

PLAT RECORDING SHEET

PLAT NAME: Glendale Lakes Section 15

PLAT NO: _____

ACREAGE: 9.7298

LEAGUE: Is & G.N. Railroad Co. Survey & A.B. Langerman Survey

ABSTRACT NUMBER: A-352 & A-456

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 47

NUMBER OF RESERVES: 4

OWNERS: KB Home Lone Star LP,

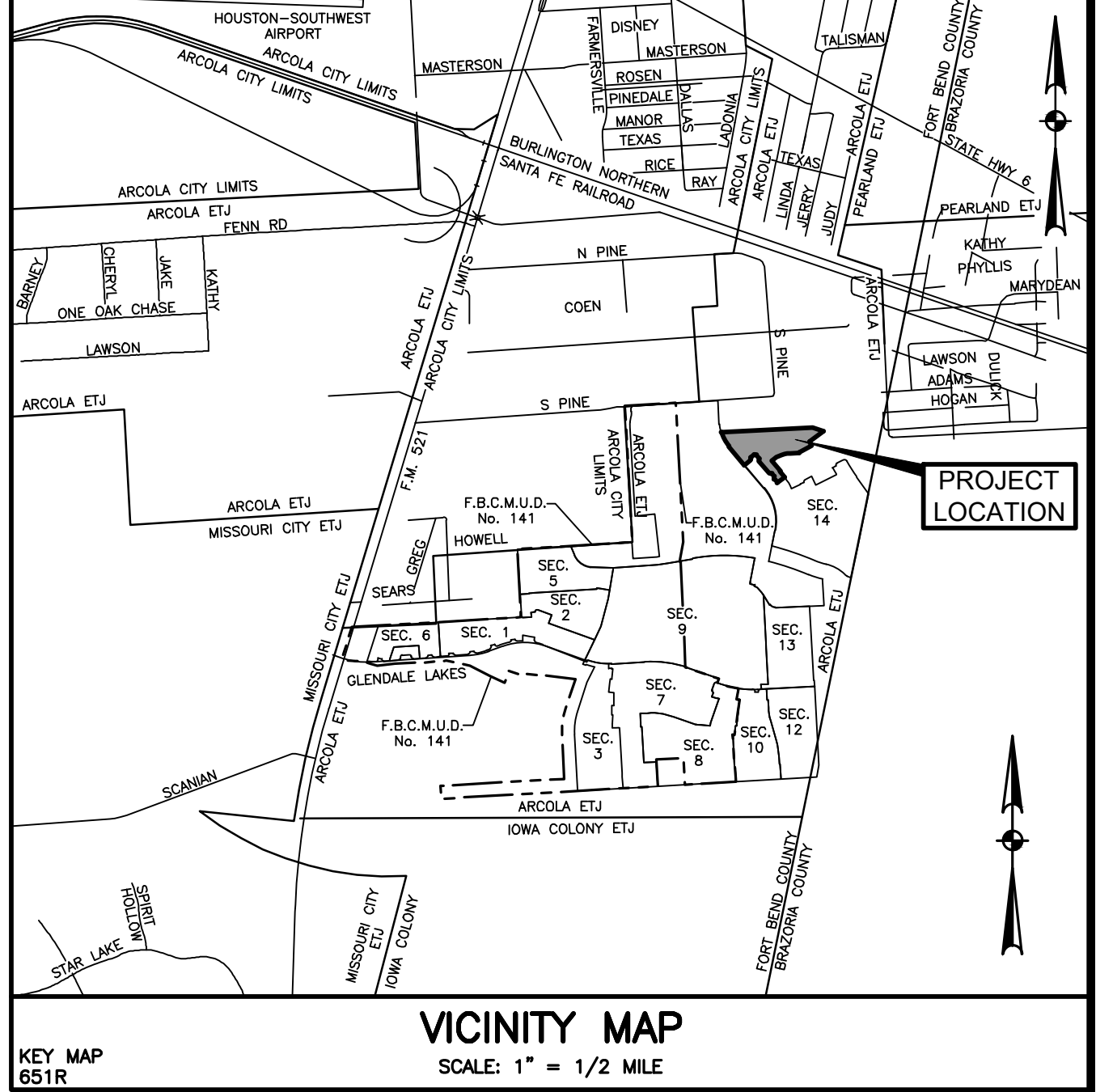
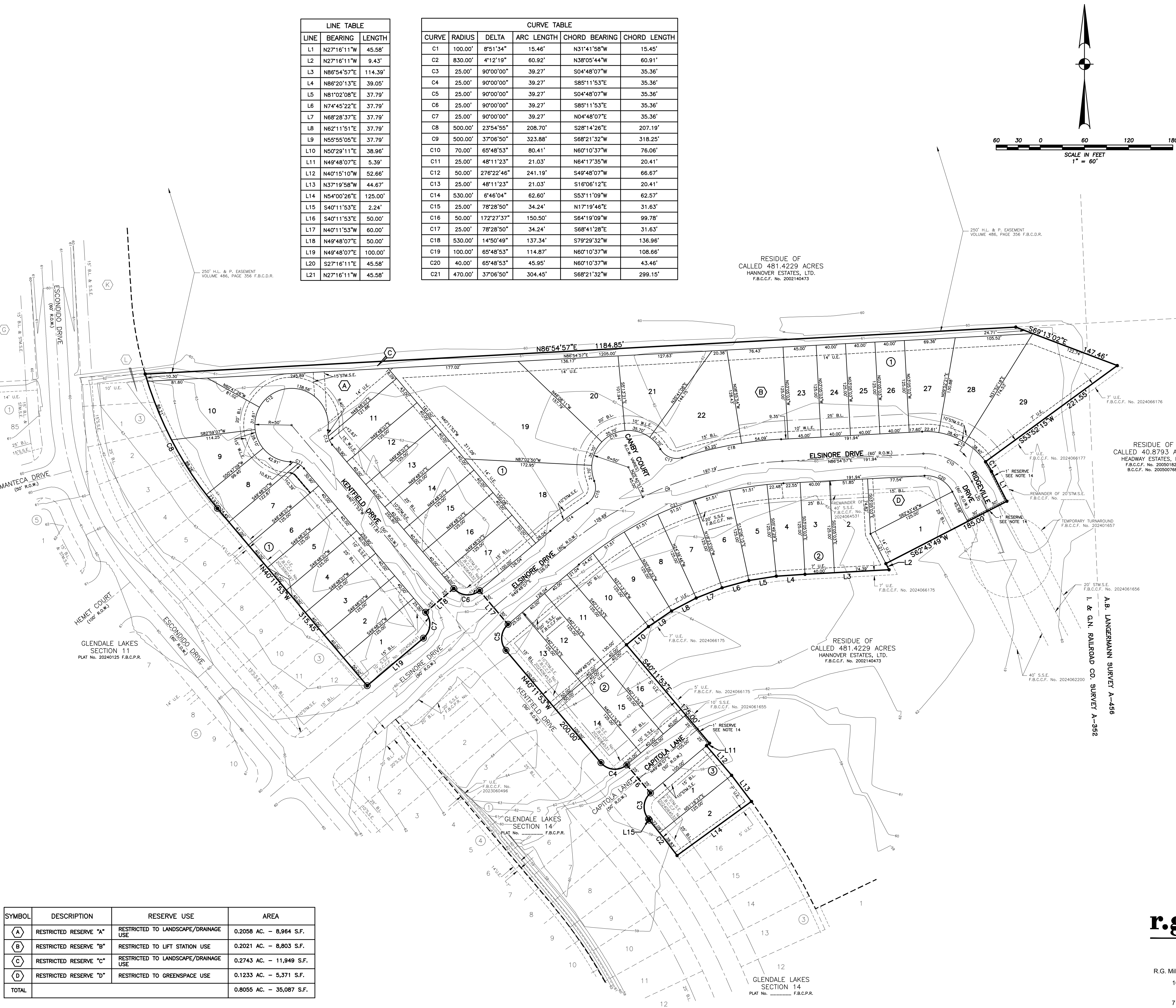
(DEPUTY CLERK)

L:\3916_FBCMUD_141\GLENDALE LAKES\3918.015 GLENDALE LAKES SEC 15\CAD\PLAT\3918-015 PLAT 071824.DWG Aug. 19, 2024--8:05 AM CHAD MILLER

SYMBOL	DESCRIPTION	RESERVE USE	AREA
	RESTRICTED RESERVE "A"	RESTRICTED TO LANDSCAPE/DRAINAGE USE	0.2058 AC. - 8,964 S.F.
	RESTRICTED RESERVE "B"	RESTRICTED TO LIFT STATION USE	0.2021 AC. - 8,803 S.F.
	RESTRICTED RESERVE "C"	RESTRICTED TO LANDSCAPE/DRAINAGE USE	0.2743 AC. - 11,949 S.F.
	RESTRICTED RESERVE "D"	RESTRICTED TO GREENSPACE USE	0.1233 AC. - 5,371 S.F.
TOTAL			0.8055 AC. - 35,087 S.F.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°16'11"W	45.58'
L2	N27°16'11"W	9.43'
L3	N86°54'57"E	114.39'
L4	N86°20'13"E	39.05'
L5	N81°02'08"E	37.79'
L6	N74°45'22"E	37.79'
L7	N68°28'37"E	37.79'
L8	N62°11'51"E	37.79'
L9	N55°55'05"E	37.79'
L10	N50°29'11"E	38.96'
L11	N49°48'07"E	5.39'
L12	N40°15'10"W	52.66'
L13	N37°19'58"W	44.67'
L14	N54°00'26"E	125.00'
L15	S40°11'53"E	2.24'
L16	S40°11'53"E	50.00'
L17	N40°11'53"W	60.00'
L18	N49°48'07"E	50.00'
L19	N49°48'07"E	100.00'
L20	S27°16'11"E	45.58'
L21	N27°16'11"W	45.58'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	8°51'34"	15.46'	N31°41'58"W	15.45'
C2	830.00'	4°12'19"	60.92'	N38°05'44"W	60.91'
C3	25.00'	90°00'00"	39.27'	S04°48'07"W	35.36'
C4	25.00'	90°00'00"	39.27'	S85°11'53"E	35.36'
C5	25.00'	90°00'00"	39.27'	S04°48'07"W	35.36'
C6	25.00'	90°00'00"	39.27'	S85°11'53"E	35.36'
C7	25.00'	90°00'00"	39.27'	N04°48'07"E	35.36'
C8	500.00'	23°54'55"	208.70'	S28°14'26"E	207.19'
C9	500.00'	37°06'50"	323.88'	S68°21'32"W	318.25'
C10	70.00'	65°48'53"	80.41'	N60°10'37"W	76.06'
C11	25.00'	48°11'23"	21.03'	N64°17'35"W	20.41'
C12	50.00'	27°6'22"46"	241.19'	S49°48'07"W	66.67'
C13	25.00'	48°11'23"	21.03'	S16°06'12"E	20.41'
C14	530.00'	6°46'04"	62.60'	S53°11'09"W	62.57'
C15	25.00'	78°28'50"	34.24'	N17°19'46"E	31.63'
C16	50.00'	172°27'37"	150.50'	S64°19'09"W	99.78'
C17	25.00'	78°28'50"	34.24'	S68°41'28"E	31.63'
C18	530.00'	14°50'49"	137.34'	S79°29'32"W	136.96'
C19	100.00'	65°48'53"	114.87'	N60°10'37"W	108.66'
C20	40.00'	65°48'53"	45.95'	N60°10'37"W	43.46'
C21	470.00'	37°06'50"	304.45'	S68°21'32"W	299.15'



- AC. = ACRE
A.E. = AERIAL EASEMENT
B.L. = BUILDING LINE
ETJ = EXTRATERRITORIAL JURISDICTION
F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
LTD. = LIMITED
NO. = NUMBER
R.W. = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
STM.S.E. = STORM SEWER EASEMENT
U.E. = UTILITY EASEMENT
VOL. = VOLUME
W.L.E. = WATER LINE EASEMENT
X = EASTING COORDINATE
Y = NORTHING COORDINATE
① = BLOCK NUMBER
• = SET 5/8-INCH IRON ROD W/MILLER SURVEY CAP(UNLESS OTHERWISE NOTED)
⊙ = FOUND 5/8-INCH IRON ROD W/MILLER SURVEY CAP(UNLESS OTHERWISE NOTED)
— = STREET NAME CHANGE

GLENDAL LAKES SEC 15

A SUBDIVISION OF 9.7298 ACRES OF LAND
LOCATED IN I. & G.N. RAILROAD CO. SURVEY,
A-352 AND THE A.B. LANGERMANN SURVEY, A-456
FORT BEND COUNTY, TEXAS

47 LOTS 3 BLOCKS 4 RESERVES
DATE: AUGUST, 2024 SCALE: 1" = 60'

OWNER:
KB HOME LONE STAR INC.,
A TEXAS CORPORATION
11314 RICHMOND AVENUE
HOUSTON, TEXAS 77082
281-668-3940

ENGINEER
r.g. miller
DCCM
R.G. Miller Engineers, Inc. | TxEng F - 487
16340 Park Ten Place, Ste 350
Houston, TX 77084
713.461.9600 | rgmiller.com

SURVEYOR
MILLER SURVEY
DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

L:\3916_FBOJUD\141\GLENDALE LAKES\3918.015 GLENDALE LAKES SEC 15\CAD\PLAT\3918-015 PLAT 071824.DWG Aug. 19, 2024--8:05 AM CHAD MILLER

STATE OF TEXAS
COUNTY OF FORT BEND

WE, KB HOME LONE STAR INC., A TEXAS CORPORATION, ACTING BY AND THROUGH RYAN HAWKINS, DIRECTOR OF LAND DEVELOPMENT, AND MARK EUBANKS, VICE PRESIDENT OF FINANCE, BOTH BEING OFFICERS OF KB HOME LONE STAR INC., A TEXAS CORPORATION, OWNERS OF THE 9.7298 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF GLENDALE LAKES SECTION 15, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT 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, 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 AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL 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 THE 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, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE 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, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) 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 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, WE 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, WE 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 KB HOME LONE STAR INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RYAN HAWKINS, ITS DIRECTOR OF LAND DEVELOPMENT, HEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT OF FINANCE, MARK EUBANKS, BOTH BEING OFFICERS OF TESTIMONY WHEREOF, THE KB HOME LONE STAR INC., A TEXAS CORPORATION, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2023.

KB HOME LONE STAR INC., A TEXAS CORPORATION

BY: RYAN HAWKINS, DIRECTOR OF LAND DEVELOPMENT

ATTEST: MARK EUBANKS, VICE PRESIDENT OF FINANCE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN HAWKINS, DIRECTOR OF LAND DEVELOPMENT AND MARK EUBANKS, VICE PRESIDENT OF FINANCE, 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 AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME:

MY COMMISSION EXPIRES: _____

I, TODD A. ELSTON, 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.

TODD A. ELSTON
TEXAS REGISTRATION NO. 108567



I, ANTHONY R. PEACOCK, 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 CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE EIGHTH (5/8) AND A LENGTH OF THREE (3) FEET UNLESS OTHERWISE NOTED.

ANTHONY R. PEACOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5047

REVIEWED: ADVICE GIVEN TO CITY COUNCIL

ZONING AND PLANNING COMMISSION
CITY OF ARCOLA

ATTEST: PRESIDING OFFICER

APPROVED MY MOTION ADOPTED BY THE CITY COUNCIL
ON _____ DAY OF _____, 2023.

CITY OF ARCOLA

BY: FRED A. BURTON, MAYOR ATTEST (SEAL): SALLY CANTU, CITY SECRETARY

BEING 9.7298 ACRES OF LAND, LOCATED IN THE I. & G. N. RAILROAD CO. SURVEY, ABSTRACT--352, AND THE A.B. LANGERMAN SURVEY, ABSTRACT--456 IN FORT BEND COUNTY, TEXAS; SAID 9.7298 ACRE TRACT BEING A PORTION OF THE RESIDUE OF A CALLED 481.4229 ACRE TRACT RECORDED IN THE NAME OF HANNOVER ESTATES, LTD., IN FORT BEND COUNTY CLERK'S FILE NO. (F.B.C.C.F. NO.) 2002140473, AND BEING A PORTION OF A CALLED 40.8793 ACRE TRACT RECORDED IN THE NAME OF HEADWAY ESTATES, LTD., IN BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2005007680 AND F.B.C.C.F. NO. 2005018226. SAID 9.7298 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE PER GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH IRON ROD FOUND WITH A MILLER SURVEY (MS) CAP FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT IN THE EAST LINE OF A CALLED 59.46 ACRE TRACT RECORDED IN THE NAME OF GLENDALE ACRES, LLC, A TEXAS LIMITED LIABILITY COMPANY IN F.B.C.C.F. NO. 2023026916 AND ON THE SOUTH LINE OF A CALLED 250.00 FEET WIDE HOUSTON LIGHTING AND POWER (H.L.&P) EASEMENT, RECORDED UNDER VOLUME (VOL.) 486, PAGE (PG.) 356 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.);

THENCE WITH THE SOUTH LINE OF SAID 250.00 FOOT (H.L.&P) EASEMENT AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, NORTH 86 DEGREES 54 MINUTES 57 SECONDS EAST, A DISTANCE OF 1,184.85 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;

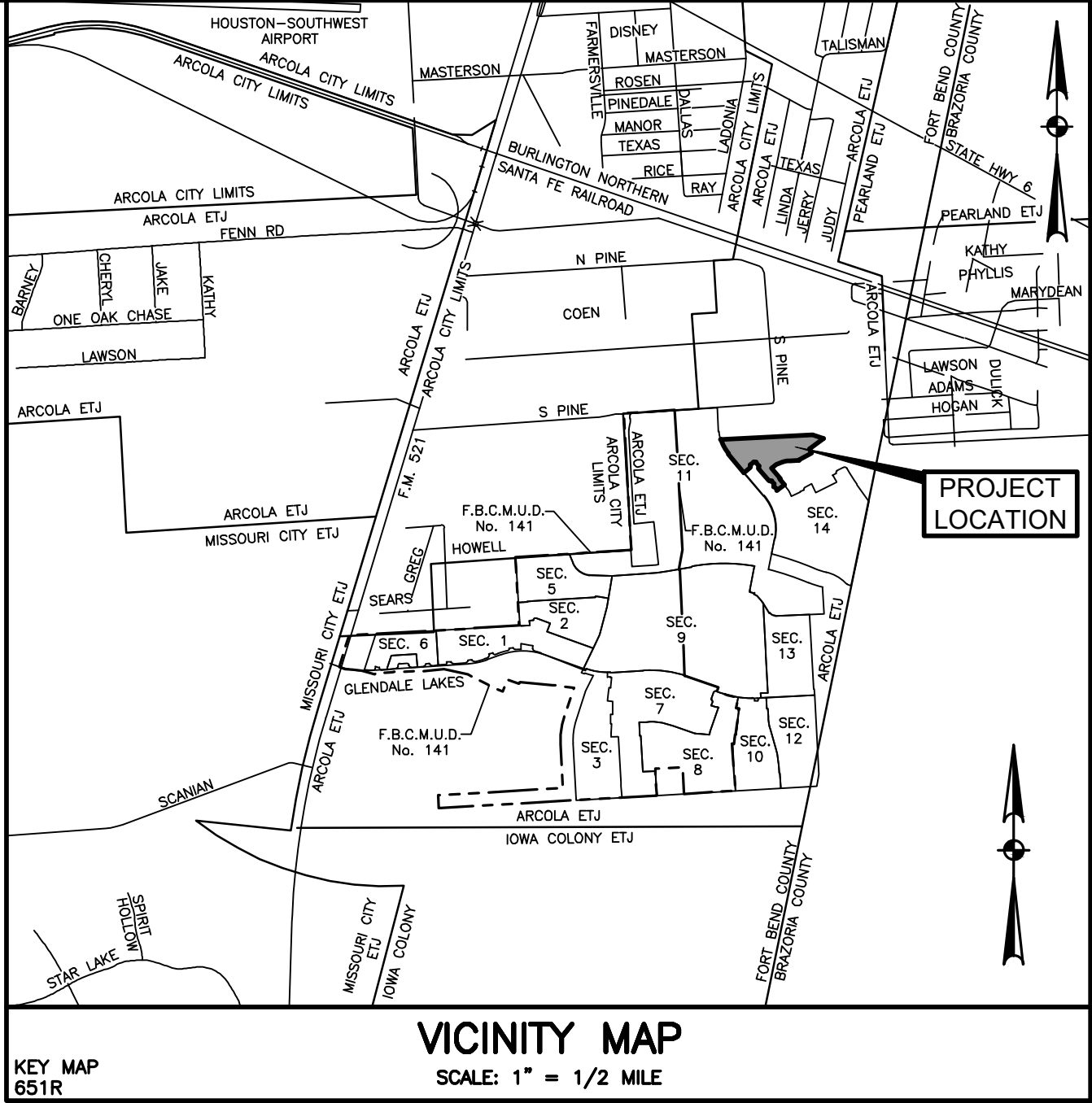
THENCE THROUGH AND ACROSS THE RESIDUE OF SAID 481.4229 ACRE TRACT AND SAID 40.8793 ACRE TRACT, THE FOLLOWING THIRTY-THREE (33) COURSES:

- SOUTH 69 DEGREES 13 MINUTES 02 SECONDS EAST, A DISTANCE OF 147.46 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- SOUTH 53 DEGREES 52 MINUTES 15 SECONDS WEST, A DISTANCE OF 221.55 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;
- 15.46 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 51 MINUTES 34 SECONDS, A CHORD THAT BEARS SOUTH 31 DEGREES 41 MINUTES 58 SECONDS EAST, A DISTANCE OF 15.45 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- SOUTH 27 DEGREES 16 MINUTES 11 SECONDS EAST, A DISTANCE OF 45.58 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- SOUTH 62 DEGREES 43 MINUTES 49 SECONDS WEST, A DISTANCE OF 185.00 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- SOUTH 27 DEGREES 16 MINUTES 11 SECONDS EAST, A DISTANCE OF 9.43 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- SOUTH 86 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 114.39 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- SOUTH 86 DEGREES 20 MINUTES 13 SECONDS WEST, A DISTANCE OF 39.05 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- SOUTH 81 DEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF 37.79 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- SOUTH 74 DEGREES 45 MINUTES 22 SECONDS WEST, A DISTANCE OF 37.79 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- SOUTH 68 DEGREES 28 MINUTES 37 SECONDS WEST, A DISTANCE OF 37.79 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- SOUTH 62 DEGREES 11 MINUTES 51 SECONDS WEST, A DISTANCE OF 37.79 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- SOUTH 55 DEGREES 55 MINUTES 05 SECONDS WEST, A DISTANCE OF 37.79 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- SOUTH 50 DEGREES 29 MINUTES 11 SECONDS WEST, A DISTANCE OF 38.96 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- SOUTH 40 DEGREES 11 MINUTES 53 SECONDS EAST, A DISTANCE OF 175.00 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- SOUTH 49 DEGREES 48 MINUTES 07 SECONDS WEST, A DISTANCE OF 5.39 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- SOUTH 40 DEGREES 15 MINUTES 10 SECONDS EAST, A DISTANCE OF 52.66 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- SOUTH 37 DEGREES 19 MINUTES 58 SECONDS EAST, A DISTANCE OF 44.67 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- SOUTH 54 DEGREES 00 MINUTES 26 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

- 60.92 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 12 MINUTES 19 SECONDS, A CHORD THAT BEARS NORTH 38 DEGREES 05 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.91 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- NORTH 40 DEGREES 11 MINUTES 53 SECONDS WEST, A DISTANCE OF 2.24 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;
- 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A CHORD THAT BEARS NORTH 04 DEGREES 48 MINUTES 07 SECONDS EAST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- NORTH 40 DEGREES 11 MINUTES 53 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;
- 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A CHORD THAT BEARS NORTH 85 DEGREES 11 MINUTES 53 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- NORTH 40 DEGREES 11 MINUTES 53 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;
- 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A CHORD THAT BEARS NORTH 85 DEGREES 11 MINUTES 53 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- SOUTH 49 DEGREES 48 MINUTES 07 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;
- 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A CHORD THAT BEARS SOUTH 04 DEGREES 48 MINUTES 07 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT;
- SOUTH 49 DEGREES 48 MINUTES 07 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR AN ANGLE POINT FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT IN THE EAST LINE OF A CALLED 59.46 ACRE TRACT RECORDED IN THE NAME OF GLENDALE ACRES, LLC, A TEXAS LIMITED LIABILITY COMPANY IN F.B.C.C.F. NO. 2023026916;
- NORTH 40 DEGREES 11 MINUTES 53 SECONDS WEST, WITH THE LINE COMMON TO SAID 59.46 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 315.45 FEET TO A 5/8-INCH IRON ROD WITH A MS CAP SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;
- 208.70 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONTINUING WITH SAID COMMON LINE, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 54 MINUTES 55 SECONDS, A CHORD THAT BEARS NORTH 28 DEGREES 14 MINUTES 26 SECONDS WEST, A DISTANCE OF 207.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.7298 ACRES OF LAND.

NOTES:

- PROJECT BENCH MARK: NGS MONUMENT AW2032 0.5 MILE SOUTH ALONG STATE HIGHWAY 288 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 AND 0.8 FOOT EAST OF THE WEST END 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 = 63.00 FEET NAVD88
- TEMPORARY BENCH MARK "A" (T.B.M.): BEING A BOX CUT ON TOP OF A CURB INLET ON THE NORTH LINE OF GLENDALE LAKES DRIVE, ACROSS FROM EAST ENTRANCE TO HERITAGE ROSE ELEMENTARY SCHOOL, APPROXIMATELY 95' FROM THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY. ELEVATION = 60.68 FEET NAVD88
- THIS PLAT WAS PREPARED TO MEET CITY OF ARCOLA AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 141, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND INDEPENDENT SCHOOL DISTRICT (I.S.D.), FORT BEND EMERGENCY SERVICES DISTRICT (ESD) NO. 7, THE CITY OF ARCOLA ETJ AND FORT BEND COUNTY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 481570045SL, REVISED DATE APRIL 2, 2014, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 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 BEND.
- THERE ARE NO EXISTING PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 62.52 FEET ABOVE MEAN SEA LEVEL (NAVD88 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.
- ALL RESIDENTIAL LOTS SHALL HAVE A FIVE (5) FOOT SIDE LOT BUILDING LINE UNLESS OTHERWISE NOTED.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE L2Z.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986796.
- 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 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 HEIRS, ASSIGNS OR SUCCESSORS.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDE OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A..
- 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 STRUCTURE.
- RESTRICTED RESERVE "D" TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.
- RESTRICTED RESERVES "A", "B" AND "C" TO BE MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 141.
- 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.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.



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.

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2023.

VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

KP GEORGE
COUNTY JUDGE

W.A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

DEXTER L. McCOY
COMMISSIONER, PRECINCT 4

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 _____, 2023, 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

GLENDALE LAKES

SEC 15

A SUBDIVISION OF 9.7298 ACRES OF LAND
LOCATED IN I. & G.N. RAILROAD CO. SURVEY,
A--352 AND THE A.B. LANGERMAN SURVEY, A--456
FORT BEND COUNTY, TEXAS

47 LOTS 3 BLOCKS 4 RESERVES

DATE: AUGUST, 2024 SCALE: 1" = 60'

OWNER:
KB HOME LONE STAR INC.,
A TEXAS CORPORATION

11314 RICHMOND AVENUE
HOUSTON, TEXAS 77082
281-668-3940

ENGINEER

r.g. miller

DCCM

R.G. Miller Engineers, Inc. | TxEng F - 487

16340 Park Ten Place, Ste 350
Houston, TX 77084

713.461.9600 | rgmiller.com

SURVEYOR

MILLER SURVEY

DCCM

Miller Survey | Firm Reg. No. 10047100

1760 W. Sam Houston Pkwy N.
Houston, TX 77043

713.413.1900 | millersurvey.com SHEET 2 OF 2