

PLAT RECORDING SHEET

PLAT NAME: Olympia Fields Sec 1

PLAT NO: _____

ACREAGE: 12.164

LEAGUE: Thomas Hobermaker Survey

ABSTRACT NUMBER: 191

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 48

NUMBER OF RESERVES: 5

OWNERS: Woodmere Development Co., Ltd.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH RICHARD RUE, PRESIDENT, BEING AN OFFICER OF WOODMERE GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, OWNER HEREINAFTER REFERRED TO AS OWNER OF THE 12.164 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF OLYMPIA FIELDS 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 AGREE 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 DRAINS 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 APRIL 1, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, THE WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WOODMERE GP, LLC., ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS PRESIDENT, RICHARD RUE, THIS _____ DAY OF _____, 2024.

WOODMERE DEVELOPMENT CO., LTD.
A TEXAS LIMITED PARTNERSHIP

BY: WOODMERE GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: _____
RICHARD RUE, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD RUE, PRESIDENT OF WOODMERE GP, LLC., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

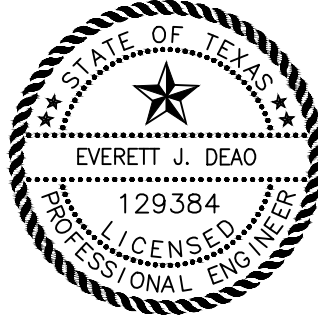
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, DAVID IVAN PECK, AM REGISTERED 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 (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH 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.

DAVID IVAN PECK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6325

I, EVERETT J. DEAO, 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.

EVERETT J. DEAO, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 129384



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OLYMPIA FIELDS SEC 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____, DAY OF _____, 2024.

BY: _____
LISA M. CLARK, CHAIR
OR M. SONNY GARZA, VICE-CHAIR

BY: _____
VONN TRAN, SECRETARY

NOTES:

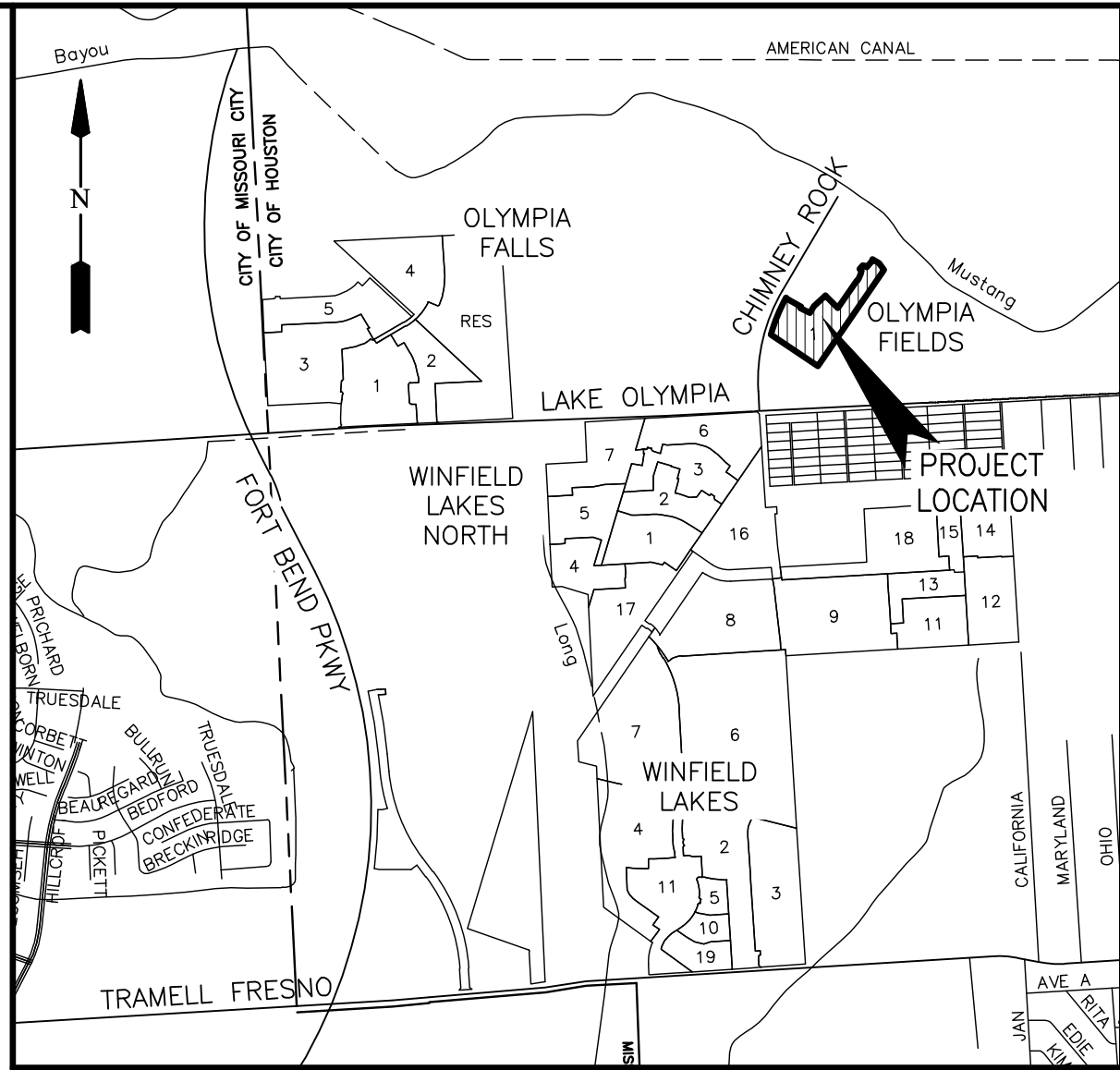
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USES AS DEFINED BY CHAPTER 42 CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, WHICH MAY BE AMENDED FROM TIME TO TIME.
- 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.
- ONE-FOOT RESERVE DEDICATED 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 THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED 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 HEIRS, ASSIGNS OR SUCCESSORS.
- BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00. COORDINATES AND DISTANCES ARE IN UNITS OF U.S. SURVEY FEET WITH COORDINATES SHOWN AS GRID VALUES AND DISTANCES AS GROUND SURFACE VALUES, TO CONVERT FROM GRID VALUES TO GROUND VALUES DIVIDE BY THE COMBINED SCALE FACTOR OF 0.9998737725.
- PROJECT BENCHMARK: HARRIS COUNTY FLOOD CONTROL DISTRICT REFERENCE MARK (TSARP MONUMENT) 010220: A BRASS DISC STAMPED RM 010220 LOCATED AT THE NORTH END OF THE WEST HEADWALL FOR CLEAR CREEK AT ITS INTERSECTION WITH HIRAM CLARK. THE POINT IS LOCATED +/- 880 FEET NORTH ALONG HIRAM CLARK FROM THE INTERSECTION OF MCHARD ROAD.

ELEVATION = 62.75 FEET (NAVD88 2001 ADJ.)

- TEMPORARY BENCHMARK: CHISELED BOX WITH X ON TOP OF CONCRETE HEADWALL AT EAST SIDE OF AN EXISTING DRIVE APRON OFF THE NORTH SIDE OF LAKE OLYMPIA PARKWAY, APPROXIMATELY 400 FEET WEST OF THE PROPOSED CENTERLINE OF CHIMNEY ROCK ROAD.

ELEVATION = 70.74 FEET (NAVD88 2001 ADJ.)

- CONTOUR LINES SHOWN HEREON REPRESENT PRE-DEVELOPMENT CONDITIONS AND REFERENCED TO BENCHMARK DESCRIBED HEREON.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 73.60 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM) (2001 ADJ.) (GEOD 12A). 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.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF HOUSTON AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 24, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ESD NO. 7, FORT BEND ISD, THE CITY OF HOUSTON ETJ, CAD 4, AND FORT BEND COUNTY.
- IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C031SL, REVISED APRIL 2, 2014, THIS PROPERTY LIES PARTIALLY WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AND PARTIALLY WITHIN ZONE "X" (SHADED) DEFINED AS AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
- 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 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.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 24, THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE/OPEN SPACE RESERVES. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 24 HAS OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE EASEMENT, RESERVE C AND RESERVE E.
- 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 PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- THIS PLAT LIES WITHIN LIGHT ZONE 3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- 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.



VICINITY MAP
SCALE: 1"= 2,000'

KEY MAP NO. 611N

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 _____, 2024.

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 _____, 2024 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

FINAL PLAT OF OLYMPIA FIELDS SEC 1

A SUBDIVISION OF 12.164 ACRES OF LAND SITUATED IN
THE THOMAS HOBERMAKER SURVEY, ABSTRACT 191,
FORT BEND COUNTY, TEXAS.

48 LOTS 5 RESERVES (1.213 ACRES) 4 BLOCKS

AUGUST 13, 2024 JOB NO. 1037-9101.310

OWNER:

WOODMERE DEVELOPMENT CO., LTD.

A TEXAS LIMITED PARTNERSHIP

BY: WOODMERE GP, LLC., ITS GENERAL PARTNER

RICHARD RUE, PRESIDENT

15915 KATY FREEWAY, SUITE 405, HOUSTON, TEXAS 77094

PH. (281) 450-9172

SURVEYOR:

LJA Surveying, Inc.

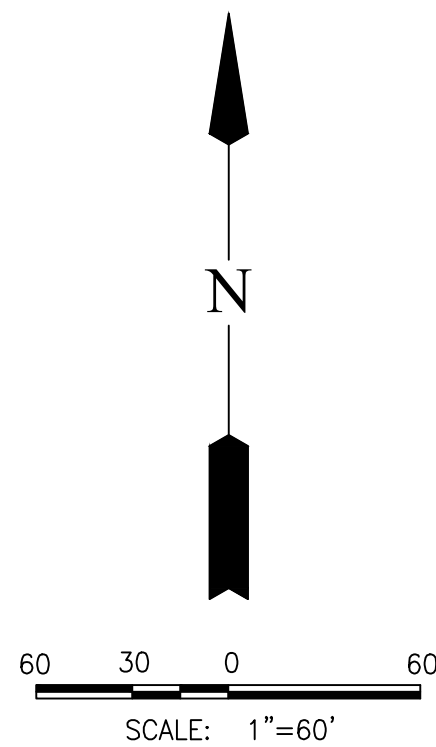
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.

3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386



LEGEND

B.L.	INDICATES BUILDING LINE
G.B.L.	INDICATES GARAGE BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
F.N.	INDICATES FILE NUMBER
R.O.W.	INDICATES RIGHT-OF-WAY
P.O.B.	INDICATES POINT OF BEGINNING
RES.	INDICATES RESERVE
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
FND.	INDICATES FOUND
I.R.	INDICATES IRON ROD
F.B.C.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
—	INDICATES STREET NAME CHANGE

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.129	5,634	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
B	0.706	30,747	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
C	0.060	2,634	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
D	0.198	8,643	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
E	0.120	5,219	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL		52,877	

CALLLED 11.22 ACRES
WOODMERE DEVELOPMENT CO., LTD.
F.N. 2020187995
F.B.C.O.P.R.

CALLLED 11.84 ACRES
WOODMERE DEVELOPMENT CO., LTD.
F.N. 2020187995
F.B.C.O.P.R.

CALLLED 161.292 ACRES
HANNOVER ESTATES, LTD.
F.N. 2017071906
F.B.C.O.P.R.

CALLLED 107.64 ACRES
BGM LAND INVESTMENTS, LTD.
F.N. 2020107932
F.B.C.O.P.R.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	275.00'	1°41'22"	8.11'	S 29°40'41" W	8.11'
C2	275.00'	2°34'10"	113.68'	N 22°44'01" E	112.87'
C3	25.00'	59°36'33"	26.01'	N 18°54'48" W	24.85'
C4	25.00'	42°49'09"	18.68'	S 70°07'39" E	18.25'
C5	50.00'	32°02'13"	27.96'	S 75°31'07" E	27.59'
C6	1925.00'	13°14'42"	445.00'	N 22°21'58" E	444.01'
C7	300.00'	86°15'15"	451.63'	S 12°36'15" E	410.17'
C8	50.00'	89°41'33"	78.27'	N 79°25'21" E	70.52'
C9	300.00'	2°34'10"	124.01'	N 22°44'01" E	123.13'
C10	50.00'	59°36'33"	52.02'	N 18°54'48" W	49.70'
C11	750.00'	4°24'13"	57.64'	S 72°08'18" E	57.63'
C12	275.00'	86°15'15"	413.99'	S 12°36'15" E	375.99'
C13	25.00'	89°41'33"	39.14'	N 79°25'21" E	35.26'
C14	25.00'	122°13'51"	53.33'	N 26°32'21" W	43.78'
C15	50.00'	244°27'43"	213.33'	N 34°34'35" E	84.59'
C16	25.00'	122°13'51"	53.33'	S 84°18'30" E	43.78'
C17	50.00'	169°42'12"	148.09'	S 06°41'08" E	99.60'
C18	25.00'	58°03'45"	25.33'	S 49°08'05" W	24.26'
C19	325.00'	14°28'22"	82.09'	S 27°20'24" W	81.88'
C20	25.00'	89°59'39"	39.27'	S 10°25'15" E	35.35'
C21	25.00'	90°00'21"	39.27'	S 79°34'45" W	35.36'
C22	25.00'	22°05'31"	9.64'	S 23°31'49" W	9.58'
C23	50.00'	133°53'21"	116.84'	S 79°25'44" W	92.01'
C24	25.00'	22°06'17"	9.64'	N 44°40'44" W	9.59'
C25	325.00'	27°42'13"	157.14'	N 41°52'46" W	155.62'
C26	25.00'	94°10'43"	41.09'	N 75°07'01" W	36.62'
C27	50.00'	212°07'27"	185.11'	N 16°08'39" W	96.10'
C28	25.00'	94°10'43"	41.09'	N 42°49'42" E	36.62'
C29	325.00'	11°42'27"	66.41'	N 01°35'34" E	66.29'
C30	25.00'	81°47'12"	35.69'	N 33°26'49" W	32.73'
C31	775.00'	2°33'38"	34.64'	N 73°03'36" W	34.63'
C32	30.00'	84°32'42"	44.27'	S 65°56'52" W	40.36'
C33	30.00'	99°56'52"	52.33'	S 22°56'31" E	45.95'
C34	725.00'	1°25'28"	18.02'	S 73°37'41" E	18.02'
C35	25.00'	81°47'12"	35.69'	N 64°45'59" E	32.73'
C36	325.00'	6°38'59"	37.72'	N 27°11'52" E	37.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 30°31'22" W	5.13'
L2	S 61°10'00" E	120.18'
L3	N 48°43'04" W	5.25'
L4	N 41°16'56" E	50.00'
L5	S 48°43'04" E	5.00'
L6	N 41°16'56" E	99.26'
L7	N 02°30'04" W	14.44'
L8	S 30°31'22" W	5.13'
L9	S 55°43'53" E	50.65'
L10	N 48°43'04" W	5.25'
L11	S 73°51'21" W	63.25'
L12	N 10°34'18" W	6.97'
L13	N 89°42'42" E	17.80'
L14	S 55°43'53" E	50.65'
L15	N 55°43'53" W	52.77'
L16	N 30°31'22" E	5.13'
L17	S 28°07'57" W	46.28'
L18	S 18°56'00" E	13.62'
L19	S 18°03'53" W	38.02'
L20	N 10°25'25" W	14.14'
L21	N 79°34'35" E	14.11'
L22	N 79°03'00" W	14.98'
L23	N 31°57'41" W	70.47'
L24	S 21°29'15" W	40.87'

FINAL PLAT OF
OLYMPIA FIELDS
SEC 1

A SUBDIVISION OF 12.164 ACRES OF LAND SITUATED IN
THE THOMAS HOBERMAKER SURVEY, ABSTRACT 191,
FORT BEND COUNTY, TEXAS.

48 LOTS 5 RESERVES (1.213 ACRES) 4 BLOCKS

AUGUST 13, 2024 JOB NO. 1037-9101.310

OWNER:

WOODMERE DEVELOPMENT CO., LTD.
A TEXAS LIMITED PARTNERSHIP
BY: WOODMERE GP, LLC., ITS GENERAL PARTNER
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