

## PLAT RECORDING SHEET

**PLAT NAME:** Glendale Lakes Section 14

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

**ACREAGE:** 30.085

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

**ABSTRACT NUMBER:** A-352 & A-456

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 101

**NUMBER OF RESERVES:** 4

**OWNERS:** Meritage Homes of Texas, LLC, and KB Home Lone Star Inc.,

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

L:\3916\_FBOJMD\141\GLENDALE LAKES SEC 14\CAD\PLAT\3918-014 PLAT 120523.DWG Aug. 14, 2024--5:01 PM CHAD MILLER

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH DAVID JORDAN, VICE PRESIDENT AND GREG CLUTTER, VP LAND DEVELOPMENT, BOTH BEING OFFICERS OF MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND KB HOMES 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 HOMES LONE STAR INC., A TEXAS CORPORATION, OWNERS OF THE 30.085 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF FINAL PLAT OF GLENDALE LAKES SECTION 14, 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, PATHS, WATER COURSES, 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") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERMETER 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 PURPOSES 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 MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID JORDAN, ITS VICE PRESIDENT, HEREUNTO AUTHORIZED, ATTESTED BY ITS VP LAND DEVELOPMENT, GREG CLUTTER, BOTH BEING OFFICERS OF MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND ITS COMMON SEAL HEREUNTO AFFIXED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: DAVID JORDAN, VICE PRESIDENT

ATTEST: GREG CLUTTER, VP LAND DEVELOPMENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID JORDAN, VICE PRESIDENT AND GREG CLUTTER, VP LAND DEVELOPMENT, 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 \_\_\_\_\_, 2024.

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

MY COMMISSION EXPIRES: \_\_\_\_\_

IN TESTIMONY WHEREOF, THE KB HOMES 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 THE KB HOMES LONE STAR INC., A TEXAS CORPORATION AND ITS COMMON SEAL HEREUNTO AFFIXED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

THE KB HOMES 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 \_\_\_\_\_, 2024.

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

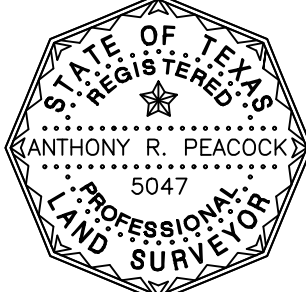
MY COMMISSION EXPIRES: \_\_\_\_\_

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 OF ONE INCH (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 \_\_\_\_\_, 2024.

CITY OF ARCOLA

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

NOTES:

- PROJECT BENCH MARK: NGS MONUMENT AW2032 0.5 MILE SOUTH ALONG STATE HIGHWAY 288 FROM THE INTERSECTION OF STATE HIGHWAY 8 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 48157C0455L REVISED DATE APRIL 2, 2014, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND WITHIN ZONE "A" (SHADED), AREAS SUBJECT TO 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED.
- 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 62.50 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 AROUND 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 L22.
- 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 PLAT, THEREIN, SHALL BE AVAILABLE TO 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 RESERVES "C" AND "D" TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.
- RESTRICTED RESERVES "A" AND "B" 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.
- A 0.7193 ACRE RIGHT-OF-WAY ACCESS AND UTILITY EASEMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2023055310 IS LOCATED WITHIN THE RIGHT-OF-WAY OF ELSINORE DRIVE AND KENTFIELD DRIVE.

FIELD NOTES FOR 30.085 ACRES

BEING A 30.085 ACRES OF LAND, LOCATED IN THE I. & G. N. RAILROAD CO. SURVEY, ABSTRACT--352, THE A.B. LANGERMAN SURVEY, ABSTRACT--458 IN FORT BEND COUNTY, TEXAS; SAID 30.085 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, BEING A PORTION OF A CALLED 26.03 ACRE TRACT RECORDED IN THE NAME OF MERITAGE HOMES OF TEXAS IN F.B.C.C.F. NO. 2023015783, BEING A PORTION OF A CALLED 43.3296 ACRE TRACT RECORDED IN THE NAME OF SUNLAKE LIMITED., IN BRAZORIA COUNTY CLERK'S FILE NO. (B.C.C.F. NO.) 2003028899 AND F.B.C.C.F. NO. 2003064021, AND BEING A PORTION OF A CALLED 40.8793 ACRE TRACT RECORDED IN THE NAME OF HEADWAY ESTATES, LTD., IN B.C.C.F. NO. 2005057080 AND F.B.C.C.F. NO. 2005018226, SAID 30.085 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 WITH A "MILLER SURVEY" CAP (MS) FOUND FOR THE SOUTHEAST CORNER 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;

THENCE, NORTH 11 DEGREES 16 MINUTES 25 SECONDS EAST, WITH THE EAST LINE OF SAID 59.46 ACRE TRACT, A DISTANCE OF 203.95 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH THE EAST LINE OF SAID 59.46 ACRE TRACT AND BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT, 588.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 655.00 FEET, A CENTRAL ANGLE OF 51 DEGREES 28 MINUTES 18 SECONDS, A CHORD THAT BEARS NORTH 14 DEGREES 27 MINUTES 44 SECONDS WEST, A DISTANCE OF 568.83 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET AT A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 40 DEGREES 11 MINUTES 53 SECONDS WEST, CONTINUING WITH THE LINE COMMON TO SAID EAST LINE OF SAID 59.46 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 387.24 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE THROUGH AND ACROSS THE RESIDUE OF SAID 481.4229 ACRE TRACT, PORTION OF A CALLED 26.03 ACRE TRACT, A PORTION OF A CALLED 43.3296 ACRE TRACT, A PORTION OF A CALLED 40.8793 ACRE TRACT, THE FOLLOWING THIRTY-EIGHT (38) COURSES:

NORTH 49 DEGREES 48 MINUTES 07 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, 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 AN MS CAP SET FOR AN ANGLE POINT;

NORTH 49 DEGREES 48 MINUTES 07 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A CHORD THAT BEARS SOUTH 85 DEGREES 11 MINUTES 53 SECONDS EAST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR AN ANGLE POINT;

SOUTH 40 DEGREES 11 MINUTES 53 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, 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 AN MS CAP SET FOR AN ANGLE POINT;

SOUTH 40 DEGREES 11 MINUTES 53 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A CHORD THAT BEARS SOUTH 85 DEGREES 11 MINUTES 53 SECONDS EAST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR AN ANGLE POINT;

SOUTH 40 DEGREES 11 MINUTES 53 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, 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 AN MS CAP SET FOR AN ANGLE POINT;

SOUTH 40 DEGREES 11 MINUTES 53 SECONDS EAST, A DISTANCE OF 2.24 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

60.92 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 12 MINUTES 19 SECONDS, A CHORD THAT BEARS SOUTH 38 DEGREES 05 MINUTES 44 SECONDS EAST, A DISTANCE OF 60.91 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR AN ANGLE POINT;

NORTH 54 DEGREES 00 MINUTES 26 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR AN ANGLE POINT;

SOUTH 34 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 44.67 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR AN ANGLE POINT;

SOUTH 31 DEGREES 58 MINUTES 21 SECONDS EAST, A DISTANCE OF 44.67 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR AN ANGLE POINT;

SOUTH 29 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 44.67 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR AN ANGLE POINT;

SOUTH 26 DEGREES 36 MINUTES 43 SECONDS EAST, A DISTANCE OF 36.02 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR AN ANGLE POINT;

NORTH 64 DEGREES 12 MINUTES 32 SECONDS EAST, A DISTANCE OF 125.16 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

2.99 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 09 MINUTES 31 SECONDS, A CHORD THAT BEARS NORTH 25 DEGREES 52 MINUTES 13 SECONDS WEST, A DISTANCE OF 2.99 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR AN ANGLE POINT;

NORTH 64 DEGREES 03 MINUTES 01 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

38.69 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88 DEGREES 40 MINUTES 48 SECONDS, A CHORD THAT BEARS NORTH 18 DEGREES 23 MINUTES 25 SECONDS EAST, A DISTANCE OF 34.95 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR AN ANGLE POINT;

NORTH 62 DEGREES 43 MINUTES 49 SECONDS EAST, A DISTANCE OF 100.31 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR AN ANGLE POINT;

SOUTH 24 DEGREES 20 MINUTES 17 SECONDS EAST, A DISTANCE OF 125.16 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR AN ANGLE POINT;

NORTH 62 DEGREES 43MINUTES 49 SECONDS EAST, A DISTANCE OF 301.16 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

98.23 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2260.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 29 MINUTES 25 SECONDS, A CHORD THAT BEARS NORTH 29 DEGREES 57 MINUTES 26 SECONDS WEST, A DISTANCE OF 98.22 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR AN ANGLE POINT;

NORTH 61 DEGREES 17 MINUTES 17 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

39.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91 DEGREES 28 MINUTES 33 SECONDS, A CHORD THAT BEARS NORTH 17 DEGREES 00 MINUTES 33 SECONDS EAST, A DISTANCE OF 34.85 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR AN ANGLE POINT;

NORTH 62 DEGREES 43 MINUTES 49 SECONDS EAST, A DISTANCE OF 90.32 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

53.89 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 88 DEGREES 13 MINUTES 18 SECONDS, A CHORD THAT BEARS SOUTH 73 DEGREES 09 MINUTES 30 SECONDS EAST, A DISTANCE OF 48.72 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

241.30 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2060.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 42 MINUTES 41 SECONDS, A CHORD THAT BEARS SOUTH 32 DEGREES 24 MINUTES 12 SECONDS EAST, A DISTANCE OF 241.16 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR AN ANGLE POINT;

SOUTH 35 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 263.58 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR AN ANGLE POINT;

SOUTH 11 DEGREES 42 MINUTES 05 SECONDS WEST, A DISTANCE OF 701.34 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR AN ANGLE POINT;

SOUTH 11 DEGREES 41 MINUTES 58 SECONDS WEST, A DISTANCE OF 407.47 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR AN ANGLE POINT;

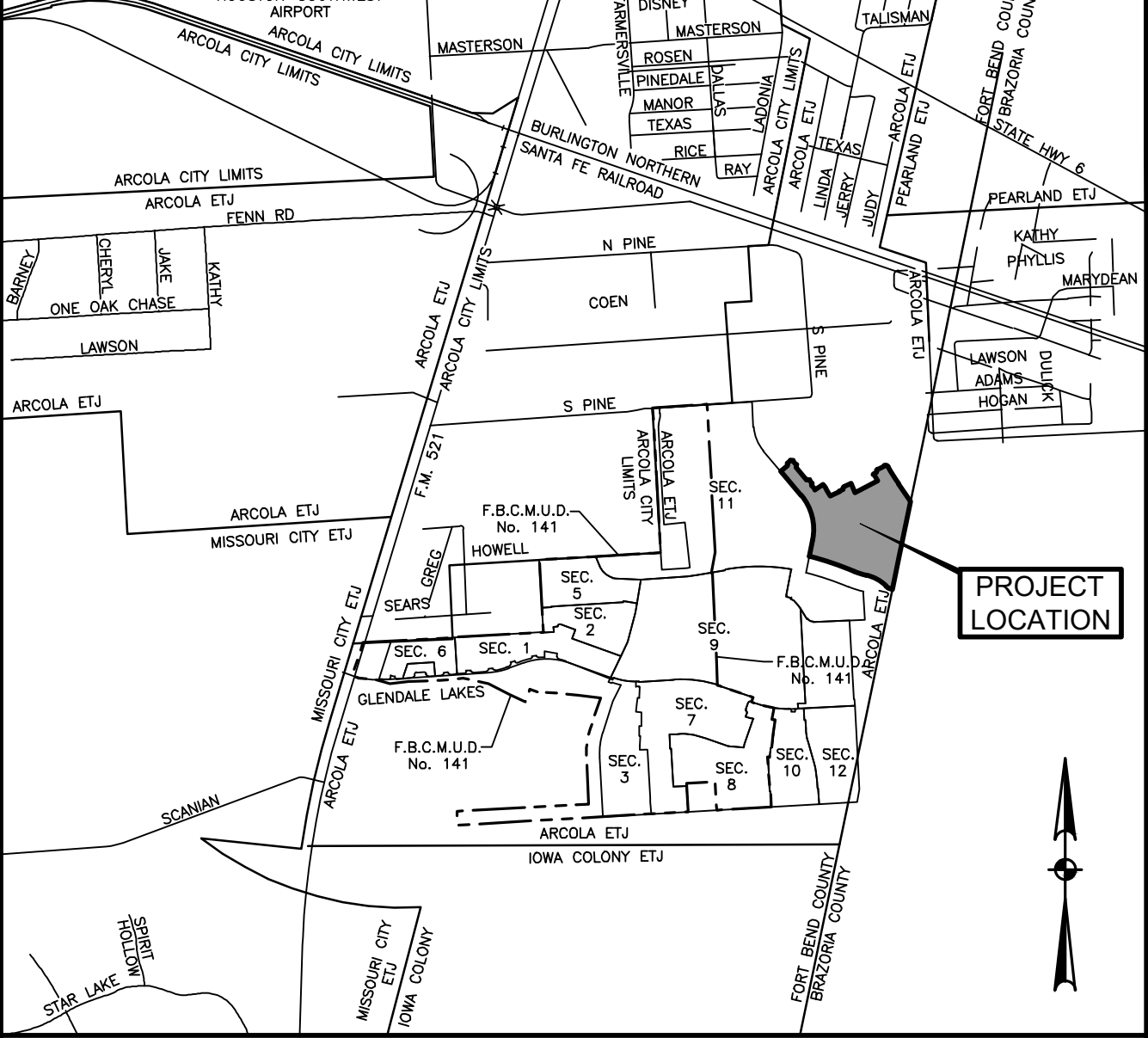
NORTH 66 DEGREES 59 MINUTES 48 SECONDS WEST, A DISTANCE OF 56.68 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

35.05 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 21 DEGREES 08 MINUTES 14 SECONDS, A CHORD THAT BEARS NORTH 56 DEGREES 14 SECONDS WEST, A DISTANCE OF 34.85 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

279.31 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 41 MINUTES 24 SECONDS, A CHORD THAT BEARS NORTH 61 DEGREES 42 MINUTES 16 SECONDS WEST, A DISTANCE OF 275.77 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

155.32 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 35 MINUTES 40 SECONDS, A CHORD THAT BEARS NORTH 72 DEGREES 15 MINUTES 08 SECONDS WEST, A DISTANCE OF 155.10 FEET TO A 5/8-INCH IRON ROD WITH AN MS CAP SET FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

583.45 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3,918.26 FEET, A CENTRAL ANGLE OF 08 DEGREES 31 MINUTES 54 SECONDS, A CHORD THAT BEARS NORTH 71 DEGREES 13 MINUTES 19 SECONDS WEST, A DISTANCE OF 582.91 TO THE POINT OF BEGINNING AND CONTAINING 30.085 ACRES OF LAND.



PROJECT LOCATION

KEY MAP  
551R

VICINITY MAP  
SCALE: N.T.S.

I, J. STACY SLAWSKI, 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 SLAWSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 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 GLENDALE LAKES SECTION 14

A SUBDIVISION OF 30.085 ACRES OF LAND  
LOCATED IN THE I. & G.N. RAILROAD CO. SURVEY,  
A--352 AND THE A.B. LANGERMAN SURVEY, A--456  
FORT BEND COUNTY, TEXAS

101 LOTS      3 BLOCKS      4 RESERVES

DATE: AUGUST, 2024      SCALE: 1" = 100'

OWNER:  
MERITAGE HOMES OF TEXAS, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY  
3250 BRANPARK, SUITE 100  
HOUSTON, TEXAS 77042  
713-690-1168  
GREG CLUTTER

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

ENGINEER  
**r.g. miller**

SURVEYOR  
**MILLER SURVEY**

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

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

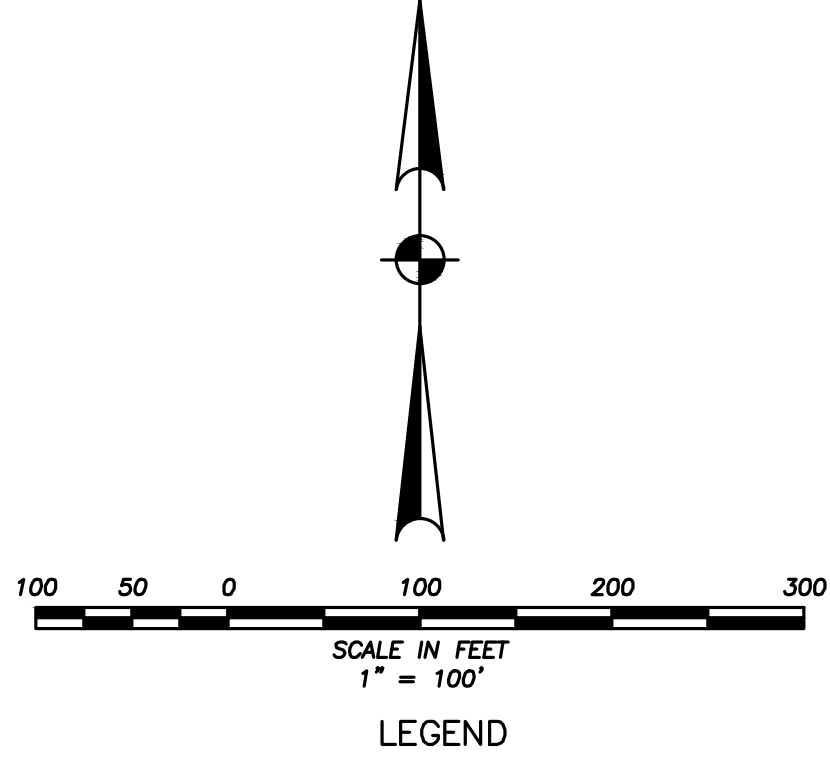
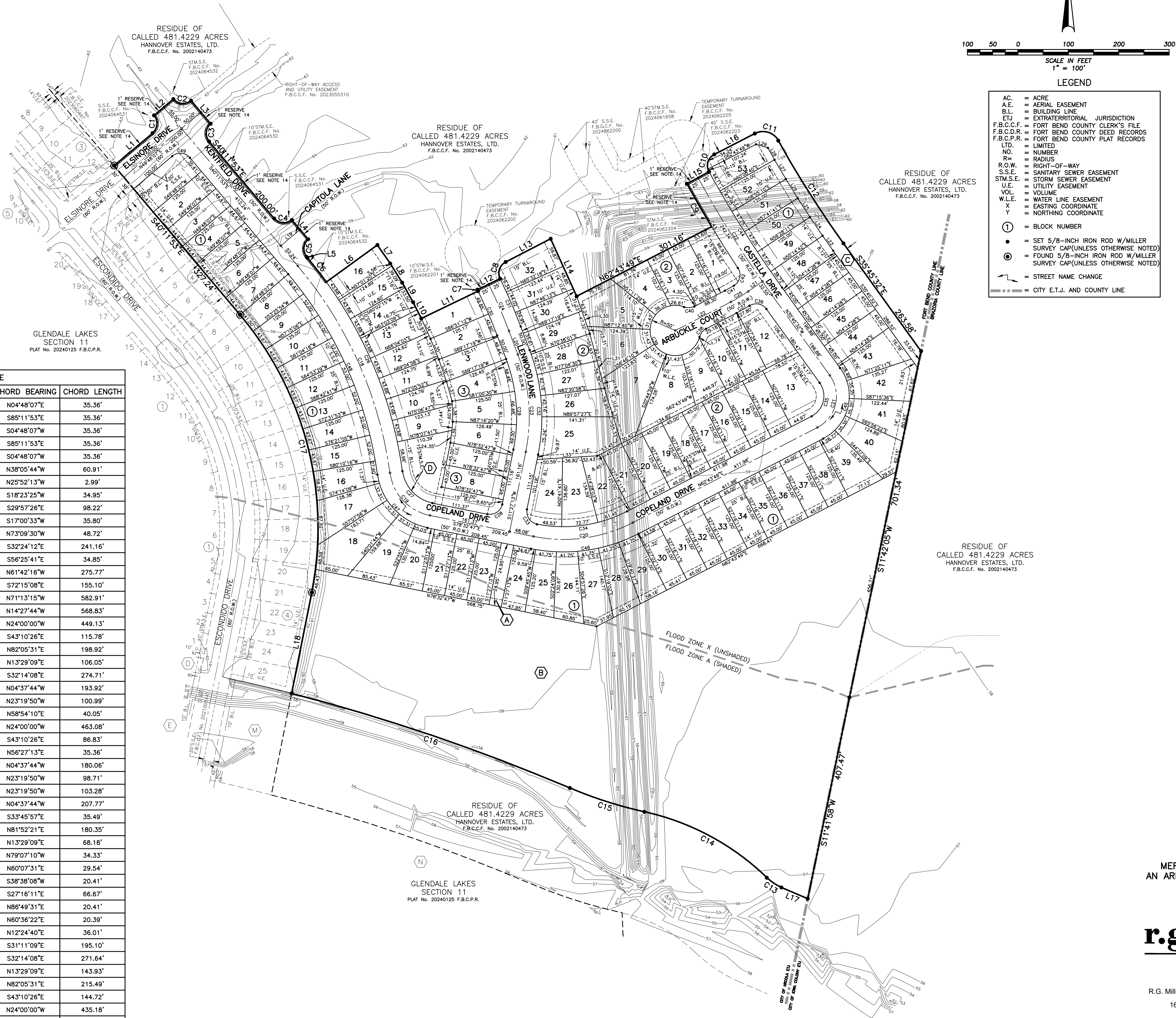
SHEET 1 OF 2



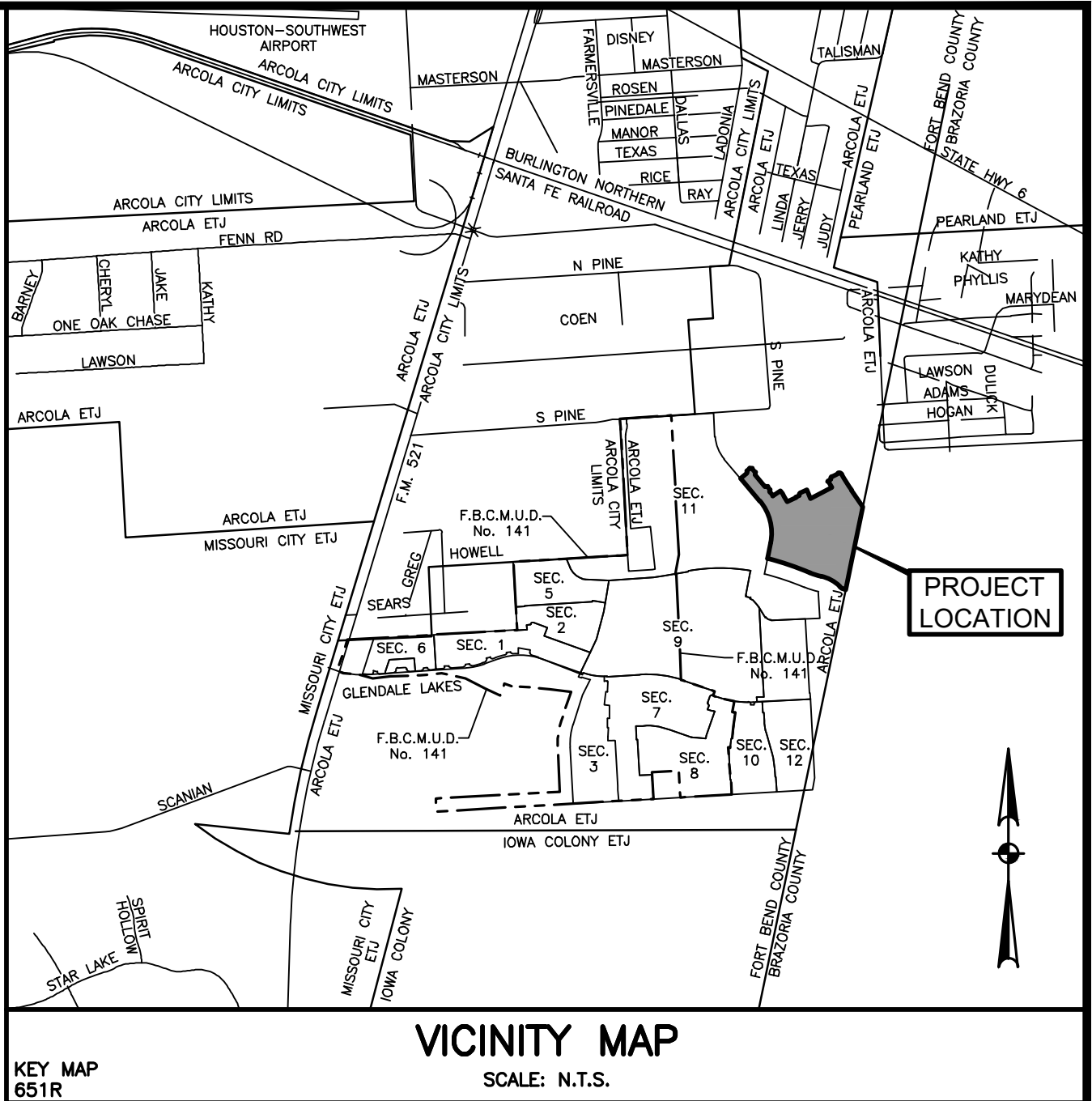
L:\3916\_FBMUD\_141\GLENDALE LAKES SEC 14\CAD\PLAT\3918-014 PLAT 120523.DWG Aug. 14, 2024--5:02 PM CHAD MILLER

SYMBOL	DESCRIPTION	RESERVE USE	AREA
A	RESTRICTED RESERVE "A"	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE/UTILITY USE	0.072 AC. - 3,118 S.F.
B	RESTRICTED RESERVE "B"	RESTRICTED TO DETENTION/DRAINAGE USE	10.524 AC. - 458,423 S.F.
C	RESTRICTED RESERVE "C"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.368 AC. - 16,046 S.F.
D	RESTRICTED RESERVE "D"	RESTRICTED TO GREENSPACE USE	0.338 AC. - 14,732 S.F.
TOTAL			11.302 AC. - 492,319 S.F.

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING
C1	25.00'	090°00'00"	39.27'	N04°48'07"E
C2	25.00'	090°00'00"	39.27'	S85°11'53"E
C3	25.00'	090°00'00"	39.27'	S04°48'07"W
C4	25.00'	090°00'00"	39.27'	S85°11'53"E
C5	25.00'	090°00'00"	39.27'	S04°48'07"W
C6	830.00'	004°12'19"	60.92'	N38°05'44"W
C7	1080.00'	000°09'31"	2.99'	N25°52'13"W
C8	25.00'	088°40'48"	38.69'	S18°23'25"W
C9	2280.00'	002°29'25"	98.23'	S29°57'26"E
C10	25.00'	091°26'33"	39.90'	S17°00'33"W
C11	35.00'	088°13'18"	53.89'	N7°30'30"W
C12	2060.00'	006°42'41"	241.30'	S32°24'12"E
C13	95.00'	021°08'14"	35.05'	S56°25'41"E
C14	505.00'	031°41'24"	279.31'	N61°42'16"W
C15	840.00'	010°35'40"	155.32'	S72°15'08"E
C16	3918.26'	008°31'54"	583.45'	N71°13'15"W
C17	655.00'	051°28'18"	588.42'	N14°27'44"W
C18	805.00'	032°23'47"	455.17'	N24°00'00"W
C19	100.00'	070°44'41"	123.47'	S43°10'26"E
C20	300.00'	038°43'24"	202.75'	N82°05'31"E
C21	70.00'	098°29'22"	120.33'	N13°29'09"E
C22	2235.00'	007°02'49"	274.89'	S32°14'08"E
C23	350.00'	032°09'54"	196.48'	N04°37'44"W
C24	1105.00'	005°14'18"	101.03'	N23°19'50"W
C25	300.00'	007°39'18"	40.08'	N58°54'10"E
C26	830.00'	032°23'47"	469.30'	N24°00'00"W
C27	75.00'	070°44'41"	92.60'	S43°10'26"E
C28	25.00'	090°00'00"	39.27'	N56°27'13"E
C29	325.00'	032°09'54"	182.45'	N04°37'44"W
C30	1080.00'	005°14'18"	98.74'	N23°19'50"W
C31	1130.00'	005°14'18"	103.31'	N23°19'50"W
C32	375.00'	032°09'54"	210.52'	N04°37'44"W
C33	25.00'	090°26'22"	39.46'	S33°45'57"E
C34	275.00'	038°17'02"	183.75'	N81°52'21"E
C35	45.00'	098°29'22"	77.35'	N13°29'09"E
C36	25.00'	086°43'15"	37.84'	N79°07'10"W
C37	325.00'	005°12'37"	29.55'	N60°07'31"E
C38	25.00'	048°11'23"	21.03'	S38°38'08"W
C39	50.00'	276°22'46"	241.19'	S27°16'11"E
C40	25.00'	048°11'23"	21.03'	N86°49'31"E
C41	275.00'	004°14'55"	20.39'	N60°36'22"E
C42	25.00'	092°08'29"	40.20'	N12°24'40"E
C43	2260.00'	004°56'52"	195.16'	S31°11'09"E
C44	2210.00'	007°02'49"	271.81'	S32°14'08"E
C45	95.00'	098°29'22"	163.30'	N13°29'09"E
C46	325.00'	038°43'24"	219.65'	N82°05'31"E
C47	125.00'	070°44'41"	154.34'	S43°10'26"E
C48	780.00'	032°23'47"	441.03'	N24°00'00"W
C49	25.00'	090°00'00"	39.27'	N85°11'53"W



LEGEND	
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	= RADIUS
R.O.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
— — — — —	= CITY E.T.J. AND COUNTY LINE



LINE TABLE		
LINE	BEARING	LENGTH
L1	N49°48'07"E	100.00'
L2	N49°48'07"E	50.00'
L3	N40°11'53"W	60.00'
L4	S40°11'53"E	50.00'
L5	S40°11'53"E	2.24'
L6	N54°00'26"E	125.00'
L7	N34°39'10"W	44.67'
L8	N31°58'21"W	44.67'
L9	N29°17'32"W	44.67'
L10	N26°36'43"W	36.02'
L11	N64°12'32"E	125.16'
L12	S64°03'01"W	50.00'
L13	S62°43'49"W	100.31'
L14	N24°20'17"W	125.16'
L15	S61°17'17"W	50.00'
L16	N62°43'49"E	90.32'
L17	S66°59'48"E	56.68'
L18	N11°16'25"E	203.95'
L19	S49°48'07"W	50.00'
L20	S20°42'41"E	50.00'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N55°04'31"E	34.59'
L22	N62°43'49"E	124.20'
L23	S35°15'25"E	36.53'
L24	S34°08'33"E	44.57'
L25	S32°55'04"E	44.57'
L26	S31°41'34"E	44.57'
L27	S30°28'05"E	44.57'
L28	S29°23'13"E	26.85'
L29	N73°01'31"W	24.70'
L30	S19°25'50"E	78.54'
L31	S14°51'18"E	112.29'
L32	N17°12'53"W	114.28'
L33	N66°31'06"E	119.85'
L34	S24°27'29"E	44.07'
L35	S21°54'26"E	44.14'
L36	S19°03'57"E	46.46'
L37	S16°10'43"E	40.65'
L38	S01°44'58"E	40.65'
L39	S06°15'32"W	41.79'
L40	S11°27'13"W	90.00'

## FINAL PLAT OF GLENDALE LAKES SECTION 14

A SUBDIVISION OF 30.085 ACRES OF LAND  
LOCATED IN THE I. & G.N. RAILROAD CO. SURVEY,  
A-352 AND THE A.B. LANGERMAN SURVEY, A-456  
FORT BEND COUNTY, TEXAS

101 LOTS 3 BLOCKS 4 RESERVES

DATE: AUGUST, 2024 SCALE: 1" = 100'

OWNER:

MERITAGE HOMES OF TEXAS, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY

3250 BRIARPARK, SUITE 100  
HOUSTON, TEXAS 77042  
713-690-1166  
DREG CLUTTER

OWNER:

KB HOME LONE STAR INC.,  
A TEXAS CORPORATION

11314 RICHMOND AVENUE  
HOUSTON, TEXAS 77062  
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