

# PLAT RECORDING SHEET

**PLAT NAME:** Tompkins Reserve Sec 1

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 32.86

**LEAGUE:** George W. Cartwright Survey

**ABSTRACT NUMBER:** 149

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 84

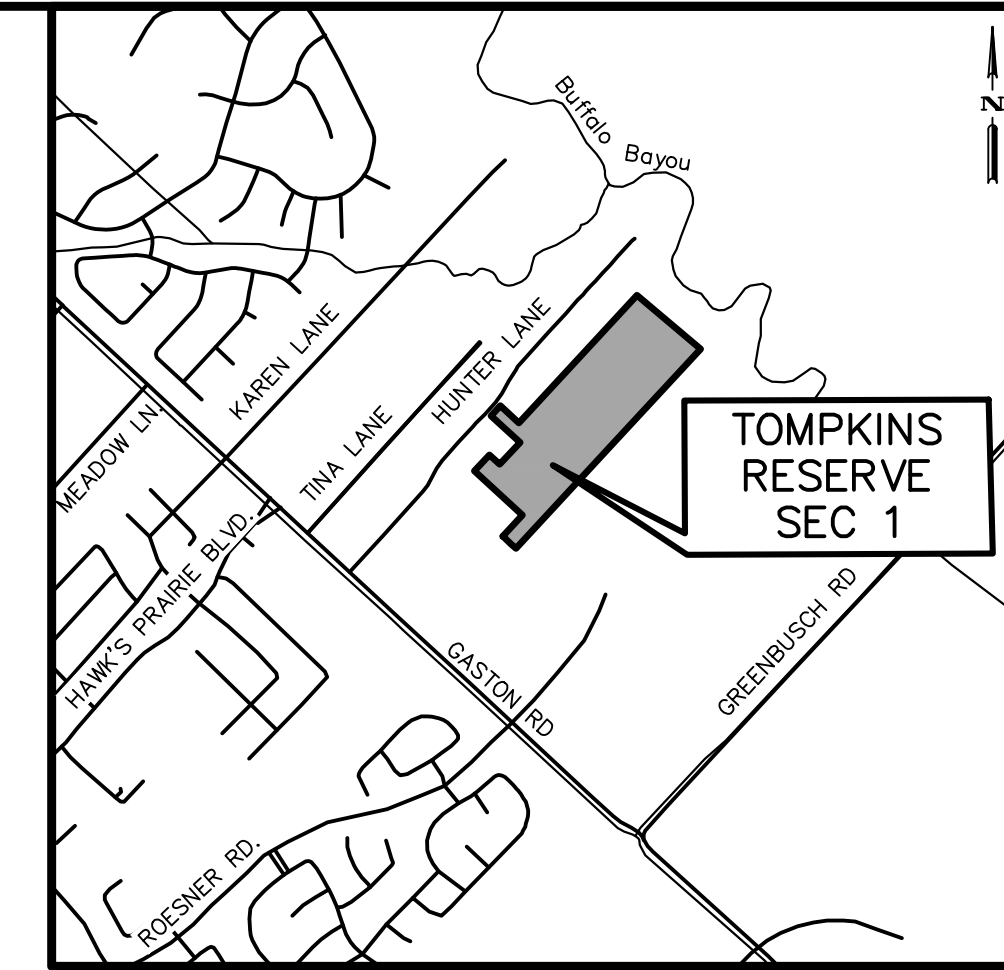
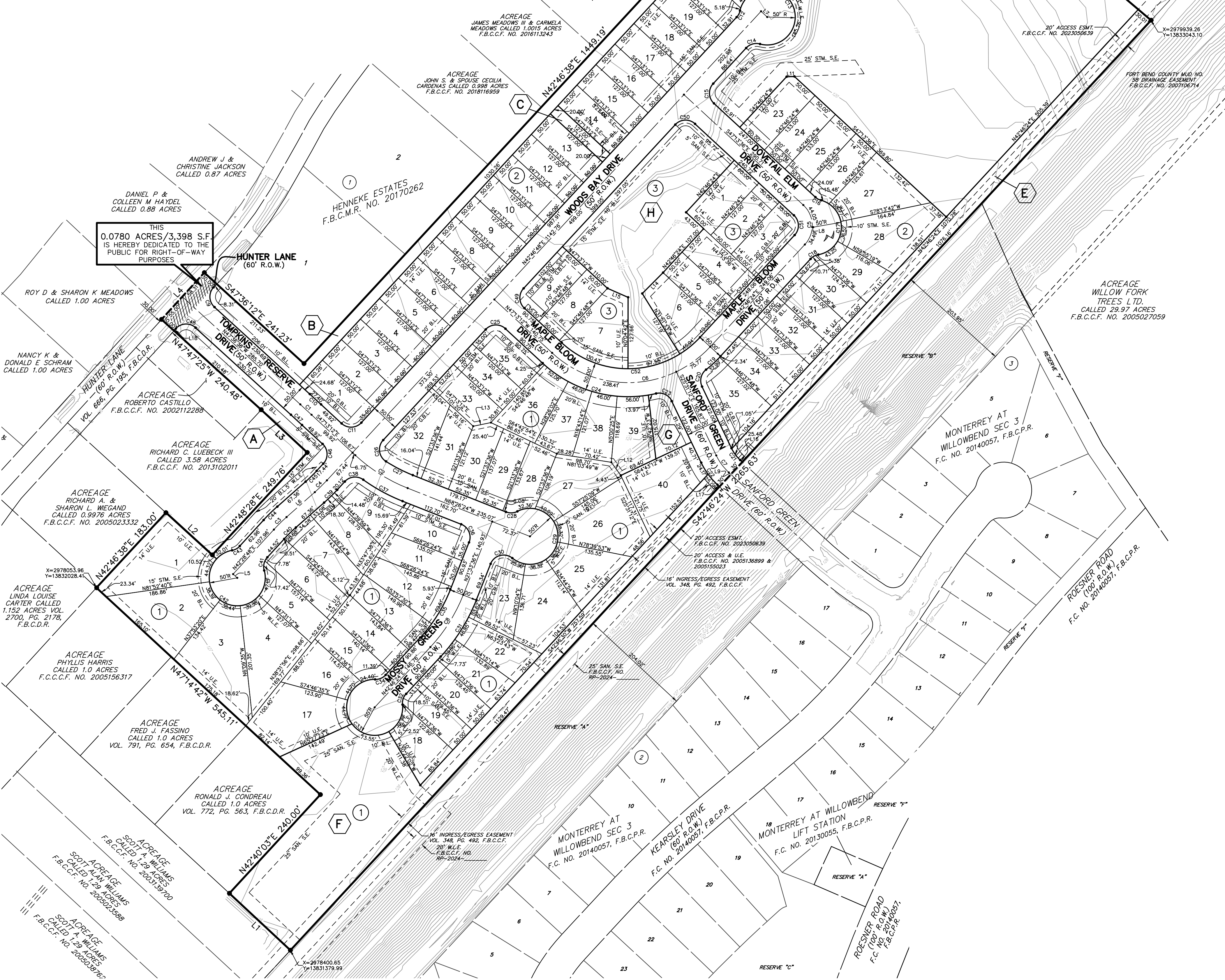
**NUMBER OF RESERVES:** 8

**OWNERS:** Tripointe Homes Texas, Inc.

\_\_\_\_\_  
**(DEPUTY CLERK)**

- GENERAL NOTES
- "1" indicates Block Number.
  - "B.L." indicates Building Line.
  - "G.B.L." indicates Garage Building Line.
  - "U.E." indicates Utility Easement.
  - "R.O.W." indicates Right-of-Way.
  - "ESMT." indicates Easement.
  - "F.B.C.C.F." indicates Fort Bend County Clerk's File Number.
  - "F.B.C.P.R." indicates Fort Bend County Plat Records.
  - "F.B.C.D.R." indicates Fort Bend County Deed Records.
  - "VOL." indicates Volume.
  - "Pg." indicates Page.
  - "F.C. No." indicates Film Code Number.
  - "Fnd." indicates Found.
  - "I." indicates Iron.
  - Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204, and referenced to monuments found along the southwest right-of-way line of Katy-Gaston Road as shown hereon.
  - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing the following combined scale 1.
  - The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plot or the position of corner monuments recovered or placed.
  - Unless otherwise indicated, the building lines [B.L.] whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, in effect at the time this plat was approved, which may be amended from time to time.
  - Notwithstanding the other provisions of Chapter 42, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street.
  - 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 owner's 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.
  - Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 500 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
  - Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one more additional space shall be provided.
  - All 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
  - Open space shall mean land within the development plot boundary that is not covered by buildings, covered walkways, parking spaces, private streets or driveways.
  - Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
  - This plat is within Lighting Zone LZ3.
  - This tract is located within the extraterritorial jurisdiction of the City of Houston and Fort Bend County.
  - The top of all floor slabs shall be a minimum of \_\_\_\_\_ 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.
  - The drainage system for this subdivision is designed to allow street ponding with intense rainfall events.
  - All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
  - All property to drain into the drainage easement only through an approved drainage structure.
  - 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 construction.
  - 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 plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
  - All drainage easements and detention facilities shall be maintained by Fort Bend County Municipal Utility District No. 58.
  - The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain), Shaded Zone "X" (areas determined to be within the 500 year flood plain), and Zone "A1" (areas determined to be within the 100 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0105L, Revised April 2, 2014.
  - There is no observable evidence of pipelines within the boundaries of the subject tract based on the title research provided per City Planning Letter prepared by Charter Title Company, certified date of December 2, 2023.
  - All corners are set 1/2-inch (3/4-inch O.D.) Iron Pipe with cap stamped "BGE INC" unless otherwise noted.
  - Unrecorded easement to Houston Lighting & Power Co. as set forth in the unrecorded instrument CenterPoint File No. 22-E-56, sketch AH 9373R, dated 7/9/1953, from Paul Scherer et al is not plottable.

RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.3885 AC. / 16,923 S.F.	LANDSCAPE / OPEN SPACE
B	0.8615 AC. / 37,528 S.F.	LANDSCAPE / OPEN SPACE / DRAINAGE / DETENTION
C	0.0583 AC. / 2,540 S.F.	LANDSCAPE / OPEN SPACE / DRAINAGE
D	6.723 AC. / 292,853 S.F.	DRAINAGE / DETENTION
E	0.7393 AC. / 32,205 S.F.	LANDSCAPE / OPEN SPACE
F	2.070 AC. / 90,155 S.F.	DRAINAGE / DETENTION
G	0.1242 AC. / 5,411 S.F.	LANDSCAPE / OPEN SPACE / DRAINAGE
H	1.248 AC. / 54,366 S.F.	LANDSCAPE / OPEN SPACE / DRAINAGE



VICINITY MAP  
N.T.S.  
KEY MAP PAGE NO. 484Q

DISTRICT NAMES	
M. U. D.	FORT BEND COUNTY M. U. D. 58
SCHOOL	KATY I. S. D.
FIRE	FIRE DISTRICT WILLOWFORK
E. S. D.	FORT BEND ESD 2
CITY OR CITY ETJ	HOUSTON E. T. J.
UTILITIES CO.	CENTERPOINT ENERGY
C. A. D.	COUNTY ASSISTANCE DISTRICT NO. 10

# TOMPKINS RESERVE SEC 1

A SUBDIVISION OF 32.86 ACRES OF LAND  
LOCATED IN THE  
GEORGE W. CARTWRIGHT SURVEY, ABSTRACT  
NO. 149  
FORT BEND COUNTY, TEXAS

LOTS: 84      RESERVES: 8      BLOCKS: 3  
SCALE: 1"=100'      DATE: JUNE, 2024

OWNER:  
TRIPONTE HOMES TEXAS, INC.  
a Texas corporation  
16340 PARK TEN PLACE, SUITE 250  
HOUSTON, TX 77084  
713-395-6980

LAND PLANNER:  
BGE, INC.  
10777 WESTHEIMER, SUITE 500  
HOUSTON, TX 77042  
281-558-8700



BGE, Inc.  
10777 Westheimer, Suite 500, Houston, TX 77042  
Tel: 281-558-8700 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101065-00

