

PLAT RECORDING SHEET

PLAT NAME: Arabella On the Prairie Section Four

PLAT NO: _____

ACREAGE: 15.94

LEAGUE: B.B.B. & C.R.R. CO. Survey No. 7

ABSTRACT NUMBER: A-130

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 55

NUMBER OF RESERVES: 3

OWNERS: Beazer Homes

(DEPUTY CLERK)

LEGEND

A.C. = ACRE
A.E. = AERIAL EASEMENT
B.L. = BUILDING LINE
CHB = CHORD BEARING
CHD = CHORD LENGTH
CIR = CAPPED IRON ROD
D.E. = DRAINAGE EASEMENT
E.E. = ELECTRIC EASEMENT
E.S.M.T. = EASEMENT
F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
F.B.C.D.D. = FORT BEND COUNTY DRAINAGE DISTRICT
F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. = FORT BEND COUNTY MAP RECORDS
H.L.&P. = HOUSTON LIGHTING AND POWER
I.R. = IRON ROD
I.P. = IRON PIPE
L. = LENGTH
LTD. = LANDSCAPE EASEMENT
LTD. = LIMITED
No. = NUMBER
NR = NON-RADIAL
P.O. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.V.T. = PRIVATE
S.F. = SQUARE FEET
S.S.E. = SANITARY SEWER EASEMENT
S.T.M.S.E. = STORM SEWER EASEMENT
U.E. = UTILITY EASEMENT
VOL. = VOLUME
W.L.E. = WATER LINE EASEMENT
X = EASTING COORDINATE
Y = NORTHING COORDINATE
= STREET NAME CHANGE
① = BLOCK NUMBER
● = SET 5/8-INCH IRON ROD W/MSG
CAP (UNLESS OTHERWISE NOTED)
● = FOUND 5/8-INCH IRON ROD
(UNLESS OTHERWISE NOTED)
⊕ = BENCHMARK

Line Table		
Line	Length	Direction
L1	193.07'	N42°05'37"E
L2	30.00'	N47°54'23"W
L3	50.00'	S42°11'06"W
L4	211.26'	S41°58'17"W
L5	41.53'	S44°52'13"W
L6	60.00'	S43°07'01"W
L7	96.66'	S44°52'13"W
L8	23.17'	N52°28'26"W
L9	185.00'	N47°42'25"W
L10	35.89'	N42°05'37"E
L11	252.00'	N47°58'54"W
L12	60.14'	N51°57'58"W
L13	87.16'	N61°26'06"W
L14	177.08'	N51°25'39"W
L15	16.50'	N47°59'58"W

Line Table		
Line	Length	Direction
L16	1.61'	S87°02'49"W
L17	13.65'	N78°45'35"E
L18	13.53'	S05°20'46"W
L19	35.38'	S02°51'39"E
L20	35.33'	N87°08'22"E
L21	109.02'	S42°05'37"W
L22	15.54'	N87°08'22"E
L23	28.07'	N63°10'23"E
L24	25.02'	S86°53'58"W
L25	28.97'	N68°21'20"W
L26	14.15'	S87°02'49"W
L27	109.98'	S47°59'58"E
L28	113.10'	N47°54'23"W
L29	14.14'	S02°54'23"E
L30	27.24'	N87°59'03"E

Line Table		
Line	Length	Direction
L31	25.13'	N24°54'13"W
L32	14.14'	S87°05'37"W
L33	51.14'	N33°15'41"E
L34	14.84'	N42°05'37"E
L35	0.87'	S42°05'37"W
L36	34.12'	S00°49'35"E
L37	35.33'	N89°11'57"E
L38	34.85'	S02°50'18"E
L39	43.16'	N47°49'54"W

Curve Table				
Curve	Length	Radius	Delta	Chd Direction
C1	47.01'	30.00'	89°47'11"	S02°55'18"E
C2	123.96'	2450.00'	2°53'56"	S43°25'15"W
C3	46.25'	30.00'	88°19'44"	S89°02'05"W
C4	3.63'	2530.00'	0°04'56"	N46°50'31"W
C5	48.04'	30.00'	91°45'12"	S01°00'23"E
C6	326.86'	2550.00'	72°0'39"	S41°11'54"W
C7	86.48'	55.00'	90°05'35"	S02°57'11"E
C8	86.48'	55.00'	90°05'35"	N02°57'11"W
C9	86.48'	55.00'	90°05'35"	S02°57'11"E
C10	86.30'	55.00'	89°54'25"	S87°02'49"W
C11	48.71'	2500.00'	1°06'59"	N47°26'29"W
C12	133.66'	85.00'	90°05'35"	S02°57'11"E
C13	39.31'	25.00'	90°05'35"	N02°57'11"W
C14	39.23'	25.00'	89°54'25"	N87°02'49"E
C15	18.68'	25.00'	42°48'28"	S26°35'44"E
C16	135.95'	50.00'	155°47'19"	N83°05'10"W
C17	10.07'	25.00'	23°04'26"	N30°33'24"E
C18	10.06'	25.00'	23°03'49"	N53°37'31"E

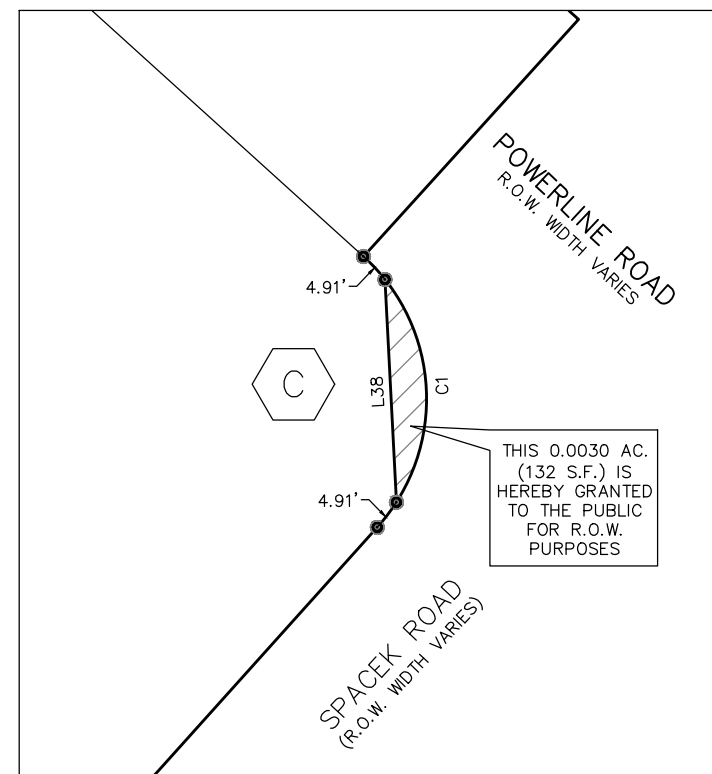
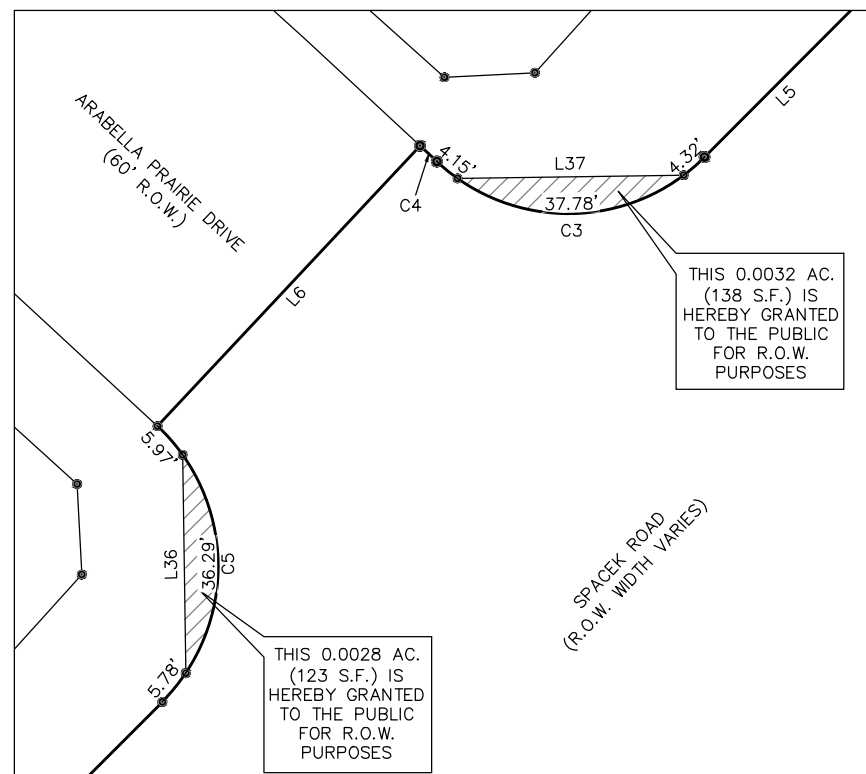
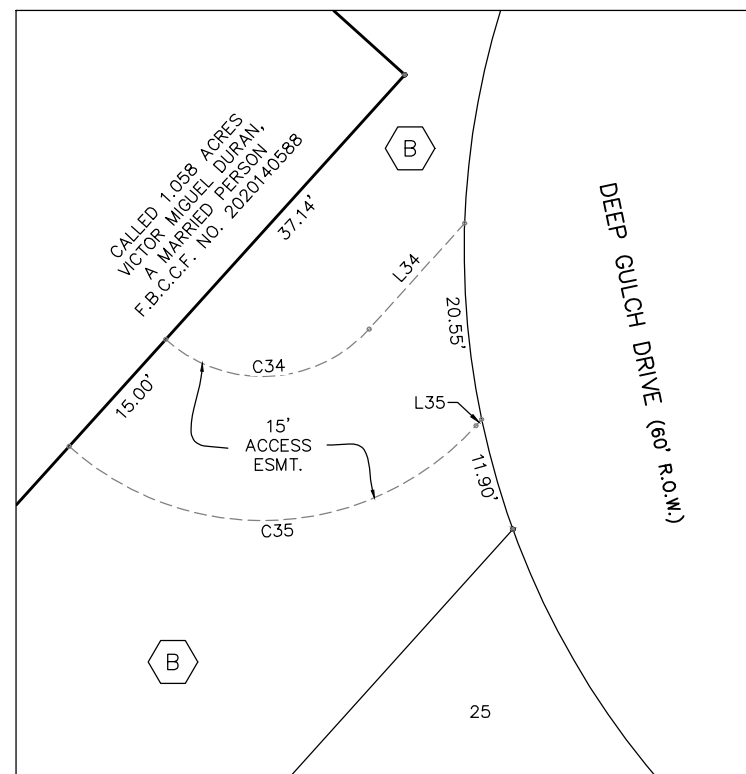
Curve Table				
Curve	Length	Radius	Delta	Chd Direction
C19	136.13'	50.00'	155°59'24"	S12°50'17"E
C20	18.69'	25.00'	42°50'00"	N69°24'58"W
C21	39.31'	25.00'	90°05'35"	N02°57'11"W
C22	39.23'	25.00'	89°54'25"	S87°02'49"W
C23	48.13'	2470.00'	1°06'59"	N47°26'29"W
C24	49.30'	2530.00'	1°06'59"	N47°26'29"W
C25	39.31'	25.00'	90°05'35"	S02°57'11"E
C26	9.18'	25.00'	21°02'22"	S52°36'48"W
C27	115.34'	50.00'	132°10'19"	N02°57'11"W
C28	9.18'	25.00'	21°02'22"	S58°31'09"E
C29	39.31'	25.00'	90°05'35"	S02°57'11"E
C30	39.23'	25.00'	89°54'25"	S87°02'49"W
C31	39.31'	25.00'	90°05'35"	S02°57'11"E
C32	39.23'	25.00'	89°54'25"	N87°02'49"E
C33	39.31'	25.00'	90°05'35"	N02°57'11"W
C34	135.95'	50.00'	155°47'19"	N83°05'10"W
C35	47.12'	30.00'	90°00'00"	S87°05'37"E
C36	5.97'	30.00'	11°24'00"	N41°10'59"W

LOT AREAS	
BLOCK - LOT	SQ. FT.
B1 - L1	7425
B1 - L2	7500
B1 - L3	7500
B1 - L4	7500
B1 - L5	9196
B1 - L6	10842
B1 - L7	10302
B1 - L8	7325
B1 - L9	7500
B1 - L10	7500
B1 - L11	7426
B2 - L1	7757
B2 - L2	7813
B2 - L3	7812
B2 - L4	7813
B2 - L5	7812
B2 - L6	7812
B2 - L7	8261
B3 - L1	8263
B3 - L2	7203

LOT AREAS	
BLOCK - LOT	SQ. FT.
B3 - L3	7202
B3 - L4	7201
B3 - L5	7316
B3 - L6	7830
B3 - L7	9283
B3 - L8	17850
B3 - L9	10418
B3 - L10	7500
B3 - L11	7500
B3 - L12	7500
B3 - L13	7499
B3 - L14	7202
B3 - L15	10567
B3 - L16	7212
B3 - L17	7200
B3 - L18	7200
B3 - L19	7200
B3 - L20	8375
B3 - L21	8397
B3 - L22	7200

LOT AREAS	
BLOCK - LOT	SQ. FT.
B3 - L23	7200
B3 - L24	7200
B3 - L25	7330
B4 - L1	9455
B4 - L2	7200
B4 - L3	7200
B4 - L4	7200
B4 - L5	7200
B4 - L6	8397
B4 - L7	8375
B4 - L8	7200
B4 - L9	7200
B4 - L10	7200
B4 - L11	7200
B4 - L12	9477

RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	LANDSCAPE/OPEN SPACE	0.225 AC. - 9,803 S.F.
(B)	RESTRICTED RESERVE "B"	LANDSCAPE/OPEN SPACE/STORM SEWER	0.682 AC. - 29,699 S.F.
(C)	RESTRICTED RESERVE "C"	LANDSCAPE/OPEN SPACE	0.589 AC. - 25,642 S.F.
TOTAL			1.496 AC. - 65,144 S.F.



ARABELLA ON THE PRAIRIE SECTION FOUR

A SUBDIVISION OF
15.94 ACRES OF LAND LOCATED IN THE
B.B.B. & C.R.R. CO. SURVEY No. 7, A-130
CITY OF ROSENBERG ETJ, FORT BEND COUNTY, TEXAS

4 BLOCKS 55 LOTS 3 RESERVES

DATE: NOVEMBER 13, 2023 SCALE: 1" = 100'

OWNER:

BEAZER HOMES
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TEXAS
PHONE: 281-948-3510

ODYSSEY
ENGINEERING GROUP

www.odysseyeng.com
2500 TANGLEWILDE STREET, SUITE 300 HOUSTON, TEXAS 77063
OFFICE: 281-306-0240 X 101
CELL: 713-252-6421 TIRE NO. F-17637
JUSTIN R. RING, P.E.

MILLER SURVEY

DCCM

Miller Survey | Firm Reg. No. 10047100

1760 W. Sam Houston Pkwy N.

Houston, TX 77043

713.413.1900 | millersurvey.com

SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF ROSENBERG

WE, BEAZER HOMES TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JEFF ANDERSON, VP LAND ACQUISITION AND DEVELOPMENT OF BEAZER HOMES TEXAS HOLDING, INC., ITS GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNERS OF THE 15.94 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ARABELLA ON THE PRAIRIE 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 OURSELVES, 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 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 THE 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, 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 A 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 THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF ARABELLA ON THE PRAIRIE SECTION FOUR 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, 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.

IN TESTIMONY WHEREOF, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JEFF ANDERSON, VP LAND ACQUISITION AND DEVELOPMENT, OF BEAZER HOMES TEXAS HOLDING, INC., ITS GENERAL PARTNER, HEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS

____ DAY OF _____, 2023.

BEAZER HOMES TEXAS, L.P.,
A DELAWARE LIMITED PARTNERSHIP

BY: BEAZER HOMES TEXAS HOLDING, INC.
ITS GENERAL PARTNER

BY: _____
JEFF ANDERSON
VP LAND ACQUISITION AND DEVELOPMENT

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF ANDERSON, VP LAND ACQUISITION AND DEVELOPMENT OF BEAZER HOMES TEXAS HOLDING, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE 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 HARRIS COUNTY, TEXAS

I, JOHN MARK OTTO, AM AUTHORIZED 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. THIS PLAT 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.



JOHN MARK OTTO, R.P.L.S.
TEXAS REGISTRATION No. 6672
OTTO@MILLERSURVEY.COM

I, MARK C. HODGES, 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.

MARK C. HODGES
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 133425

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF ARABELLA ON THE PRAIRIE SECTION FOUR IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS

____ DAY OF _____, 2023.

BY: _____ BY: _____
PETE PAVLOVSKY, 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 ARABELLA ON THE PRAIRIE SECTION FOUR IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS

____ DAY OF _____, 2023.

BY: _____ BY: _____
KEVIN RAINES, MAYOR DANYEL SWINT, CITY SECRETARY

NOTES:

- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L.&P. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 88.10' 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 COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204, NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE SURFACE COORDINATES. TO CONVERT TO GRID MULTIPLY THE AVERAGE COMBINED SCALE FACTOR: 0.99986722843.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48157C0400M, REVISED DATE OF JANUARY 29, 2021, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS
- THIS PLAT LIES WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 162, EMERGENCY SERVICE DISTRICT 06, FORT BEND COUNTY DRAINAGE DISTRICT, BRAZOS RIVER AUTHORITY, LAMAR CONSOLIDATED I.S.D., THE ETJ OF THE CITY OF ROSENBERG.
- 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 TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 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 CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEES AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION 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, ASSIGNS OR SUCCESSORS.

RESTRICTED RESERVES "A" AND "C", WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS. RESTRICTED RESERVE "B" WILL BE MAINTAINED BY M.U.D. 162.

APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.

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.

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 PONDING DURING INTENSE RAINFALL EVENTS.

ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.

ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY.

ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

PROJECT BENCHMARK: NATIONAL GEODETIC SURVEY REFERENCE MARKER J 1219 (PID: AW4199); BEING A BRASS DISK STAMPED "J 1219 1973" IN A CONCRETE LEDGE OF A CULVERT HEADWALL LOCATED APPROXIMATELY 4.45 MILES FROM ROSENBERG; BEING 4.45 MILES SOUTH ALONG STATE HIGHWAY 36 FROM THE FIRST BAPTIST CHURCH IN ROSENBERG; 0.25 MILE NORTH OF THE JUNCTION OF FARM ROAD 2218 AT PLEAK, AT THE JUNCTION OF USTINIK ROAD NORTHWEST AND 1.8 FEET SOUTH OF THE NORTH END OF THE WEST CONCRETE HEADWALL OF CONCRETE BOX CULVERTS, 24 FEET WEST OF THE CENTERLINE OF THE HIGHWAY. ELEVATION = 84.71' (NAVD 88)

TEMPORARY BENCHMARK (TBM) "A", BEING A RAIL ROAD SPIKE IN POWER POLE LOCATED ON THE SOUTHWEST CORNER OF SURVEYED TRACT APPROXIMATELY 26 FEET NORTHWEST OF THE SOUTHWEST PROPERTY CORNER AND BEING 23 FEET OF THE NORTHERLY EDGE OF ASPHALT OF POWERLINE ROAD. ELEVATION = 88.32' (NAVD 88)

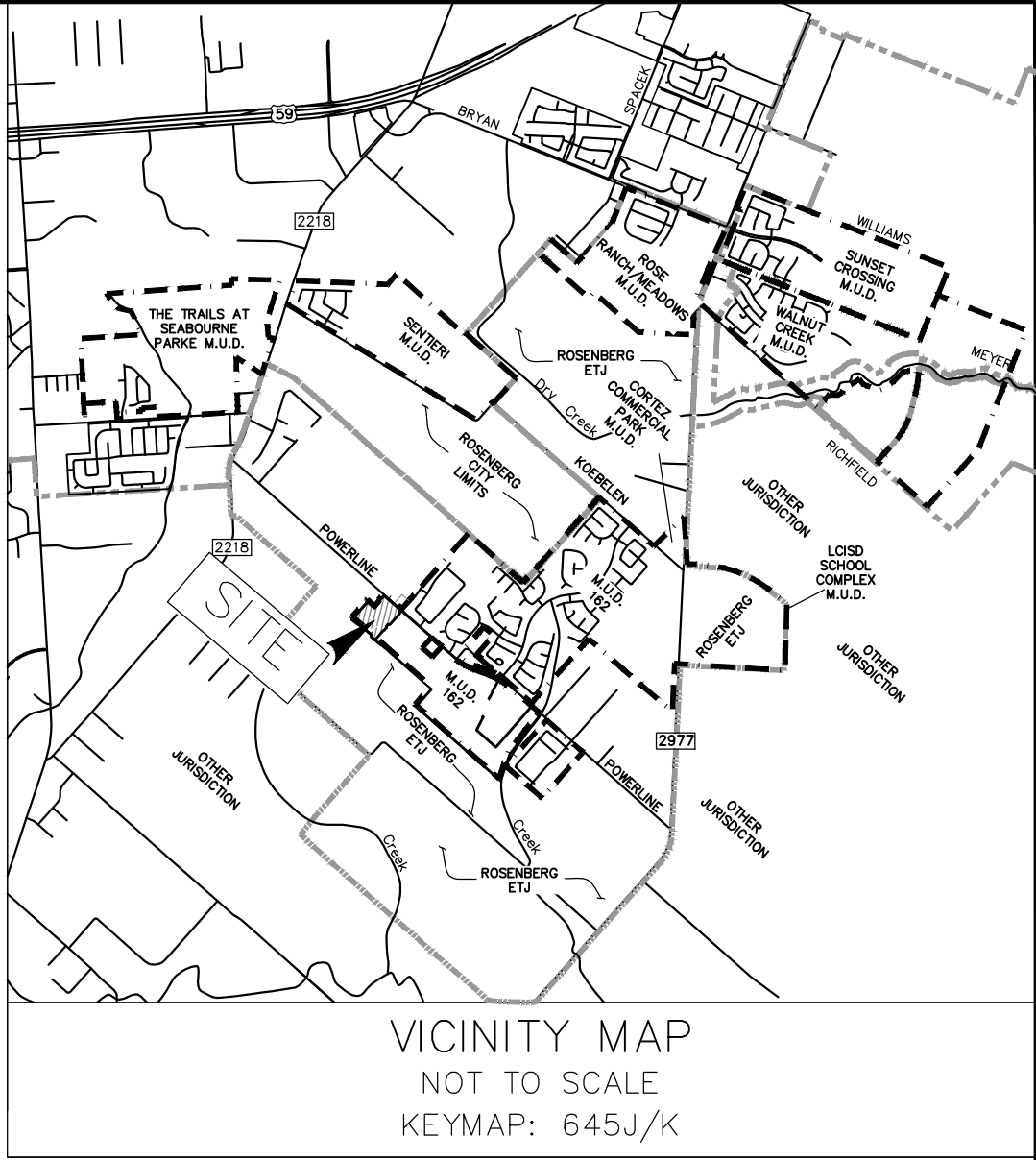
TEMPORARY BENCHMARK (TBM) "B", BEING A RAIL ROAD SPIKE IN POWER POLE LOCATED ON THE SOUTHEAST CORNER OF SURVEYED TRACT APPROXIMATELY 40 FEET NORTHEAST OF THE SOUTHEAST PROPERTY CORNER AND BEING 57 FEET NORTHEAST OF THE NORTHERLY EDGE OF ASPHALT OF POWERLINE ROAD AND BEING IN RESERVE "C" SUNRISE MEADOW, SECTION SIX, PLAT NO. 20110205, F.B.C.M.R. ELEVATION = 86.77' (NAVD 88)

TEMPORARY BENCHMARK (TBM) "C" BEING A BOX CUT ON THE SOUTHEAST END OF A 24" RCP AT THE INTERSECTION OF POWER LINE ROAD AND WHITE WING DRIVE. ELEVATION = 79.72' (NAVD88)

TEMPORARY BENCHMARK (TBM) "D" BEING A BOX CUT ON THE SOUTHEAST END OF A 24" RCP AT THE INTERSECTION OF POWER LINE ROAD AND MORNING DOVE DRIVE. ELEVATION = 80.61' NAVD88

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THIS PLAT LIES WITHIN LIGHT ZONE 2 OF THE FORT BEND COUNTY LIGHTING ORDINANCE



I, J. STACY SLAWINSKI, P.E., FORT BEND COUNTY ENGINEER, DO HERE CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL 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 COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS ____ DAY OF _____, 2023.

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, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON ____ DAY OF _____, 2023, 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

ARABELLA ON THE PRAIRIE SECTION FOUR

A SUBDIVISION OF
15.94 ACRES OF LAND LOCATED IN THE
B.B.B. & C.R.R. CO. SURVEY No. 7, A-130
CITY OF ROSENBERG ETJ, FORT BEND COUNTY, TEXAS

4 BLOCKS 55 LOTS 3 RESERVES

DATE: NOVEMBER 13, 2023 SCALE: 1" = 100'

OWNER:

BEAZER HOMES
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TEXAS
PHONE: 281-948-3510

ODYSSEY
ENGINEERING GROUP

www.odysseyeng.com
2500 TANGLEWILDE STREET, SUITE 300 HOUSTON, TEXAS 77063
OFFICE: 281-306-0240 X 101
CELL: 713-252-6421 TBE NO. F-17637
JUSTIN R. RING, P.E.

MILLER SURVEY

DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

SHEET 2 OF 2