

PLAT RECORDING SHEET

PLAT NAME: Laurel Farms Sec 1

PLAT NO: _____

ACREAGE: 43.69

LEAGUE: Nathan Brookshire League

ABSTRACT NUMBER: A-14

NUMBER OF BLOCKS: 7

NUMBER OF LOTS: 203

NUMBER OF RESERVES: 10

OWNERS: Century Land Holdings of Texas, LLC

(DEPUTY CLERK)

- A

RESTRICTED RESERVE "A"

Restricted to Landscape, Open Space & Incidental Utility Purposes Only

1.25 AC

54,379 SQ FT

B

RESTRICTED RESERVE "B"

Restricted to Landscape, Open Space & Incidental Utility Purposes Only

1.71 AC

74,282 SQ FT

C

RESTRICTED RESERVE "C"

Restricted to Landscape, Open Space & Incidental Utility Purposes Only

0.06 AC

2,635 SQ FT

D

RESTRICTED RESERVE "D"

Restricted to Landscape, Open Space & Incidental Utility Purposes Only

0.23 AC

10,106 SQ FT

E

RESTRICTED RESERVE "E"

Restricted to Landscape, Open Space & Incidental Utility Purposes Only

0.19 AC

8,331 SQ FT

F

RESTRICTED RESERVE "F"

Restricted to Recreation Center and Incidental Utility Purposes Only

1.70 AC

73,970 SQ FT

G

RESTRICTED RESERVE "G"

Restricted to Landscape, Open Space & Incidental Utility Purposes Only

0.85 AC

37,010 SQ FT

H

RESTRICTED RESERVE "H"

Restricted to Landscape, Open Space & Incidental Utility Purposes Only

0.06 AC

2,819 SQ FT

I

RESTRICTED RESERVE "I"

Restricted to Landscape, Open Space & Incidental Utility Purposes Only

0.11 AC

4,734 SQ FT

J

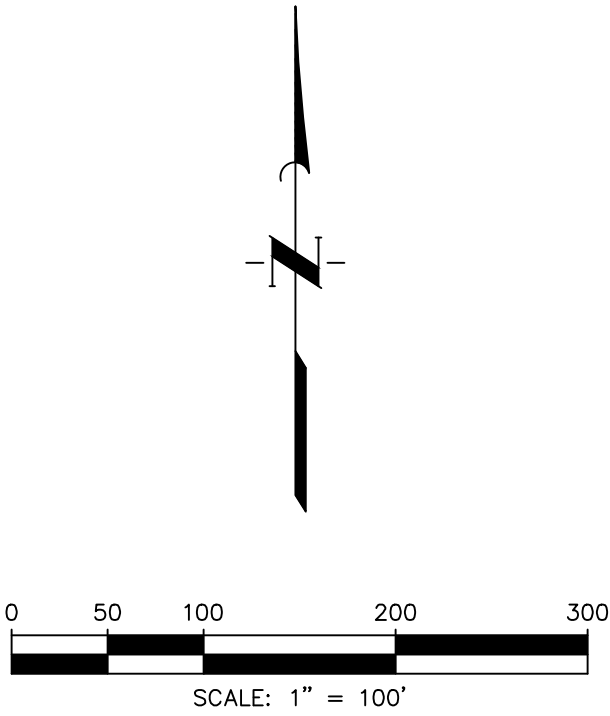
RESTRICTED RESERVE "J"

Restricted to Landscape, Open Space & Incidental Utility Purposes Only

0.17 AC

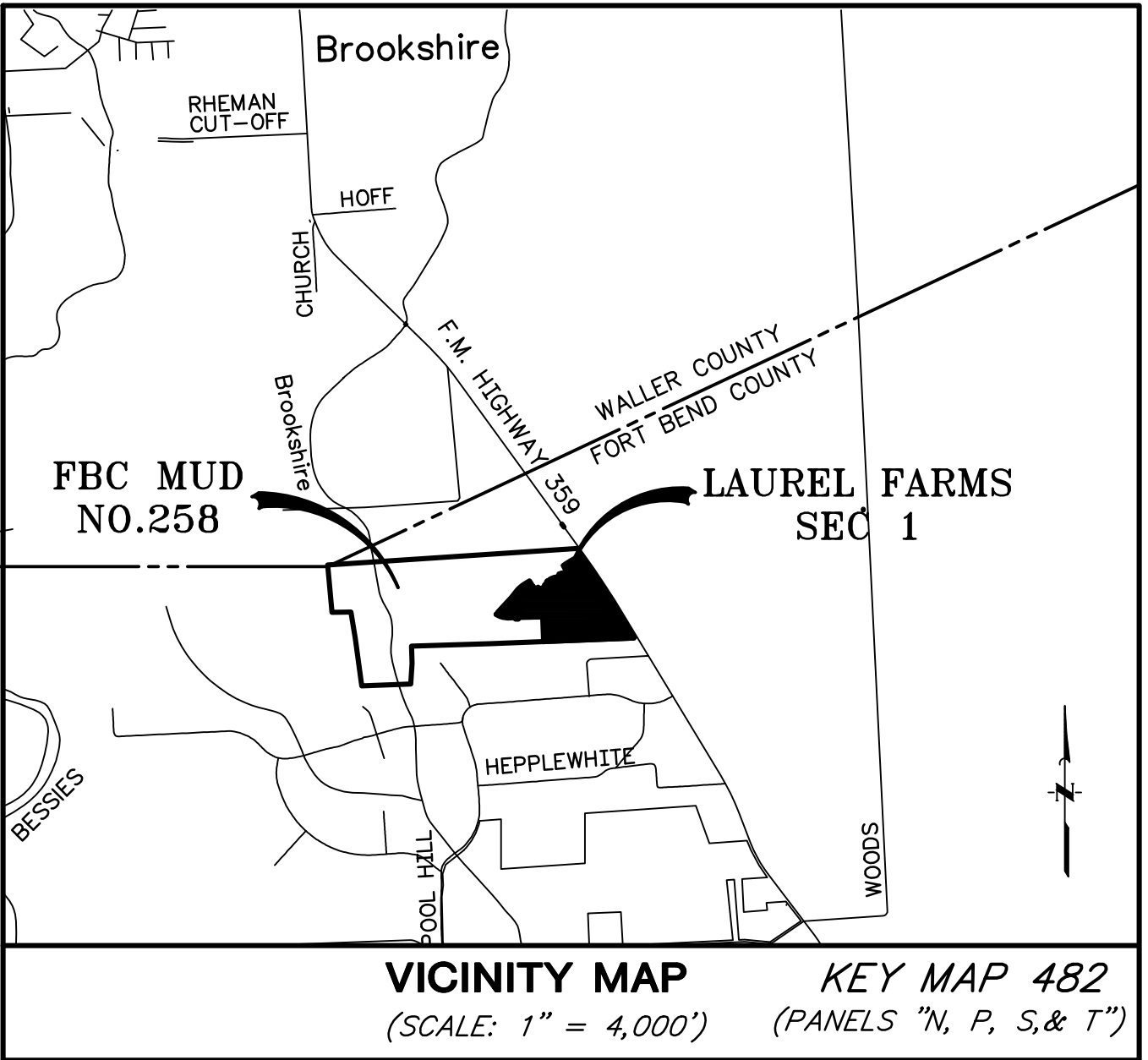
7,487 SQ FT

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



GENERAL NOTES:

- BL....."Building Line"
- C.C.F....."County Clerk's File"
- DE....."Drainage Easement"
- D.R.F.B.C.T....."Deed Records, Fort Bend County, Texas"
- Emt....."Easement"
- FBCMUD....."Fort Bend County Municipal Utility District"
- GBL....."Garage Building Line"
- 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"
- 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"
-"Quidity" as per certification"
-"Street Name Break"
-"Block Number"



- 1) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25).
- 2) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- 3) Contours shown hereon are based upon NAVD88 datum.
- 4) All building lines along street right-of-ways as shown on the plat.
- 5) All easements are centered on lot lines unless shown otherwise.
- 6) This tract is located within the unincorporated Fort Bend County, Texas, Fort Bend County Municipal Utility District No. 258, Fort Bend County Drainage District.
- 7) Per the Flood Insurance Rate Map (FIRM) No. 48157C0080M and 48157C0085M, Panel 80, Suffix "M" dated 1/29/21, for Fort Bend County, Texas and incorporated areas, Laurel Farms Sec 1 is located within Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance Floodplain.
- 8) There are no pipelines or pipeline easements within the platted area.
- 9) 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.
- 10) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut 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 thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicatior, his heirs, assigns or successors.
- 11) The top of all floor slabs within Reserve "F" shall be a minimum of 145.53 feet. The top of floor slab for all of the remaining lots within this plat shall be a minimum of 151.20' 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.
- 12) Sidewalks shall be built or caused to be built not less than five 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. TXLI, TXLM, TXNH (NAVD88 - Geoid 128). All bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- 14) The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.999885345.
- 15) This property lies within lightning zone L23 according to the "Orders for Regulation of Outdoor Lighting".
- 16) All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- 17) All property to drain into the drainage easement only through an approved drainage structure.
- 18) All utility easements are fourteen feet (14') wide unless otherwise noted.
- 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) 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 owners' 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 they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 21) This plat was prepared from information furnished by Capital Title Commercial, File No.OE-10705, Effective Date February 13, 2024. The surveyor has not abstracted the above property.
- 22) Fort Bend County MUD 258 shall own and maintain the drainage easement within Reserves "A", "B" and "H".
- 23) Fort Bend County MUD 258 shall own and maintain Reserve F.

LAUREL FARMS

SEC 1

A SUBDIVISION OF 43.69 ACRES OF LAND
OUT OF THE
NATHAN BROOKSHIRE LEAGUE, A-14

FORT BEND COUNTY, TEXAS

203 LOTS 10 RESERVES 7 BLOCKS
JANUARY 2024

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

ENGINEER/PLANNER/SURVEYOR:



Line Table			Line Table			Line Table			Line Table			Line Table			Line Table		
Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance
L1	S87°54'10"W	9.03'	L21	N57°01'15"E	50.00'	L41	S32°58'45"E	858.96'	L61	N38°41'20"E	13.08'	L81	N33°47'35"W	26.77'	L101	N87°54'10"E	2.25'
L2	N02°05'50"W	32.68'	L22	N57°01'15"E	52.54'	L42	S02°09'09"E	62.98'	L62	N10°28'12"W	156.07'	L82	S01°31'32"E	53.20'	L102	N72°31'17"E	9.13'
L3	N02°08'59"W	382.27'	L23	N81°30'02"E	58.48'	L43	S32°58'45"E	513.24'	L63	N78°32'01"W	14.00'	L83	S82°41'19"E	23.63'	L103	N01°31'32"W	20.80'
L4	N01°31'32"W	20.00'	L24	N08°29'58"W	50.00'	L44	N59°36'56"E	29.31'	L64	N55°54'44"E	108.29'	L84	N08°03'26"W	13.91'	L104	N01°31'31"W	32.85'
L5	S87°50'51"W	50.00'	L25	N81°30'02"E	46.94'	L45	N08°47'00"W	26.76'	L65	N01°56'09"E	26.41'	L85	S32°58'45"E	122.07'	L105	N01°31'31"W	32.85'
L6	N02°09'09"W	1.09'	L26	N27°48'50"W	127.00'	L46	N81°30'02"E	46.94'	L66	N67°53'40"W	39.26'	L86	S32°58'45"E	106.49'	L106	N01°31'59"W	26.00'
L7	S88°28'28"W	116.44'	L27	N57°52'49"E	40.07'	L47	N57°01'15"E	102.89'	L67	N79°41'18"E	20.00'	L87	N83°24'48"W	108.16'	L107	N88°28'01"E	10.00'
L8	N35°12'15"E	60.00'	L28	N57°01'15"E	110.00'	L48	S12°01'15"W	17.00'	L68	S32°58'45"E	493.47'	L88	S11°27'59"W	14.28'	L108	N01°31'59"W	26.00'
L9	N37°53'19"E	138.40'	L29	N59°53'30"E	94.90'	L49	S32°58'45"E	307.63'	L69	N87°50'51"E	293.24'	L89	N87°05'57"W	20.00'	L109	N00°23'41"E	22.99'
L10	N40°32'18"E	53.13'	L30	N56°13'56"E	123.57'	L50	S32°58'45"E	528.99'	L70	N34°05'22"E	11.82'	L90	N05°41'26"E	20.00'	L110	N89°24'28"W	10.00'
L11	N47°20'44"E	54.89'	L31	N55°54'44"E	850.25'	L51	S01°31'32"E	73.87'	L71	N88°28'28"E	129.98'	L91	S32°58'45"E	397.76'	L111	N00°23'41"E	22.88'
L12	N54°11'40"E	53.52'	L32	N88°28'28"E	663.42'	L52	S32°58'45"E	340.29'	L72	S02°08'59"E	255.82'	L92	N55°54'44"E	249.03'	L112	N82°41'19"W	22.25'
L13	N57°01'15"E	127.50'	L33	S02°09'09"E	55.55'	L53	N57°01'15"E	137.18'	L73	N52°48'29"E	124.30'	L93	S32°58'45"E	495.93'	L113	N07°18'41"E	10.00'
L14	S32°58'45"E	127.00'	L34	N13°37'44"W	25.15'	L54	N37°53'19"E	89.63'	L74	N55°54'44"E	238.90'	L94	N32°58'45"W	42.82'	L114	N82°41'19"W	30.29'
L15	N57°01'15"E	5.00'	L35	S02°08'59"E	190.25'	L55	S32°58'45"E	92.20'	L75	S32°58'45"E	178.61'	L95	N32°58'45"W	41.82'	L115	N84°57'24"W	12.78'
L16	S32°58'45"E	50.00'	L36	N42°50'56"E	10.00'	L56	N55°54'44"E	58.67'	L76	S25°03'57"E	43.41'	L96	N47°18'36"E	33.39'	L116	N32°58'45"W	12.87'
L17	N57°01'15"E	64.39'	L37	N87°50'51"E	1,172.53'	L57	N51°16'31"E	206.90'	L77	S02°08'59"E	197.03'	L97	N47°18'36"E	33.39'	L117	N32°58'45"W	13.47'
L18	S32°58'45"E	52.00'	L38	S02°09'09"E	104.96'	L58	N55°54'44"E	57.78'	L78	N87°50'51"E	192.67'	L98	N87°42'28"E	223.73'			
L19	N57°01'15"E	120.00'	L39	S11°40'00"E	55.28'	L59	N60°32'58"E	206.90'	L79	S32°58'45"E	290.38'	L99	N87°42'28"E	223.88'			
L20	N32°58'45"W	27.00'	L40	S02°09'09"E	77.84'	L60	N87°50'51"E	127.13'	L80	S01°31'32"E	35.27'	L100	N72°31'17"E	9.13'			

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	5,679.65'	3°23'00"	335.39'	S32°04'34"E	335.34'	167.74'
C2	25.00'	90°37'37"	39.54'	S43°09'40"W	35.55'	25.28'
C3	25.00'	89°22'23"	39.00'	N46°50'20"W	35.16'	24.73'
C4	330.00'	36°43'47"	211.55'	N73°09'38"W	207.94'	109.55'
C5	25.00'	90°00'00"	39.27'	N12°01'15"E	35.36'	25.00'
C6	275.00'	24°28'47"	117.49'	N69°15'38"E	116.60'	59.66'
C7	275.00'	19°18'52"	92.70'	N71°50'36"E	92.28'	46.80'
C8	500.00'	32°33'44"	284.16'	N72°11'36"E	280.35'	146.03'
C9	300.00'	36°43'47"	192.32'	S73°09'38"E	189.04'	99.59'
C10	125.00'	11°28'45"	25.04'	N07°53'21"W	25.00'	12.56'
C11	50.00'	90°00'10"	78.54'	S47°09'04"E	70.71'	50.00'
C12	200.00'	9°30'51"	33.21'	N06°54'34"W	33.17'	16.64'
C13	150.00'	30°49'37"	80.70'	N17°33'57"W	79.73'	41.35'
C14	150.00'	30°49'37"	80.70'	N17°33'57"W	79.73'	41.35'
C15	150.00'	28°13'55"	73.91'	N73°43'54"E	73.17'	37.72'
C16	150.00'	24°11'46"	63.35'	S20°52'52"E	62.88'	32.15'
C17	300.00'	24°28'47"	128.18'	N69°15'38"E	127.20'	65.08'
C18	50.00'	90°00'00"	78.54'	N77°58'45"W	70.71'	50.00'
C19	150.00'	31°27'14"	82.35'	N17°15'09"W	81.32'	42.24'
C20	300.00'	19°07'55"	100.17'	S47°27'17"W	99.71'	50.56'
C21	75.00'	70°52'05"	92.77'	S02°27'17"W	86.96'	53.37'
C22	30.00'	90°19'12"	47.29'	N78°55'40"W	42.54'	30.17'
C23	500.00'	4°38'13"	40.47'	N58°13'51"E	40.45'	20.24'
C24	500.00'	4°38'13"	40.47'	S58°13'51"W	40.45'	20.24'
C25	25.00'	88°53'30"	38.79'	S11°27'59"W	35.01'	24.52'
C26	25.00'	90°00'00"	39.27'	S47°09'09"E	35.36'	25.00'
C27	25.00'	90°00'00"	39.27'	N42°50'51"E	35.36'	25.00'
C28	25.00'	48°11'23"	21.03'	N57°04'27"W	20.41'	11.18'
C29	50.00'	276°22'46"	241.19'	S57°01'15"W	66.67'	44.72'
C30	25.00'	48°11'23"	21.03'	S08°53'04"E	20.41'	11.18'
C31	25.00'	90°00'00"	39.27'	S47°09'09"E	35.36'	25.00'
C32	30.00'	90°25'03"	47.34'	N14°49'28"E	42.58'	30.22'
C33	30.00'	89°48'23"	47.02'	N75°17'15"W	42.35'	29.90'
C34	25.00'	39°51'20"	17.39'	S67°55'11"W	17.04'	9.06'
C35	50.00'	169°42'51"	148.10'	S47°09'04"E	99.60'	555.53'
C36	25.00'	39°51'20"	17.39'	N17°46'41"E	17.04'	9.06'
C37	25.00'	95°53'46"	41.84'	N50°05'52"W	37.13'	27.71'
C38	25.00'	91°06'30"	39.75'	N78°32'01"W	35.70'	25.49'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C39	25.00'	90°00'00"	39.27'	N42°50'51"E	35.36'	25.00'
C40	25.00'	90°00'00"	39.27'	S47°09'09"E	35.36'	25.00'
C41	25.00'	48°02'50"	20.96'	S12°30'01"W	20.36'	11.14'
C42	50.00'	276°22'44"	241.19'	S78°20'04"W	66.67'	44.72'
C43	25.00'	48°25'35"	21.13'	N35°38'31"W	20.51'	11.24'
C44	25.00'	90°00'00"	39.27'	N42°50'51"E	35.36'	25.00'
C45	25.00'	75°55'27"	33.13'	S33°28'13"W	30.76'	19.51'
C46	25.00'	90°00'00"	39.27'	N43°28'28"E	35.36'	25.00'
C47	25.00'	90°00'00"	39.27'	N77°58'45"W	35.36'	25.00'
C48	25.00'	48°11'23"	21.03'	S57°04'27"E	20.41'	11.18'
C49	50.00'	276°22'46"	241.19'	N57°01'15"E	66.67'	44.72'
C50	25.00'	48°11'23"	21.03'	N08°53'04"W	20.41'	11.18'
C51	25.00'	90°00'00"	39.27'	S12°01'15"W	35.36'	25.00'
C52	25.00'	90°19'02"	39.41'	S46°41'03"E	35.45'	25.14'
C53	25.00'	90°06'43"	39.32'	N12°04'36"E	35.39'	25.05'
C54	25.00'	91°06'30"	39.75'	S78°32'01"E	35.70'	25.49'
C55	25.00'	88°53'30"	38.79'	N11°27'59"E	35.01'	24.52'
C56	25.00'	83°06'46"	36.26'	N56°56'35"W	33.17'	22.16'
C57	25.00'	45°26'25"	19.83'	N34°18'02"E	19.31'	10.47'
C58	50.00'	180°52'51"	157.85'	N77°58'45"W	100.00'	6,505.38'
C59	25.00'	45°26'25"	19.83'	S10°15'33"E	19.31'	10.47'
C60	25.00'	48°11'23"	21.03'	S57°04'27"E	20.41'	11.18'
C61	50.00'	276°22'46"	241.19'	N57°01'15"E	66.67'	44.72'
C62	25.00'	48°11'23"	21.03'	N08°53'04"W	20.41'	11.18'
C63	25.00'	92°38'27"	40.42'	S26°22'11"W	36.16'	26.18'
C64	25.00'	91°06'30"	39.75'	S78°32'01"E	35.70'	25.49'
C65	500.00'	4°38'13"	40.47'	N53°35'38"E	40.45'	20.24'
C66	500.00'	4°38'13"	40.47'	S53°35'38"W	40.45'	20.24'
C67	30.00'	89°40'48"	46.96'	N11°04'20"E	42.31'	28.83'
C68	90.00'	15°22'53"	24.16'	N80°12'44"E	24.04'	12.15'
C69	115.00'	15°11'11"	30.48'	N80°06'53"E	30.29'	15.33'
C70	115.00'	15°22'53"	30.87'	N80°12'44"E	30.78'	15.53'
C71	90.00'	15°11'11"	23.85'	N80°06'53"E	23.78'	12.00'
C72	50.00'	40°40'25"	35.49'	N67°38'49"E	34.75'	18.53'
C73	25.00'	40°40'25"	17.75'	N67°38'49"E	17.38'	9.27'
C74	35.00'	73°51'49"	45.12'	N10°22'42"E	42.06'	6.31'
C75	10.00'	73°51'49"	12.89'	N10°22'42"E	12.02'	7.52'

LAUREL FARMS

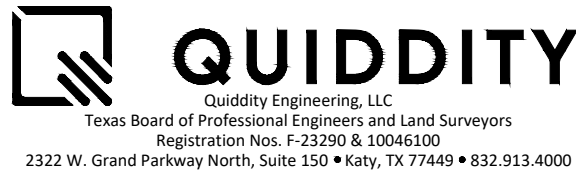
SEC 1

A SUBDIVISION OF 43.69 ACRES OF LAND
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NATHAN BROOKSHIRE LEAGUE, A-14
FORT BEND COUNTY, TEXAS

203 LOTS 10 RESERVES 7 BLOCKS
JANUARY 2024

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 43.69 acre tract described in the above and foregoing map of LAUREL FARMS SEC 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 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, 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.

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 Laurel Farms Sec 1 where building setback lines or public utility easements are to be established out 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 utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, Century Land Holdings of Texas, LLC. has caused these presents to be signed by _____ thereunto authorized, this _____ day of _____, 202__.

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 Blake Roberts, Division President, 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 _____, 202__.

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

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

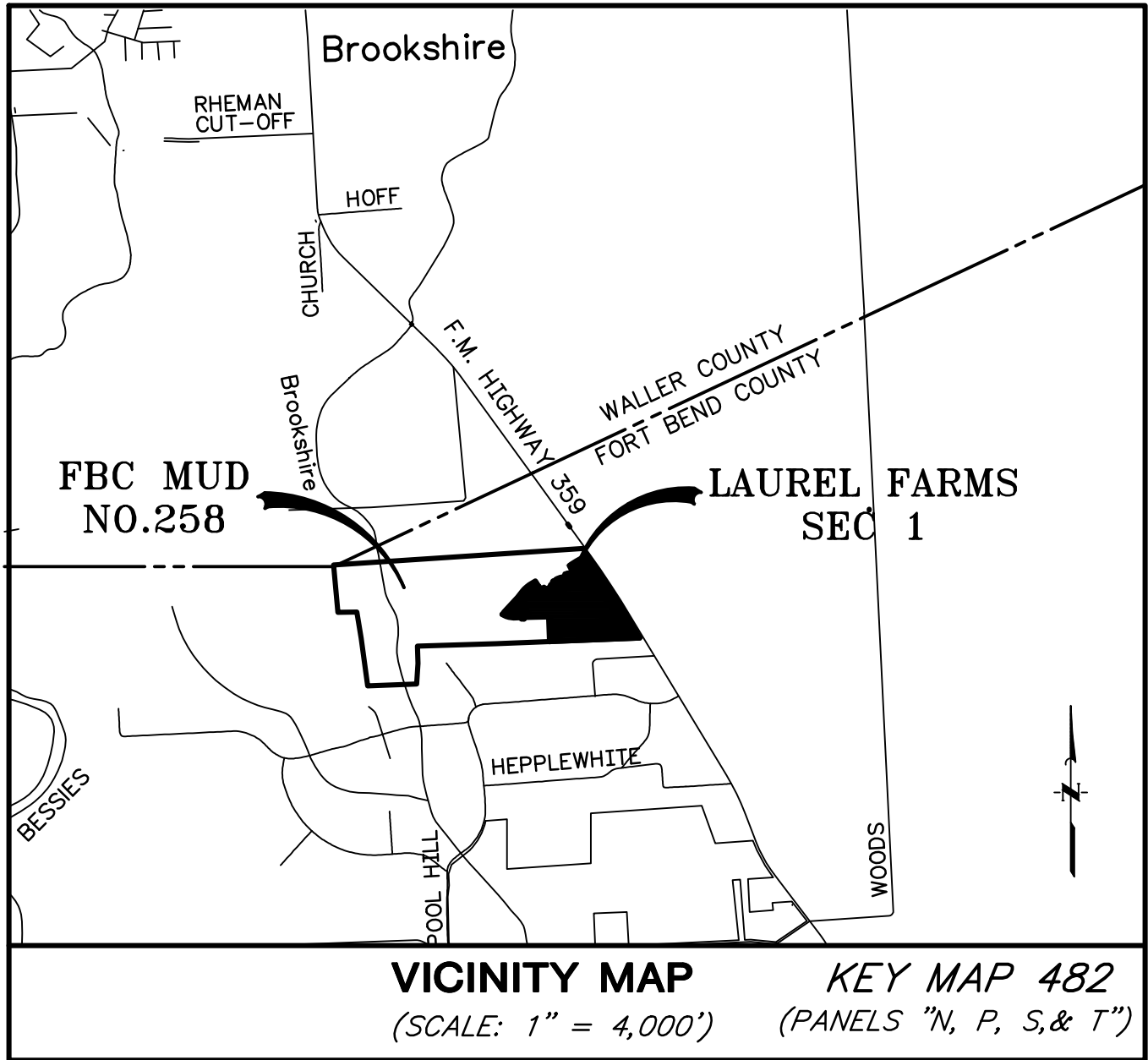
THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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 _____, 202__, 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, 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.
Fort Bend County Engineer

Date

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 202__.

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

LAUREL FARMS SEC 1

A SUBDIVISION OF 43.69 ACRES OF LAND
OUT OF THE
NATHAN BROOKSHIRE LEAGUE, A-14
FORT BEND COUNTY, TEXAS

203 LOTS 10 RESERVES 7 BLOCKS
JANUARY 2024

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

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & J00405100
2322 W. Grand Parkway North, Suite 525 • Katy, TX 77449 • 832.913.4000