

PLAT RECORDING SHEET

PLAT NAME: Orchid Estates Sec 1

PLAT NO: _____

ACREAGE: 15.477

LEAGUE: Thomas Westall League

ABSTRACT NUMBER: 92

NUMBER OF BLOCKS: 8

NUMBER OF LOTS: 25

NUMBER OF RESERVES: 7

OWNERS: Twinwood (U.S.), Inc.

(DEPUTY CLERK)

PLATTING MGR. MYLAR CHECK. SUR.

Date: Time: Mon, 10 Jun 2024 1:10:00pm By: MARY WAINIKAINEN
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STATE OF TEXAS
COUNTY OF FORT BEND

WE, GLENN PLOWMAN AND ABEL C. GONZALES, PRESIDENT AND VICE PRESIDENT RESPECTIVELY, OF TWINWOOD (U.S.), INC., A TEXAS CORPORATION, OWNERS, HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 15.477 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ORCHID ESTATES SEC 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION 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 ACREE 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, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20' 0") 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, OWNERS 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, OWNERS 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, THE TWINWOOD (U.S.), INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GLENN PLOWMAN, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT, ABEL C. GONZALES, THIS 14 DAY OF July, 2024.

TWINWOOD (U.S.), INC.,
A TEXAS CORPORATION

BY: Glenn Plowman
GLENN PLOWMAN, PRESIDENT

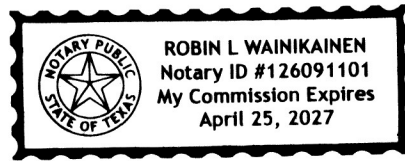
ATTEST: Abel C. Gonzales
ABEL C. GONZALES, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GLENN PLOWMAN, PRESIDENT, AN ABEL C. GONZALES, VICE PRESIDENT OF TWINWOOD (U.S.), INC., A TEXAS CORPORATION, KNOWN TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE CORPORATION EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14 DAY OF July, 2024.

Robin L. Wainikainen
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



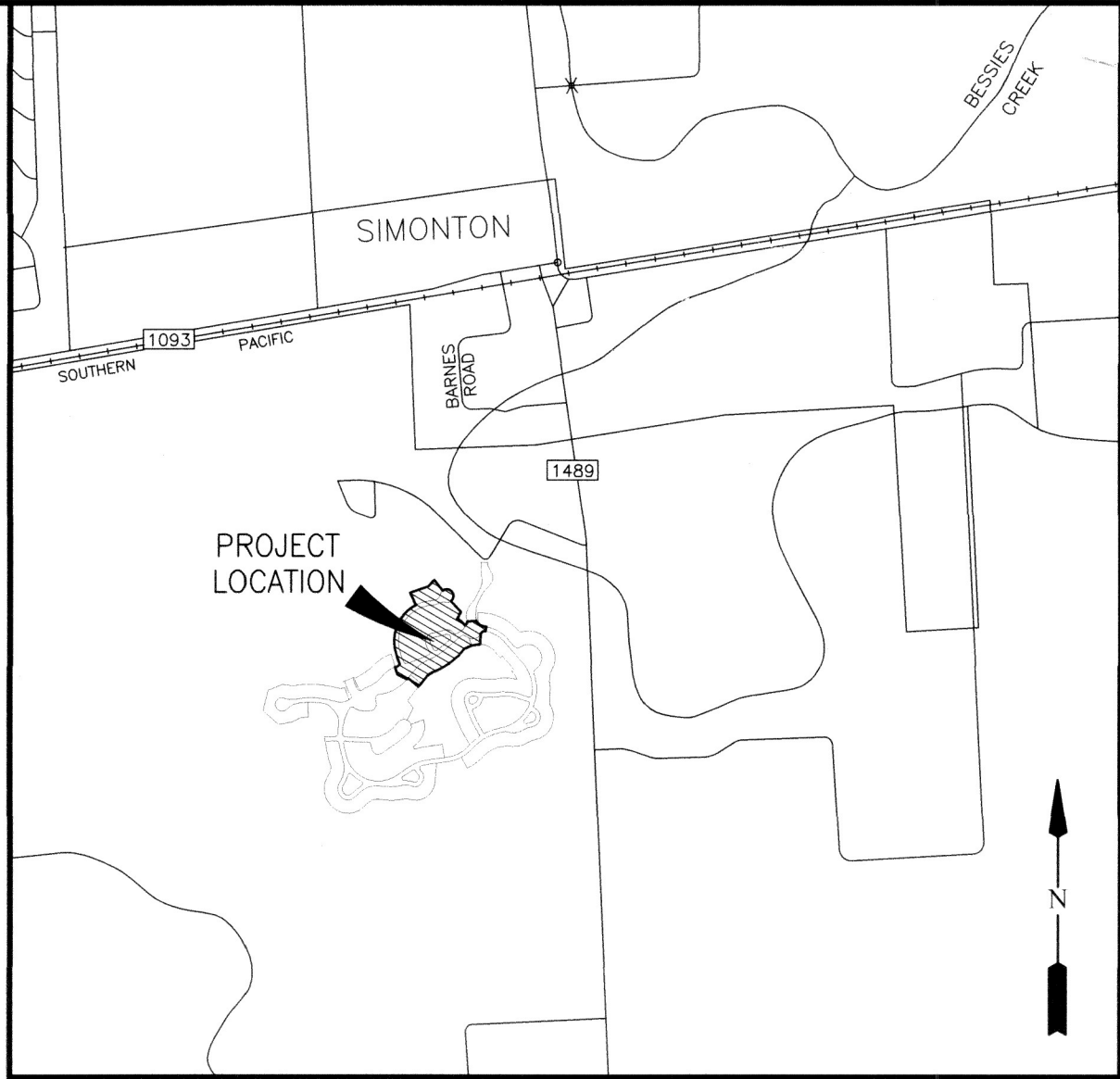
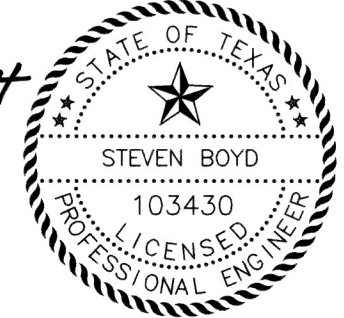
I, AARON G. FERGUSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES OR RODS 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.

Aaron G. Ferguson 6/10/24
AARON G. FERGUSON, R.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6601



I, STEVEN BOYD, 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.

Steven Boyd 6/18/2024
STEVEN BOYD, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 103430



VICINITY MAP
SCALE: 1" = 2000'

KEY MAP NO. 521S&T

I, J. STACY SLAWINSKI, 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.

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

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

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

BY: _____
DEPUTY

ORCHID ESTATES SEC 1

A SUBDIVISION OF 15.477 ACRES OF LAND SITUATED IN THE THOMAS WESTALL LEAGUE, ABSTRACT NUMBER 92, FORT BEND COUNTY, TEXAS.

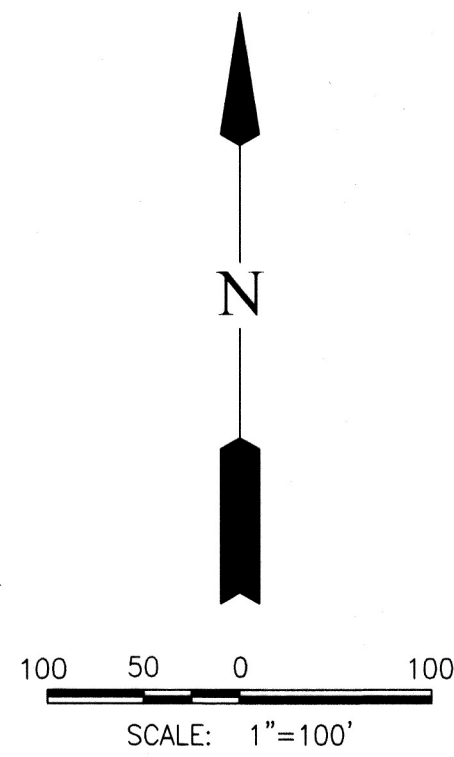
25 LOTS 7 RESERVES (1.164 ACRES) 8 BLOCKS
JUNE 10, 2024 JOB NO. 7777-1310.310

OWNER/DEVELOPER:
TWINWOOD (U.S.), INC., A TEXAS CORPORATION
GLENN PLOWMAN, PRESIDENT
P.O. BOX 649, SIMONTON, TEXAS 77476
PHONE: (281) 566-2100

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

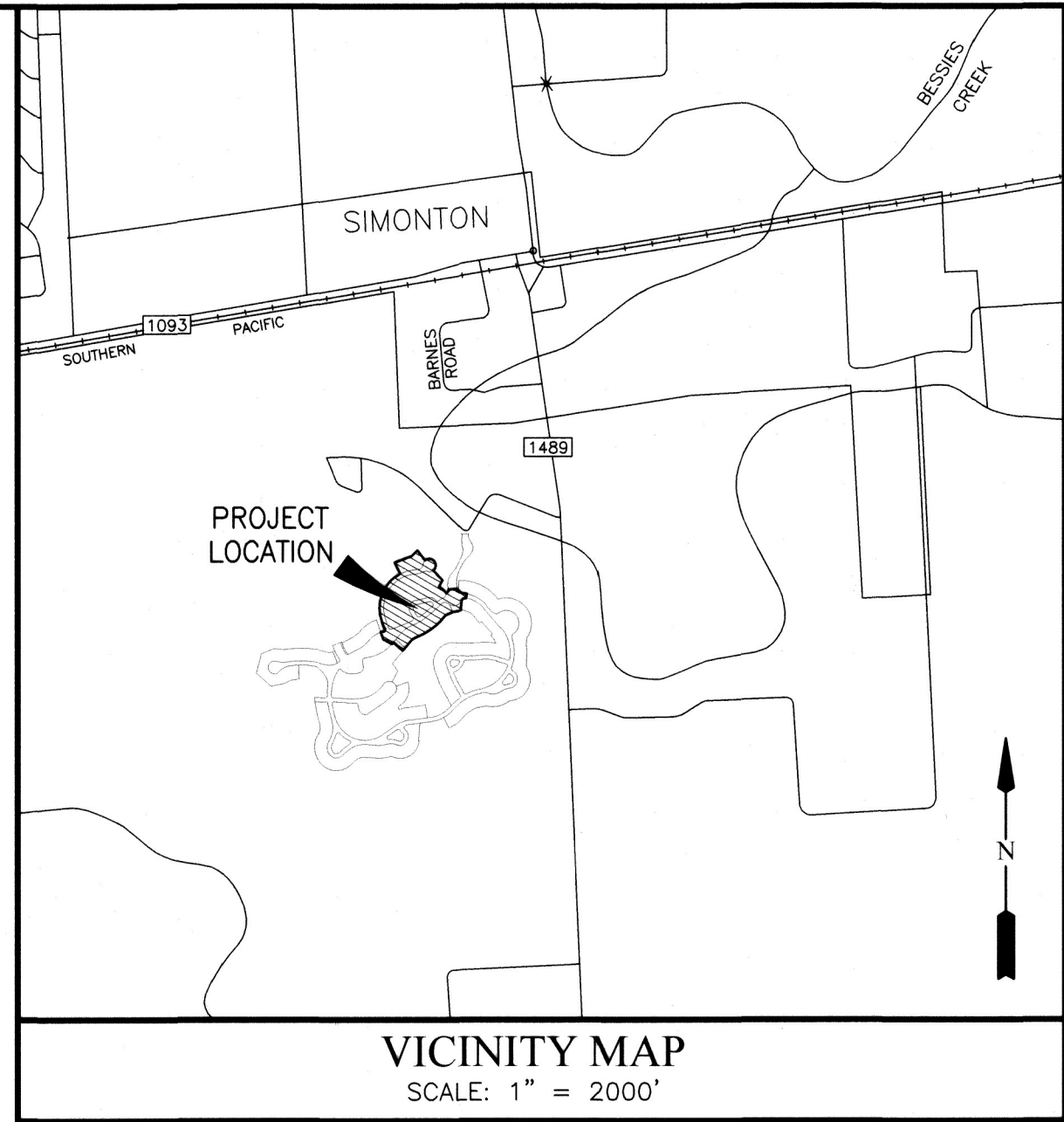
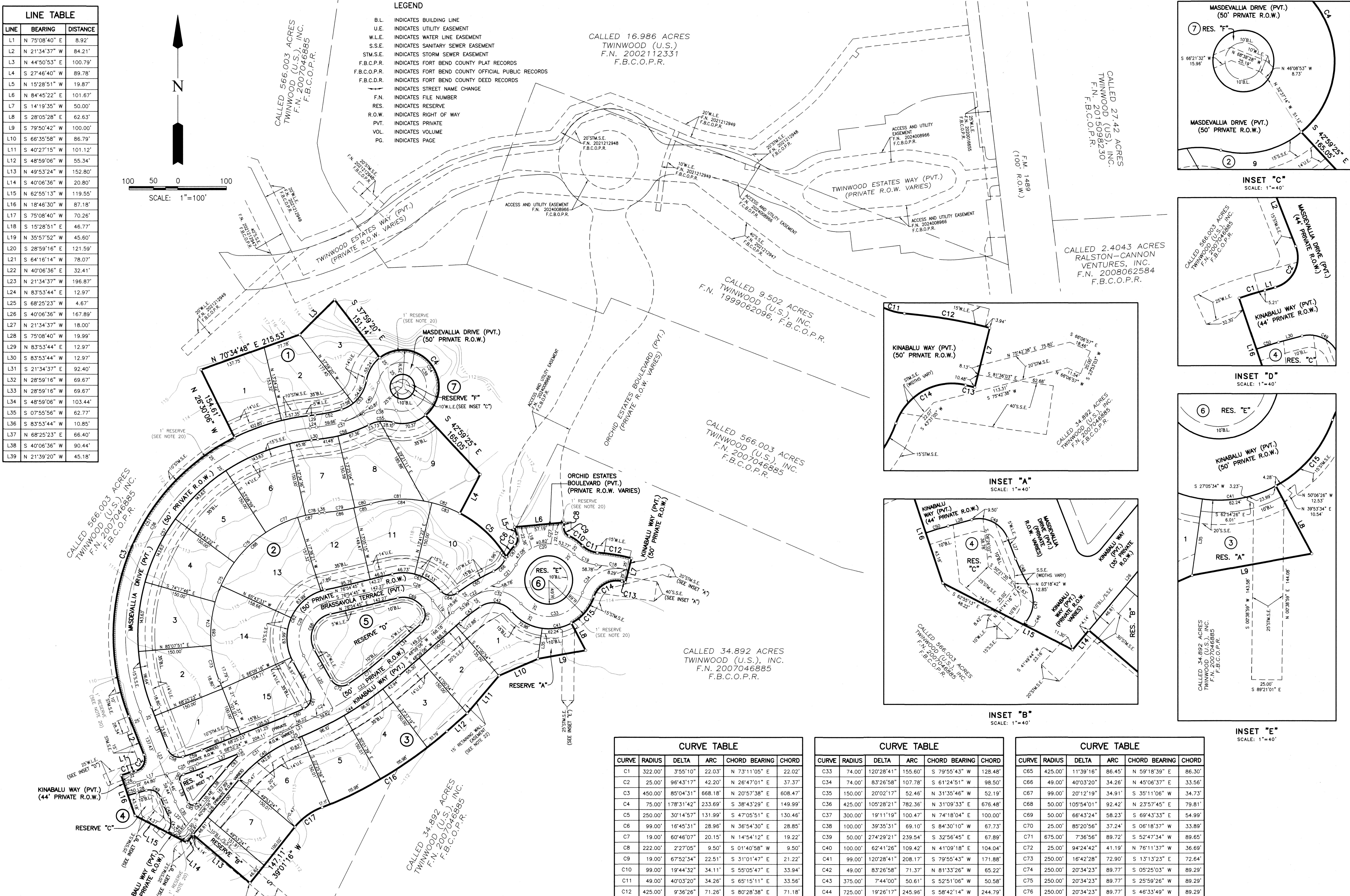
ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 75°08'40" E	8.92'
L2	N 21°34'37" W	84.21'
L3	N 44°50'53" E	100.79'
L4	S 27°46'40" W	89.78'
L5	N 15°28'51" E	19.87'
L6	N 84°54'22" E	101.67'
L7	S 14°19'35" W	50.00'
L8	S 28°05'28" E	62.63'
L9	S 79°50'42" W	100.00'
L10	S 66°35'58" E	86.79'
L11	S 40°27'15" W	101.12'
L12	S 48°09'06" E	55.34'
L13	S 49°53'24" W	152.80'
L14	S 40°06'36" W	20.80'
L15	N 62°55'13" W	119.55'
L16	N 18°46'30" W	87.18'
L17	S 75°08'40" W	70.26'
L18	S 15°28'51" E	46.77'
L19	S 35°57'52" E	45.60'
L20	S 28°59'16" E	121.59'
L21	S 64°16'14" W	78.07'
L22	S 40°06'36" W	32.41'
L23	N 21°34'37" W	196.87'
L24	N 83°53'44" E	12.97'
L25	N 68°25'23" E	4.67'
L26	S 40°06'36" W	167.89'
L27	N 21°34'37" W	18.00'
L28	S 75°08'40" W	19.99'
L29	S 83°53'44" E	12.97'
L30	S 83°53'44" W	12.97'
L31	N 21°34'37" E	92.40'
L32	N 28°59'16" W	69.67'
L33	N 28°59'16" E	69.67'
L34	S 48°09'06" E	103.44'
L35	S 07°55'56" E	62.77'
L36	S 83°53'44" W	10.85'
L37	N 68°25'23" E	66.40'
L38	S 40°06'36" W	90.44'
L39	N 21°39'20" W	45.18'



LEGEND

B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
W.L.E. INDICATES WATER LINE EASEMENT
S.S.E. INDICATES SANITARY SEWER EASEMENT
S.W.S.E. INDICATES STORM SEWER EASEMENT
F.B.C.O.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
— STREET NAME CHANGE
F.N. INDICATES FILE NUMBER
RES. INDICATES RESERVE
R.O.W. INDICATES RIGHT OF WAY
P.V.T. INDICATES PRIVATE
VOL. INDICATES VOLUME
PG. INDICATES PAGE



1. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 116.49 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 AND THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADENT OR ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
2. THIS PLAT WAS PREPARED TO MEET FORT BEND COUNTY REQUIREMENTS.
3. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2023-0429, EFFECTIVE DATE OF AUGUST 30, 2023 AND ISSUED ON SEPTEMBER 7, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
4. THIS PLAT LIES WHOLLY WITHIN TWINWOOD MUNICIPAL UTILITY DISTRICT NO. 1, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF STIMONTON, LAMAR CSD, FORT BEND COUNTY ASSISTANCE DISTRICT, FORT B. FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 4, AND FORT BEND COUNTY.
5. BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED), ZONE "Y" (SHADED) AND ZONE "A" AS SHOWN ON WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C03090M, REVISED JANUARY 29, 2021.
6. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
7. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "JA ENG" AND THREE (3) FEET IN LENGTH ARE SET ON PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
8. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ADOPTS STREET DRAINING DURING INTENSE RAINFALL EVENTS.
9. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
10. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
11. ALL LOT LINES SHALL HAVE A MINIMUM 10' SIDE YARD SETBACK LINE.
12. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
13. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY AND OUTFALL DRAINAGE PIPES IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 213. WHILE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE INTERNAL DRAINAGE FACILITIES IS VESTED IN TWINWOOD MUNICIPAL UTILITY DISTRICT NO. 1.
14. 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 THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A. REQUIREMENTS.
15. 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.
16. THIS PLAT LIES WITHIN LIGHTING ZONE 3.
17. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTSTRUCTED AND CLEAR OF OBSTRUCTIONS 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 PERMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED. THE TOP OF ANY UTILITY SHALL BE AT LEAST 18 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE ADJACENT PROPERTY. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
18. FORT BEND COUNTY WILL NOT ACCEPT OR MAINTAIN THE ROADS UNTO THE MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.
19. THE ROADS WILL BE MAINTAINED IN PERPETUITY BY THE OWNERS IN THIS SUBDIVISION, AND WILL CONTAIN A MECHANISM FOR ASSESSING THE OWNERS TO PRODUCE ADEQUATE REVENUE FOR PERPETUAL MAINTENANCE.
20. ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OF THE ROAD AND THE SUBDIVISION 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 REMAIN IN THE RECORD TITLE OF THE ORIGINAL OWNER, ASSONG OR SUCCESSORS.
21. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS. ALL DISTANCE ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR: 0.999877118.
22. 15' RETAINING WALL EASEMENT NOTE: RESTRICTED TO RETAINING WALL MATERIALS, BACKFILL, GEOTIRD, WALL DRAINAGE SYSTEM, INTEGRATED FENCE, AND APPURTENANCES. CONSTRUCTION OF POOLS, LANDSCAPING, AUTHORIZED FENCEPOSTS, PERS, GRILL SHAFTS, SLABS, WALLS, IRRIGATION, UNDERGROUND ELECTRIC, UNDERGROUND NATURAL GAS, UNDERGROUND TELECOM, AND ANY OTHER UNDERGROUND UTILITIES IS PROHIBITED.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.106	4,608	RESTRICTED TO DRAINAGE/LANDSCAPE/OPEN SPACE
B	0.163	7,101	RESTRICTED TO DRAINAGE/LANDSCAPE/OPEN SPACE
C	0.103	4,497	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.574	25,013	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.173	7,543	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.045	1,963	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.109	4,758	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.273	55,483	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	322.00'	3°55'10"	22.03'	N 73°11'05" E	22.02'
C2	25.00'	96°43'17"	42.20'	N 26°47'01" E	37.37'
C3	450.00'	85°04'31"	668.18'	N 20°57'38" E	608.47'
C4	75.00'	178°31'42"	233.69'	S 38°43'29" E	149.41'
C5	250.00'	30°14'57"	31.99'	S 47°05'51" E	130.46'
C6	99.00'	16°45'31"	18.96'	N 36°54'30" E	28.85'
C7	19.00'	60°46'07"	20.15'	N 14°54'12" E	19.22'
C8	222.00'	2°27'05"	9.50'	S 01°40'58" W	9.50'
C9	19.00'	67°52'34"	22.51'	S 31°01'47" E	21.22'
C10	99.00'	19°44'32"	34.11'	S 55°05'47" E	33.94'
C11	49.00'	40°03'20"	34.26'	S 85°15'11" E	33.58'
C12	425.00'	9°36'26"	71.26'	N 80°28'38" E	71.18'
C13	375.00'	1°11'15"	7.77'	N 76°16'02" W	7.77'
C14	49.00'	83°26'58"	7.77'	S 61°24'51" E	65.22'
C15	99.00'	42°13'10"	72.95'	S 40°47'58" W	71.31'
C16	875.00'	14°29'01"	300.86'	S 58°50'06" W	299.38'
C17	139.00'	28°34'31"	69.32'	S 54°23'52" W	68.61'
C18	400.00'	9°36'26"	67.07'	N 80°28'38" W	66.99'
C19	74.00'	40°03'20"	51.73'	N 65°15'11" E	50.69'
C20	74.00'	109°41'32"	141.67'	S 79°55'43" W	120.01'
C21	74.00'	40°03'20"	51.73'	S 45°06'37" W	50.69'
C22	400.00'	16°09'11"	112.77'	S 57°03'41" W	112.40'
C23	700.00'	12°01'38"	145.94'	S 54°59'55" W	146.67'
C24	700.00'	75°15'16"	96.04'	S 64°56'34" W	95.97'
C25	600.00'	6°16'16"	65.67'	S 72°00'32" W	65.64'
C26	300.00'	1°55'20"	20.52'	S 73°11'05" W	20.52'
C27	200.00'	3°19'59"	41.86'	S 70°04'56" W	41.78'
C28	75.00'	60°57'23"	87.86'	N 69°31'33" W	82.92'
C29	75.00'	105°04'01"	136.22'	S 23°57'45" W	119.72'
C30	460.00'	0°38'06"	5.10'	S 40°25'39" W	5.10'
C31	311.00'	24°29'38"	131.14'	S 52°11'25" W	130.17'
C32	74.00'	83°06'58"	107.78'	S 81°33'26" E	98.50'

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	
C33	74.00'	120°28'41"	155.60'	S 79°55'43" W	128.48'	
C34	74.00'	83°26'58"	107.78'	S 81°24'51" W	98.50'	
C35	150.00'	20°02'17"	52.46'	N 31°35'46" W	52.19'	
C36	425.00'	105°28'41"	782.36'	N 31°09'33" E	676.48'	
C37	300.00'	19°11'19"	100.47'	N 74°18'04" E	100.00'	
C38	100.00'	39°35'31"	69.10'	S 84°30'10" W	67.73'	
C39	50.00'	27°42'29"1"	239.54'	S 32°56'45" E	67.89'	
C40	100.00'	62°11'26"	108.42'	N 41°09'18" E	104.04'	
C41	99.00'	120°28'41"	209.17'	S 79°55'43" W	171.88'	
C42	49.00'	83°26'58"	71.37'	N 81°33'26" W	55.22'	
C43	375.00'	17°44'01"	50.61'	S 52°51'06" W	50.58'	
C44	725.00'	9°26'17"	245.96'	S 58°42'14" W	244.79'	
C45	289.00'	28°18'49"	142.81'	S 54°16'00" W	141.36'	
C46	438.00'	0°21'51"	2.78'	N 41°15'50" E	2.78'	
C47	25.00'	70°53'51"	30.93'	N 05°37'59" E	29.00'	
C48	175.00'	81°14'19"	25.16'	N 25°41'47" W	25.14'	
C49	25.00'	83°16'43"	36.34'	N 63°12'59" W	33.22'	
C50	278.00'	3°55'10"	19.02'	S 73°11'05" W	19.01'	
C51	450.00'	105°28'41"	828.38'	N 31°09'33" E	716.27'	
C52	275.00'	11°23'43"	54.69'	N 78°11'53" E	54.60'	
C53	75.00'	62°41'26"	82.06'	N 41°09'18" E	78.83'	
C54	75.00'	27°42'29"1"	359.31'	S 32°56'45" E	101.83'	
C55	75.00'	39°35'31"	51.83'	S 84°30'10" W	50.80'	
C56	325.00'	19°11'19"	108.84'	N 74°18'04" W	108.34'	
C57	400.00'	105°28'41"	736.34'	S 31°09'33" W	636.69'	
C58	25.00'	85°54'16"	47.48'	S 64°31'45" E	34.07'	
C59	345.00'	4°05'44"	31.10'	N 70°28'15" E	41.09'	
C60	675.00'	2°59'57"	35.33'	N 66°55'25" E	35.33'	
C61	25.00'	94°24'42"	41.39'	N 81°13'05" E	36.69'	
C62	100.00'	105°54'01"	184.83'	N 23°57'45" E	159.62'	
C63	25.00'	63°03'14"	111.07'	N 71°16'08" E	105.45'	
C64	100.00'	87°38'58"	37.99'	S 82°59'00" W	34.44'	

CURVE TABLE					
CURVES	RADIUS	11'39"16"	ARC	CHORD BEARING	CHORD
C65	425.00'	"11'39"16"	86.45'	N 59°18'39" E	86.30'
C66	49.00'	40°03'20"	34.26'	N 45°06'37" E	33.56'
C67	99.00'	20°12'19"	34.91'	S 35°11'06" W	34.73'
C68	50.00'	105°54'01"	92.42'	N 23°57'45" E	79.94'
C69	50.00'	66°43'24"	58.23'	S 69°43'33" E	54.99'
C70	25.00'	85°20'56"	37.24'	S 06°18'37" W	33.65'
C71	675.00'	73°56'56"	89.72'	S 52°47'34" W	89.89'
C72	25.00'	94°24'42"	41.19'	N 76°11'37" W	36.69'
C73	250.00'	16°42'28"	72.90'	N 13°13'23" E	72.64'
C74	250.00'	20°34'23"	89.77'	S 05°20'03" W	89.29'
C75	250.00'	20°34'23"	89.77'	S 25°59'26" W	89.29'
C76	250.00'	20°34'23"	89.77'	S 46°33'49" W	89.29'
C77	250.00'	20°34'23"	89.77'	S 67°08'13" W	89.29'
C78	250.00'	6°28'20"	28.24'	S 80°39'34" E	28.23'
C79	600.00'	5°59'37"	62.17'	S 80°53'55" W	62.74'
C80	600.00'	3°15'55"	34.19'	S 76°16'59" W	34.19'
C81	250.00'	25°14'02"	110.10'	S 78°07'13" E	109.22'
C82	250.00'	17°54'26"	78.13'	N 71°10'33" W	77.82'
C83	250.00'	14°05'18"	61.49'	S 69°15'59" E	61.32'
C84	250.00'	29°03'10"	126.77'	N 89°09'47" E	125.41'
C85	600.00'	3°29'39"	36.59'	N 76°23'02" E	36.34'
C86	600.00'	5°45'53"	60.37'	N 81°00'48" E	60.34'
C87	250.00'	10°20'53"	45.15'	N 78°43'17" E	45.09'
C88	250.00'	49°45'41"	217.13'	N 48°40'00" E	210.37'
C89	250.00'	45°21'46"	197.93'	N 01°06'16" E	192.80'
C90	11.00'	95°05'40"	18.26'	N 25°53'30" E	16.23'
C91	610.00'	5°00'57"	50.00'	N 70°55'51" E	53.38'
C92	1.50'	158°28'92"	4.15'	S 32°24'39" E	2.95'
C93	324.00'	47°58'42"	37.58'	S 43°25'57" W	37.56'
C94	18.00'	28°11'56"	8.86'	S 54°12'34" W	8.77'
C95	10.00'	90°02'08"	15.71'	N 66°40'24" W	14.15'

ORCHID ESTATES
SEC 1

A SUBDIVISION OF 15.477 ACRES OF LAND SITUATED IN THE THOMAS WESTALL LEAGUE, ABSTRACT NUMBER 92, FORT BEND COUNTY, TEXAS.

25 LOTS 7 RESERVES (1.273 ACRES) 8 BLOCKS

JUNE 10, 2024 JOB NO. 7777-1310.310

OWNER/DEVELOPER:
TWINWOOD (U.S.), INC., A TEXAS CORPORATION
GLENN PLOWMAN, PRESIDENT
P.O. BOX 649, SIMONTON, TEXAS 77476
PHONE: (281) 566-2100

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

LJA
Phone 713.953.5200
Fax 713.953.5026
L.S. Firm No. 10194382

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

LJA
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386