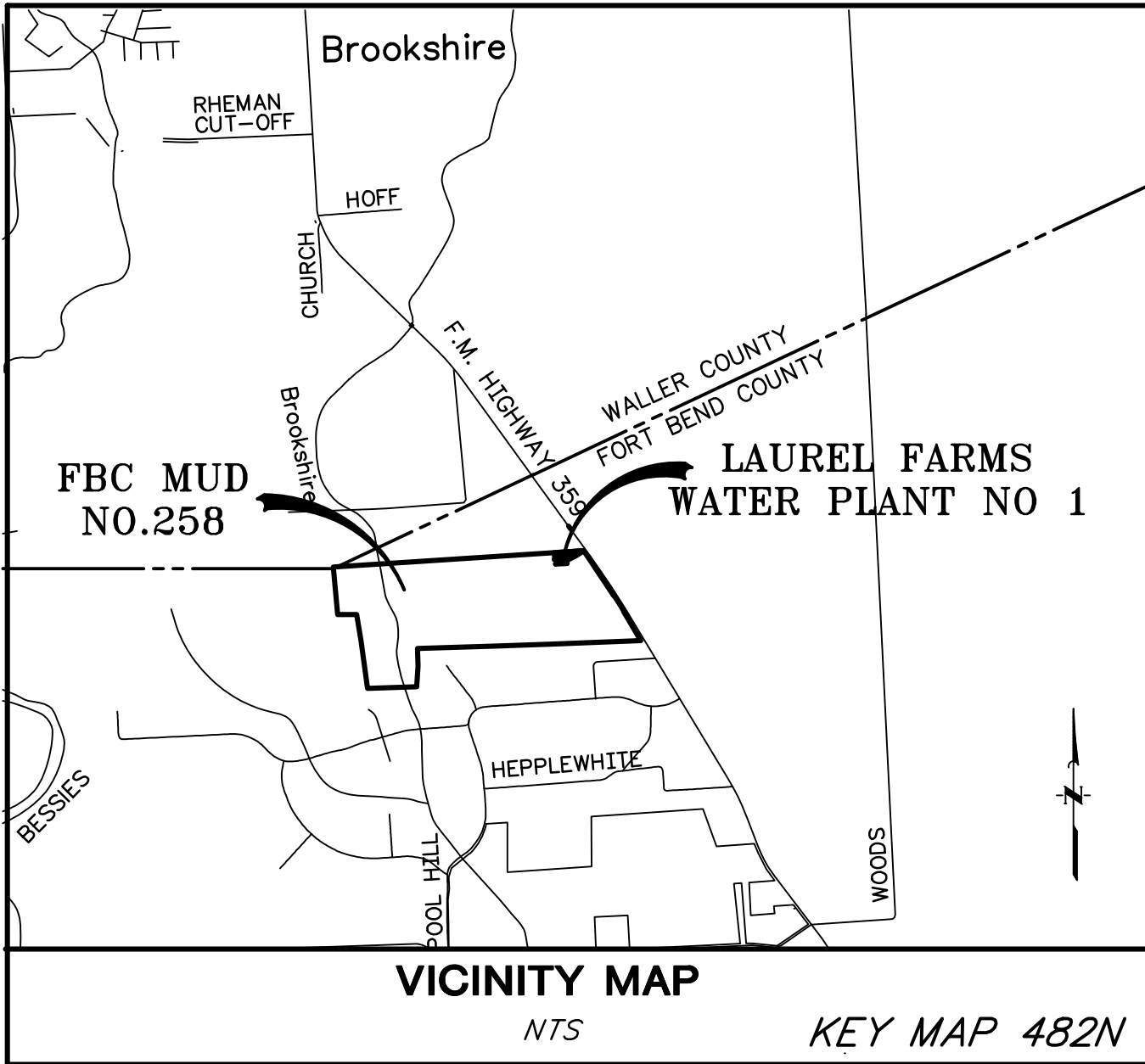
Laura Richard
Fort Bend County, Texas

By: _____
Deputy

I, Chris D. Kalkomey, 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 D. Kalkomey
Texas Registration No. 5869
Registered Professional Land Surveyor



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 any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E. Date
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

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