PLAT RECORDING SHEET

PLAT NAME:	Kingdom H	eights Section Eight				
PLAT NO:						
•	40.204					
ACREAGE:	48.304					
LEAGUE:	Samuel Isaac	cs League				
ABSTRACT NU	UMBER: 35	5				
NUMBER OF BLOCKS:		4				
NUMBER OF LOTS:		124				
NUMBER OF R		5				
		Iouston Kingdom Heights, LLC & Meritage Homes of Texas,				
LI	<u>.c</u>					
(DEPUTY CLERK)						
(==== CII CEEIMI)						

STATE OF TEXAS : COUNTY OF FORT BEND :	
TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING ACRES SHOWN HEREON AND DESCRIBED IN THE ABOVE AN DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO AL PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER CO	C, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH DAVID ORLANDO, VICE PRESIDENT; AND MERITAGE HOMES OBY AND THROUGH DAVID JORDAN, SR., VICE PRESIDENT OF LAND; HEREINAFTER REFERRED TO AS OWNERS OF THE 48.304 NO FOREGOING MAP OF KINGDOM HEIGHTS SECTION EIGHT, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAP OR PLAT AND DO HEREBY DEDICATE TO THE USE OF THE DURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN
FURTHER, OWNERS HAVE DEDICATED AND BY THESE EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZ SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14	RS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED. PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL IZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR 4' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTERN (16' 0') PERIMETER GROUND EASEMENTS THAT ARE DESIGNATED WITH A CONTROL OF THE PROPERTY OF THE
AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEF FURTHER, OWNERS HAVE DEDICATED AND BY THESE	E GRÓUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PÚBLIC UTILITY EASEMENTS THÁT ARE DESIGNATED WIT PICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH. PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL
0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUN SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LO	IZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK—TO—BACK GROUND EASEMENTS OR EIGHT FEET (1 ND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK—TO—BACK GROUND EASEMENTS, FROM A PLANE OCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.
DWELLING UNITS THERON AND SHALL BE RESTRICTED FOR	PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY. E THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF
ANY SEPTIC TANK INTO ANY PUBLIC OR PRIVATE STREET, I FURTHER, OWNERS DO HEREBY DEDICATE TO THE PI GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL	ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY. PUBLIC A STRIP OF LAND TWENTY (20' 0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEK DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF RICHMOND, FORT
FACILITIES AND STRUCTURES. FURTHER, OWNERS DO HEREBY COVENANT AND AGR	HE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINA
TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE MEANS OF AN APPROVED DRAINAGE STRUCTURE.	STRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTION FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT INTO THE EASEMENT EXCEPT INTO THE EASEMENT EXCEPT INTO THE OWNER OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION O
KINGDOM HEIGHTS SECTION EIGHT, WHERE BUILDING SETBA	ACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACE
	RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY ALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONER'S COURT ON MARCH 23, 2004, AND ANY
IN TESTIMONY WHEREOF THE, K. HOVNANIAN HOUSTON ORLANDO, VICE PRESIDENT, THEREUNTO AUTHORIZED, THIS	N KINGDOM HEIGHTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID
K. HOVNANIAN HOUSTON KINGDOM HEIGHTS, LLC, A TEXAS LIMITED LIABILITY COMPANY	
BY:	
STATE OF TEXAS : COUNTY OF :	
BEFORE ME. THE UNDERSIGNED AUTHORITY. ON THIS	DAY PERSONALLY APPEARED DAVID ORLANDO, VICE PRESIDENT OF K. HOVNANIAN HOUSTON KINGDOM HEIGHTS, LLC, A TEXAS ERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SA
FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRE	ESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS	DAY OF, 202
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	NOTARY NOTARY
MY COMMISSION EXPIRES:	
IN TESTIMONY WHEREOF THE, MERITAGE HOMES OF VICE PRESIDENT OF LAND, THEREUNTO AUTHORIZED, THIS	TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID JORDAN, SR., S DAY OF, 202,
MERITAGE HOMES OF TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY	
BY:	
STATE OF TEXAS :	
COUNTY OF : BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE E	S DAY PERSONALLY APPEARED DAVID JORDAN, SR., VICE PRESIDENT OF LAND OF MERITAGE HOMES OF TEXAS, LLC, A TEXAS PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE
SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN	N EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED. DAY OF, 202
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	
MY COMMISSION EXPIRES:	NOTARY
THIS PLAT OF KINGDOM HEIGHTS SECTION EIGHT IS APPR	ROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS, THIS DAY OF, 202
TERRI VELA, CITY MANAGER	
	PROVED ON BY THE CITY OF RICHMOND COMMISSION AND SIGNED THIS DAY OF
FORT BEND COUNTY, TEXAS, WITHIN ONE (1) YEAR HEREA	EVER, THIS APPROVAL SHALL BE INVALID, AND NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF AFTER.
FORT BEND COUNTY, TEXAS, WITHIN ONE (1) YEAR HEREA	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANG
C1	30.00'	47.12'	42.43'	N 45°00'00" E	90'00'00"
C2	30.00'	47.12'	42.43'	S 45°00'00" E	90'00'00"
C3	835.00'	203.31	202.81'	S 83°01'29" E	13°57'03"
C4	30.00'	45.04'	40.93'	N 60°56'22" E	86°01'21"
C5	30.00'	45.04'	40.93'	S 25°04'59" E	86°01'21"
C6	835.00'	259.33'	258.29'	S 59°11'49" E	17'47'40"
C7	30.00'	47.12'	42.43'	N 84°42'01" E	90'00'00"
C8	30.00'	47.12'	42.43'	S 05°17'59" E	90.00,00,
C9	30.00'	47.49'	42.68'	N 84°21'11" E	90'41'40"
C10	30.00'	46.76'	42.17' 30.78'	S 05°38'49" E S 85°32'10" W	89°18'20"
C11	380.00'	30.79'			4°38'31"
C12	150.00'	50.95'	50.71'	S 78°07'32" W	19°27'47"
C13	200.00'	67.94' 36.82'	67.61' 33.58'	S 78°07'32" W	19°27'47" 84°22'32"
C14 C15	25.00' 530.00'	91.50'	91.39'	N 45°40'09" E N 08°25'38" E	9.53'30"
		554.32'	543.30'	S 70°08'59" E	39°42'01"
C16	800.00'		95.79'		
C17	350.00'	96.09'			15°43'47"
C18	350.00'	199.53'	196.83'	S 71°31'32" W	32°39'46"
C19	500.00'	127.88'	127.53'	N 10°48'31" E	14°39'15"
C20	300.00'	144.15'	142.77'	N 31°54'04" E	27°31′52″
C21	1,030.00	376.90'	374.80'	N 35°11'02" E	20°57'57"
C22	55.00'	82.56'	75.03'	N 10°05'54" W	86°00'28"
C23	735.00'	422.12'	416.34'	N 16°27'10" E	32*54'20"
C24	597.00'	488.07'	474.59'	S 66°34'46" E	46*50'28"
C25	55.00'	68.65'	64.28'	S 07*24'08" E	71°30'49"
C26	1,325.00	140.17	140.10'	S 31°23'06" W	6°03'40"
C27	55.00'	88.78'	79.45'	S 80°39'24" W	92°28'56"
C28	30.00'	47.49'	42.68'	S 84*21'11" W	90'41'40"
C29	380.00'	104.32	104.00'	S 47*19'46" W	15*43'47"
C30	25.00'	45.42'	39.42'	S 03°09'05" W	104°05'09"
C31	50.00'	190.79'	94.37	S 60°25'18" W	218°37'35"
C32	25.00'	43.65'	38.31'	N 60°17'11" W	100°02'32"
C33	380.00'	120.47	119.97	N 78°46'29" E	18'09'52"
C34	330.00'	158.57	157.05'	N 31°54'04" E	27'31'52"
C35	1,000.00'	96.61	96.57	N 42°53'57" E	5*32'07"
C36	25.00'	40.68'	36.34'	N 06°29'07" W	93°14'02"
C37	25.00'	13.06'	12.91	N 68°03'56" W	29 ° 55'35"
C38	50.00'	128.82'	96.03'	N 09°13'22" W	147°36'43"
C39	25.00'	13.73'	13.56'	N 48°50'59" E	31°28'01"
C40	705.00'	407.48'	401.83'	S 16'33'29" W	33'06'59"
C41	30.00'	47.12'	42.43'	N 45°00'00" W	90'00'00"
C42	30.00'	47.12'	42.43'	N 45°00'00" E	90'00'00"
C43	765.00'	530.07	519.53'	S 70°08'59" E	39°42'01"
C44	30.00'	46.76'	42.17'	S 05*38'49" E	89°18'20"
C45	320.00'	87.85'	87.58'	S 47°19'46" W	15°43'47"
C46	320.00'	182.42'	179.96'	S 71'31'32" W	32*39'46"
C47	150.00'	50.95	50.71	N 82°24'41" W	19°27'47"
C48	200.00'	67.94	67.61	N 82°24'41" W	19*27'47"
C49	30.00'	50.07	44.46'	N 44°19'51" W	95*37'28"
C50	470.00'	120.21	119.88'	N 10°48'31" E	14'39'15"
C51	270.00'	129.74	128.49'	N 31°54'04" E	27'31'52"
C52	1,060.00	108.48'	108.43	N 42°44'06" E	5*51'49"
C53	25.00'	38.00'	34.45'	N 83°21'02" E	87'05'40"
C54	25.00'	13.06'	12.91'	S 38°08'21" E	29*55'35"
C55	50.00'	131.85'	96.84	N 81°16'38" E	151°05'38"
C56	25.00'	12.71	12.58'	N 20°18'01" E	29'08'25"
C57	1,355.00	154.10'	154.01	N 31°36'45" E	6'30'58"
C58	25.00'	13.06'	12.91	N 43°19'04" E	29'55'35"
C59	50.00'	113.40'	90.61'	N 06°41'40" W	129°57'02"
C60	25.00'	12.32'	12.20'	N 57'33'00" W	28'14'20"
C61	627.00'	509.62'	495.71'	N 66°42'55" W	46°34'10"
C62	25.00'	39.27	35.36'	N 45°00'00" W	90'00'00"
C63	25.00'	38.74	34.98'	N 45°36'27" E	88'47'05"
C64	567.00'	463.54'	450.74	S 66°34'46" E	46°50'28"
C65	25.00'	31.20'	29.22'	S 07°24'08" E	71°30'49"
C66	1,295.00	136.99'	136.93	N 31°23'06" E	6°03'40"
C67	25.00'	40.35'	36.11'	S 80°39'24" W	92°28'56"
C68	25.00'	38.00'	34.45'	N 09°33'18" W	87°05'40"
C69	1,060.00	171.89'	171.70'	N 29°20'48" E	917'28"
C70	25.00'	18.69'	18.26	N 46°07'04" E	42°50'00"
C71	50.00'	231.84	73.33'	N 65°17'56" W	265°40'01"
C72	25.00'	18.69'	18.26'	S 03°17'04" W	42.50,00,
C73	1,000.00	156.43'	156.27'	N 29°10'57" E	8°57'46"
- · -	25.00'	40.68'	36.34'	S 80°16'51" W	93'14'02"
C74					
C74 C75	25.00'	37.53'	34.10'	N 10°05'54" W	86'00'28"

	LINE TABLE	
LINE	BEARING	DISTANCE
L1	N 90°00'00" E	93.32'
L2	N 00°00'00" E	70.00'
L3	N 90°00'00" E	60.00'
L4	N 90 ° 00'00" E	151.31'
L5	S 72°04'18" E	60.00'
L6	S 50°17'59" E	60.00'
L7	S 50°17'59" E	106.23'
L8	S 49°36'20" E	60.02'
L9	S 50°17'59" E	120.56'
L10	S 87°51'25" W	57.40'
L11	S 87'51'25" W	149.42'
L12	N 02°08'35" W	100.00'
L13	N 76°37'36" W	110.00'
L14	N 16°39'10" E	73.23'
L15	N 23°12'47" E	73.25
L16	N 29°46'33" E	73.28'
L17	N 36°20'28" E	73.31'
L18	N 40°58'58" E	30.34'
L19	N 42°20'27" E	111.58'
L20	N 53°06'08" W	53.10'
L21	N 79*29'49" W	14.29'
L22	N 66°28'30" W	58.11'
L23	N 38°20'37" W	97.13'
L23	N 00°16'53" E	114.44
L25	N 41°25'52" E	117.69'
L25	N 26°50'00" E	55.06'
L27	N 21°23'31" E	55.06'
L27	N 15'57'02" E	55.06
L28 L29	N 10°30'33" E	55.06
L30	N 05°04'04" E	55.06
131		19.08
L31 L32		210.93
L32	N 00°27'43" E N 17°55'42" E	62.92'
L33	N 17*55'42" E N 39*42'01" E	62.92 65.00'
L34 L35	S 3019'30" E	74.55
	N 02*08'35" W	74.55 80.39'
L36 L37	N 02*08'35" W N 03*28'53" E	267.74 ²
L37	N 24°42'04" E	166.93
L39	S 80'41'44" W	7.35'
L39 L40		9.46'
L40 L41	S 08*49*38" E S 87*41'22" E	62.66
L42	S 82°51'47" E	62.85
L43	S 82°51'47" E S 78°01'42" E	62.85
L44	l S 73 ° 11′37" E	62.85
L45	S 68*21'32" E	62.85'
L46	S 63°31'28" E	62.85 ['] 62.85 [']
L47	S 58°41'23" E	62.85
L48	S 53°59'20" E	62.85
L49	S 50°17'59" E	181.06'
L50	S 10°45'53" E	95.39'
L50	S 07°24'33" W	50.43'
L52	S 28°21'17" W	55.03'
L52	S 29°31'05" W	58.59
L53	S 31°48'07" W	58.59
L55	S 30'42'40" W	64.13'
L56	S 30°42'40" W S 35°26'08" W	65.00'
L56 L57	N 83'20'52" W	31.82'
L58	N 44°12'17" W	101.40'
L59	S 44'36'33" W	53.79
L60	S 44°36'33" W S 36°06'45" W	52.73
L60	S 2615'09" W	52.42' 52.42'
	5 20 10 03 W	55.00'
	IS 16°11′01″ W	1 33.00
L62	S 16°11'01" W	55.00 57.84'
L62 L63	S 11°15'39" W	57.84'
L62 L63 L64	S 11°15'39" W N 36°53'52" E	57.84' 68.16'
L62 L63 L64 L65	S 11°15'39" W N 36°53'52" E N 27°07'10" E	57.84' 68.16' 108.43'
L62 L63 L64 L65 L66	S 11°15'39" W N 36°53'52" E N 27°07'10" E N 17°47'02" E	57.84' 68.16' 108.43' 99.00'
L62 L63 L64 L65 L66 L67	S 11°15'39" W N 36°53'52" E N 27°07'10" E N 17°47'02" E N 14°34'23" E	57.84' 68.16' 108.43' 99.00' 128.92'
L62 L63 L64 L65 L66 L67	S 11°15'39" W N 36°53'52" E N 27°07'10" E N 17°47'02" E N 14°34'23" E N 11°46'46" E	57.84' 68.16' 108.43' 99.00' 128.92' 25.81'
L62 L63 L64 L65 L66 L67 L68	S 11°15'39" W N 36°53'52" E N 27°07'10" E N 17°47'02" E N 14°34'23" E N 11°46'46" E S 83°38'07" E	57.84' 68.16' 108.43' 99.00' 128.92' 25.81' 112.38'
L62 L63 L64 L65 L66 L67 L68 L69	S 11'15'39" W N 36'53'52" E N 27'07'10" E N 17'47'02" E N 14'34'23" E N 11'46'46" E S 83'38'07" E S 69'19'46" E	57.84' 68.16' 108.43' 99.00' 128.92' 25.81' 112.38' 112.14'
L62 L63 L64 L65 L66 L67 L68 L69 L70	S 11'15'39" W N 36'53'52" E N 27'07'10" E N 17'47'02" E N 14'34'23" E N 11'46'46" E S 83'38'07" E S 69'19'46" E S 55'00'53" E	57.84' 68.16' 108.43' 99.00' 128.92' 25.81' 112.38' 112.14' 112.14'
L62 L63 L64 L65 L66 L67 L68 L69 L70 L71	S 11°15'39" W N 36°53'52" E N 27°07'10" E N 17°47'02" E N 14°34'23" E N 11°46'46" E S 83°38'07" E S 69°19'46" E S 55°00'53" E N 36°53'52" E	57.84' 68.16' 108.43' 99.00' 128.92' 25.81' 112.38' 112.14' 112.14' 68.64'
L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73	S 11°15'39" W N 36°53'52" E N 27°07'10" E N 17°47'02" E N 11°46'46" E S 83°38'07" E S 69°19'46" E S 55°00'53" E N 36°53'52" E N 29°40'52" E	57.84' 68.16' 108.43' 99.00' 128.92' 25.81' 112.38' 112.14' 112.14' 68.64' 109.00'
L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73 L74	S 11°15'39" W N 36°53'52" E N 27°07'10" E N 17°47'02" E N 11°46'46" E S 83°38'07" E S 69°19'46" E S 55°00'53" E N 36°53'52" E N 29°40'52" E N 28°21'16" E	57.84' 68.16' 108.43' 99.00' 128.92' 25.81' 112.38' 112.14' 112.14' 68.64' 109.00' 365.85'
L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73	S 11°15'39" W N 36°53'52" E N 27°07'10" E N 17°47'02" E N 11°46'46" E S 83°38'07" E S 69°19'46" E S 55°00'53" E N 36°53'52" E N 29°40'52" E	57.84' 68.16' 108.43' 99.00' 128.92' 25.81' 112.38' 112.14' 112.14' 68.64' 109.00'

I, BRIAN NESVADBA, 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 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 RODS HAVING AN OUTSIDE DIAMETER OF FIVE—EIGHTHS (5/8) INCH AND A LENGTH OF THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

BRIAN NESVADBA, R.P.L.S. TEXAS REGISTRATION NO. 5776



I, SEAN A. HUMBLE, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

SEAN A. HUMBLE, P.E. TEXAS REGISTRATION NO. 92939



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 OR SUBDIVISION WITHIN THE WATERSHED.

ETJ LINE

VICINITY MAP

1'' = 1/2 mile

564 V&Z

FULSHEAR ETJ

J. STACY SLAWINSKI, P.E., FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS ___ DAY OF ______, 202__.

VINCENT M. MORALES, JR., COMMISSIONER GRADY PRESTAGE, COMMISSIONER

KP GEORGE, COUNTY JUDGE

DEXTER L. MCCOY, COMMISSIONER

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

_____, 202_, AT _____ O'CLOCK ___M, IN PLAT NUMBER(S)

OF THE PLAT RECORDS OF SAID COUNTY.

W. A. "ANDY" MEYERS, COMMISSIONER

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:

DISTRICT NAMES

N/A

N/A

FB MUD 176

FB LID 20 N/A

LAMAR CISD

N/A

N/A

RICHMOND ETJ

CENTERPOINT

COUNTY ASSISTANCE

IMPACT FEE AREA

CITY OR CITY ETJ

UTILITIES CO.

DISTRICT

MUD

DID

SCHOOL

NOTES:

1.) BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A NORTH LINE OF KINGDOM HEIGHTS SECTION ONE, ACCORDING TO THE MAP OR PLAT RECORDED UNDER PLAT NO. 20060032 OF THE FORT BEND COUNTY PLAT RECORDS, THE BEARING BEING SOUTH 87° 51' 25" WEST. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD '83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS AND CAN BE CONVERTED TO GRID BY USING A SCALE FACTOR OF 0.99987379572.

2.) THE MINIMUM SLAB ELEVATION SHALL BE 91.20 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.

3.) FORT BEND COUNTY MARKER NO. 374: A BRONZE DISK SET IN THE NORTHEAST CORNER OF A C-INLET LOCATED ON THE WEST SIDE OF WEMBLEY WAY APPROXIMATELY 165 FEET NORTH OF KINGDOM HEIGHTS BOULEVARD.
ELEVATION = 89.99' (NAVD '88)

4.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WHOLLY WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT (MUD) NO. 176, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT (LID) NO. 20, THE CITY OF RICHMOND'S EXTRA TERRITORIAL JURISDICTION, AND FORT BEND COUNTY, TEXAS.

5.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.

6.) ALL INTERNAL DRAINAGE DITCHES, DETENTION LAKES, AND PARK AREAS SHALL BE MAINTAINED BY EITHER FORT BEND COUNTY MUD NO. 176, FORT BEND COUNTY LID NO. 20, OR KINGDOM HEIGHTS HOMEOWNERS ASSOCIATION, INC.

- 7.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 8.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 9.) SIDEWALKS TO BE BUILT OR CAUSED TO BE BUILT (NOT LESS THAN 5 FEET IN WIDTH) ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAYS WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE AMERICAN DISABILITIES ACT (A.D.A.).
- 10.) 5 FEET BUILDING SETBACK LINES ARE DEDICATED ON ALL SIDE PROPERTY LINES.11.) A MINIMUM OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 12.) 15 FEET BUILDING SETBACK LINES ARE DEDICATED ON ALL REAR PROPERTY LINES.
- 13.) THIS PLAT LIES IN FORT BEND COUNTY LIGHTING ZONE 3 (LZ3).
- 14.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157—C—0235 L, EFFECTIVELY DATED APRIL 2, 2014, THE LIMITS OF THIS TRACT LIE PARTIALLY WITHIN SHADED ZONE "X", AN AREA DETERMINED TO BE OF THE 500—YEAR FLOOD, AN AREA OF THE 100—YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM THE 100—YEAR FLOOD; AND PARTIALLY WITHIN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED.
- 15.) ONE FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT 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, ASSIGNS, OR SUCCESSORS.
- 16.) - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: "MCKIM & CREED", UNLESS OTHERWISE NOTED.
- 17.) ALL KNOWN PIPELINE EASEMENTS ARE SHOWN HEREON.
- 18.) MAINTENANCE OF RESTRICTED RESERVES "A", "B", "C", "D", AND "E" (DEDICATED HEREON) SHALL BE THE RESPONSIBILITY OF EITHER FORT BEND COUNTY MUD NO. 176, FORT BEND COUNTY LID NO. 20, OR KINGDOM HEIGHTS HOMEOWNER ASSOCIATION, INC; HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THE RESTRICTED RESERVES, IF NECESSARY, AND AT THEIR DISCRETION.
- 19.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT PER SECTION 4.5.201 OF THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE "UDC" WITHIN ALL ROAD RIGHTS—OF—WAY DEDICATED TO THE PUBLIC.
- 20.) ALL LOTS MEET THE MINIMUM 55 FOOT LOT WIDTH AND 6,000 S.F. AREA REQUIREMENT AND ARE IN COMPLIANCE WITH THE APPROVED CONCEPT PLAN.
- 21.) SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTIONS FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

FINAL PLAT OF

KINGDOM HEIGHTS SECTION EIGHT

A SUBDIVISION OF 48.304 ACRES OF LAND BEING IN THE SAMUEL ISAACS LEAGUE,
ABSTRACT NO. 35,
FORT BEND COUNTY, TEXAS

124 LOTS - 4 BLOCKS - 5 RESERVES

~ OWNERS ~

K. HOVNANIAN HOUSTON KINGDOM HEIGHTS, LLC

a Texas limited liability company

13111 NW Freeway, Suite 200 Houston, Texas 77040 PHONE: 713.460.6201

MERITAGE HOMES OF TEXAS, LLC

a Texas limited liability company 3250 Briarpark Drive, Suite 100 Houston, Texas 77042 PHONE: 713.358.0352

~ SURVEYOR ~



www.mckimcreed.com
TBPELS Firm Registration No. 10177600

JOB NO. 08500-0007

DECEMBER 14, 2023

SHEET 1 OF 2

