PLAT RECORDING SHEET

PLAT NAME:	Charleston Heights Section 2 Amending Plat No. 1				
PLAT NO:					
ACREAGE:	3.224				
ACKEAGE.	3.224				
LEAGUE:	Manuel Escalera Survey				
•	·				
ABSTRACT NU	JMBER: 170				
NUMBER OF B	BLOCKS: 1				
NUMBER OF L					
NUMBER OF L	OTS: 24				
NUMBER OF R	RESERVES: 0				
OWNERS: IA	gand Classic Hames I TD				
OWNERS. LC	genu Classic Homes, LTD				
(DEPUTY CLERK)					
(PEROLI CEEKK)					

STATE OF TEXAS COUNTY OF FORT BEND

WE, PATRICK CARRIGAN-SMITH, ITS VICE PRESIDENT, LAND ACQUISITIONS AND DEVELOPMENT, AND GEORGE TREVINO, ITS SENIOR VICE PRESIDENT AND C.F.O., BEING OFFICERS OF LEGEND CLASSIC HOMES, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE PROPERTY DIRECTLY AFFECTED BY THIS AMENDING PLAT, BEING BLOCK 1 AS INDICATED HEREON, DO HEREBY CONSENT TO THIS AMENDING PLAT FOR THE PURPOSES HEREIN EXPRESSED.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THIS AMENDING PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

LEGEND CLASSIC HOMES, LTD., A TEXAS LIMITED PARTNERSHIP

VICE PRESIDENT, LAND ACQUISITIONS AND DEVELOPMENT TITLE: SENIOR VICE PRESIDENT AND C.F.O.

STATE OF TEXAS COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICK CARRIGAN-SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26 DAY OF APRIL

_ COUNTY, TEXAS

STATE OF TEXAS COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE TREVINO, 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.

NOTARY PUBLIC IN AND FOR ___ COUNTY, TEXAS



I, CAROLYN J. QUINN , HEREBY CERTIFY THAT THE FOLLOWING CHANGES WERE NECESSARY TO ELIMINATE SCRIVENER'S ERROR WHICH APPEARS ON CHARLESTON HEIGHTS SECTION 2, RECORDED ON APRIL 12, 2022, IN PLAT NO. 20220073, F.B.C.P.R.

REASON FOR AMENDING PLAT:

TEXAS REGISTRATION NO. 6033

TEXAS LICENSE NO. 133425

TO CORRECT SCRIVENER'S ERROR OMITTING THE FINISHED FLOOR ELEVATIONS FOR BLOCK 1 OF CHARLESTON HEIGHTS SECTION 2, PLAT NO. 20220073, F.B.C.P.R.

REGISTERED PROFESSIONAL LAND SURVEYOR



I, MARK C. HODGES, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF THE CITY OF ARCOLA AND FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

LICENSED PROFESSIONAL ENGINEER

MARK C. HODGES 133425

APPROVED MY MOTION ADOPTED BY THE CITY COUNCIL ON CITY OF ARCOLA

REVIEW: ADVICE GIVEN TO CITY COUNCIL: ZONING AND PLANNING COMMISSION CITY OF ARCOLA, TEXAS

PRESIDING OFFICER



	AC.	= ACRE	
	A.E.	AERIAL E	ASEMENT
		= BUILDING	
	B.M.	= BENCHMAI	RK
	CPE	= CENTERPO	DINT EASEMENT
		= DRAINAGE	
	F.B.C.C.F.	FORT BEN	ID COUNTY CLERK'S FILE
	F.B.C.D.R.	FORT BEN	ID COUNTY DEED RECORDS
	F.B.C.P.R.	FORT BEN	ID COUNTY PLAT RECORDS
	H.L.&P.	= HOUSTON	LIGHTING AND POWER
	LTD.	= LIMITED	
	NO.	= NUMBER	
	PG	= PAGE	
	P.L.	= PROPERTY	/ LINE
	R=	= RADIUS	
	R.O.W.	= RIGHT-OF	-WAY
	S.F _s	= SQUARE F	EET
	5.5.E.	= SANITARY	SEWER EASEMENT
	51M.5.E.	= STORM SE	WER EASEMENT
	U.E.	= UTILITY E	ASEMENT
- 1	VOL.	- VOLUME	
	W.L.E.	= WATER LI	NE EASEMENT
	X		COORDINATE
	Υ	= NORTHING	COORDINATE
		= STRFFT N	AME CHANGE
	_	•	
	(1)	= BLOCK NU	JMBER
		0.55 5 /6	
	•		-INCH IRON ROD W/MSG
			ESS OTHERWISE NOTED)
	ledot		/8-INCH IRON ROD W/MSG
		CAP (UNL	ESS OTHERWISE NOTED)
	•	= BENCHMA	BK.
- 1	•	- DENUMA	
O.			

LEGEND

	Line Table		
Line	Length	Direction	
L1	201.47	N86'47'12"E	
L2	103.72	S40'29'45"E	
L3	45.95	S49'30'15"W	
L4	248.17	S86'47'12"W	
L5	25.00	N63'06'41"E	
L6	53.34	N50'10'48"E	

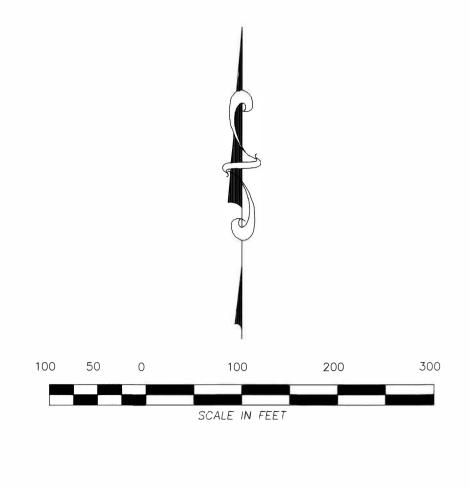
Curve Table					
Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	39.27	25.00	90'00'00"	N41 ⁻ 47 ['] 12"E	35.36
C2	39.27	25.00	90'00'00"	S48'12'48"E	35.36
С3	48.80	75.00	37'16'57"	S21'51'16"E	47.95
C4	39.27	25.00	90'00'00"	S04'30'15"W	35.36
C5	16.27	25.00	37'16'57"	S68 ⁻ O8'44"W	15.98
C6	39.27	25.00	90.00,00	N48'12'48"W	35.36

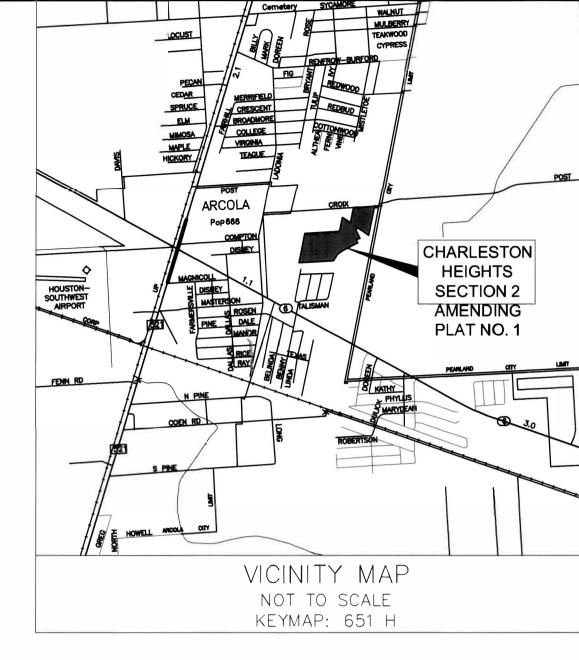


NOTES:

- 1. 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.
- 2. THE TOP OF ALL FLOOR SLABS FOR BLOCK 1, LOTS 1-24 SHALL BE A MINIMUM OF 66.0 FEET (NAVD 88, 2001 ADJ) ABOVE MEAN SEE LEVEL. IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT 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 GREATER.
- 3. 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: 0.9998688686.
- 4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48157CO315L, REVISED DATE OF APRIL 2, 2014, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 5. THIS PLAT WAS PREPARED TO MEET CITY OF ARCOLA AND FORT BEND COUNTY
- 6. THIS PLAT LIES WHOLLY WITHIN THE CHARLESTON MUNICIPAL UTILITY DISTRICT. E.S.D. No. 7, COMMISSIONER PRECINCT 2, LIGHTING ZONE LZ2, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND I.S.D., THE ETJ OF THE CITY OF
- 7. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 8. A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 9. 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.
- 10. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- 11. ALL EXISTING PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION HAVE BEEN SHOWN
- 12, ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEES AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT 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

- 13. 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
- 14. 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
- 15. ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.
- 16. 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
- 17. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- 18. 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.
- 19. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 20 PROJECT BENCHMARK: NATIONAL GEODETIC SURVEY (NGS) S-1214 (PID AW2032) BEING A BRASS DISK STAMPED "S 1214 1973" IN CONCRETE, LOCATED 0.5 MILÉ SOUTH FROM ARCOLA. PROCEED 0.5 MILE SOUTH ALONG FM ROAD 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 AT ARCOLA, AT ARCOLA RAILROAD JUNCTION, AT THE CROSSING OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY AND THE MISSOURI PACIFIC RAILROAD, IN THE TOP OF THE NORTH CONCRETE HEADWALL OF A 24-INCH PIPE CULVERT UNDER THE RAILROAD, 8.9 FEET NORTH OF THE NORTH RAIL OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY, 15.4 FEET EAST OF THE EAST RAIL OF THE MISSOURI PACIFIC RAILROAD, 101 FEET WEST OF THE CENTER LINE OF THE HIGHWAY AND ABOUT LEVEL WITH THE TRACKS. ELEVATION = 63.27' FEET (NAVD 88, 1991 ADJ.) - PROJECT DATUM
- 21. ELEVATIONS SHOWN HEREON (BY OTHERS) ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATED S 1214, PID AW2032, HAVING A PUBLISHED ELEVATION OF 63.27 FEET (NAVD 88, 1991 ADJ.).
- 22. CHARLESTON M.U.D. WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF DRAINAGE EASEMENTS AND DRAINAGE STRUCTURES WITHIN THIS DEVELOPMENT.
- 23. PROPERTY SUBJECT TO EASEMENT, RIGHT-OF-WAY AND/OR AGREEMENT BY AND BETWEEN CHARLESTON C.M.I., LTD. AND CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC PER F.B.C.C.F NO. 2021196067.
- 24. PROPERTY SUBJECT TO EASEMENT, RIGHT-OF-WAY AND/OR AGREEMENT BY AND BETWEEN LEGEND CLASSIC HOMES, LTD. AND COMCAST OF HOUSTON PER F.B.C.C.F. NO. 2023058213





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.

21	ACI SI	_AWIINSKI,	F	
DRT	BEND	COUNTY	ENGINEER	

PRECINCT 1, COUNTY COMMISSIONER

I STACY SLAWINGKL D.E.

VINCENT M. MORALES, Jr.

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS ______ DAY OF _____, 20____, 20____

GRADY PRESTAGE

PRECINCT 2, COUNTY COMMISSIONER

K.P. GEORGE

KEN R. DEMERCHANT W.A. (ANDY) MEYERS PRECINCT 4, COUNTY COMMISSIONER PRECINCT 3, 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_______ 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

CHARLESTON HEIGHTS SECTION 2

AMENDING PLAT NO. 1

A SUBDIVISION OF 3.224 ACRES OF LAND LOCATED IN THE MANUEL ESCALERA SURVEY, ABSTRACT 170, FORT BEND COUNTY, TEXAS

BEING AN AMENDING PLAT OF CHARLESTON HEIGHTS SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED UNDER PLAT NO. 20220073 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

REASON FOR AMENDING PLAT: TO CORRECT SCRIVENERS ERROR OMITTING THE MINIMUM FINISHED FLOOR ELEVATIONS FOR BLOCK 1

DATE: APRIL 24, 2024

24 LOTS

SCALE: 1" = 100'

1 BLOCK



2500 Tanglewilde Street, Suite 300

Houston, Texas 77063

t: 281.306.0240 | www.odysseyeg.com

TBPE No. F-17637

LEGEND CLASSIC HOMES, LTD 10410 WINDMERF LAKES BLVD

HOUSTON, TEXAS 77065 281-671-9000

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

SHEET 1 0