

# PLAT RECORDING SHEET

**PLAT NAME:** Four Corners Ranch Subdivision

\_\_\_\_\_

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

**ACREAGE:** 99.38

\_\_\_\_\_

**LEAGUE:** William Garnett Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** 182

\_\_\_\_\_

**NUMBER OF BLOCKS:** 3

\_\_\_\_\_

**NUMBER OF LOTS:** 53

\_\_\_\_\_

**NUMBER OF RESERVES:** 5

\_\_\_\_\_

**OWNERS:** BSR Properties VI, LLC

\_\_\_\_\_

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



RODNEY D. SCHMIDT, ET AL  
TO  
RODNEY DAVIS SCHMIDT  
MAY 5, 2003  
CALLED 46.62 ACRES  
INSTRUMENT NO. 200307666  
O.R.F.B.C.T.

RODNEY D. SCHMIDT  
TO  
RODNEY D. SCHMIDT, TRUSTEE  
OF THE RODNEY D. SCHMIDT REVOCABLE TRUST  
MARCH 22, 2016  
CALLED 90.503 ACRES  
TRACT FOUR, CALLED 90.503 ACRES  
INSTRUMENT NO. 201602876  
O.R.F.B.C.T.

LANETTE J. SCHULTZ, ET AL  
TO  
JOSE ALEJANDRO TROCHEZ  
JUNE 10, 2021  
CALLED 0.071 ACRES  
INSTRUMENT NO. 202110366  
O.R.F.B.C.T.

ARTURO A. TROCHEZ  
TO  
JOSE ALEJANDRO TROCHEZ  
NOVEMBER 20, 2017  
CALLED 0.4500 ACRES  
TRACT II, CALLED 0.4500 ACRES  
INSTRUMENT NO. 201710366  
O.R.F.B.C.T.

WILLIAM E. VON CANNON AND  
EMILY VON CANNON REVOCABLE LIVING TRUST  
TO  
KEN CHARLES MARSH, ET AL  
JANUARY 15, 2016  
TRACT II, CALLED 2.20 ACRES  
INSTRUMENT NO. 201609093  
O.R.F.B.C.T.



0' 100' 200' 300'

SCALE: 1" = 100'

HORIZONTAL DATUM: NAD83(2011) (EPOCH: 2010)  
VERTICAL DATUM: NAVD 83  
COMBINED SCALE FACTOR: 0.999863971/1.00013605  
BEARING BASIS: TX LAMBERT GRID SOUTH CENTRAL ZONE  
DISTANCES & ACREAGE SHOWN ARE SURFACE VALUES

J.K. DAVIS, ET UX  
TO  
A.J. DAVIS, ET UX  
APRIL 10, 1969  
SECOND TRACT - CALLED 82.5 ACRES  
VOLUME 314, PAGE 465  
D.R.F.B.C.T.

LOT AND ROAD ROAD CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	153.00	138.31	137.87	N 43°01'51" E
C2	715.00	311.57	309.11	N 43°01'51" E
C3	153.00	138.31	137.87	N 43°01'51" E
C4	25.00	36.72	33.51	N 38°47'57" W
C5	25.00	21.03	20.41	S 27°22'26" E
C6	165.00	313.54	308.61	N 43°01'51" E
C7	25.00	21.03	20.41	N 20°48'57" W
C8	15.00	16.45	15.31	N 42°03'18" E
C9	535.00	446.98	434.09	S 62°53'12" E
C10	570.00	222.01	220.61	S 30°06'38" W
C11	25.00	36.72	33.51	N 38°47'57" W
C12	1085.00	1020.35	983.16	S 55°17'49" W
C13	153.00	466.52	453.27	N 72°40'01" E
C14	25.00	21.03	20.41	S 87°14'09" W
C15	15.00	16.45	15.31	N 42°03'18" E
C16	765.00	181.71	181.28	N 48°51'51" E
C17	785.00	242.01	239.27	S 43°10'51" W
C18	465.00	882.72	862.38	N 85°45'02" E
C19	640.00	200.48	199.66	S 47°55'33" E
C20	25.00	16.45	15.31	N 42°03'18" E
C21	1015.00	954.52	919.73	S 55°17'49" W
C22	153.00	138.31	137.87	N 43°01'51" E
C23	25.00	21.03	20.41	S 87°14'09" W
C24	15.00	16.45	15.31	N 42°03'18" E
C25	535.00	446.98	434.09	S 62°53'12" E
C26	570.00	222.01	220.61	S 30°06'38" W
C27	25.00	36.72	33.51	N 38°47'57" W
C28	1085.00	1020.35	983.16	S 55°17'49" W
C29	153.00	466.52	453.27	N 72°40'01" E
C30	25.00	21.03	20.41	S 87°14'09" W
C31	15.00	16.45	15.31	N 42°03'18" E
C32	535.00	446.98	434.09	S 62°53'12" E
C33	570.00	222.01	220.61	S 30°06'38" W
C34	25.00	36.72	33.51	N 38°47'57" W
C35	1085.00	1020.35	983.16	S 55°17'49" W
C36	153.00	466.52	453.27	N 72°40'01" E
C37	25.00	21.03	20.41	S 87°14'09" W
C38	15.00	16.45	15.31	N 42°03'18" E
C39	535.00	446.98	434.09	S 62°53'12" E
C40	570.00	222.01	220.61	S 30°06'38" W
C41	25.00	36.72	33.51	N 38°47'57" W
C42	1085.00	1020.35	983.16	S 55°17'49" W
C43	153.00	466.52	453.27	N 72°40'01" E
C44	25.00	21.03	20.41	S 87°14'09" W
C45	15.00	16.45	15.31	N 42°03'18" E
C46	535.00	446.98	434.09	S 62°53'12" E
C47	570.00	222.01	220.61	S 30°06'38" W
C48	25.00	36.72	33.51	N 38°47'57" W
C49	1085.00	1020.35	983.16	S 55°17'49" W
C50	153.00	466.52	453.27	N 72°40'01" E
C51	25.00	21.03	20.41	S 87°14'09" W
C52	15.00	16.45	15.31	N 42°03'18" E
C53	535.00	446.98	434.09	S 62°53'12" E
C54	570.00	222.01	220.61	S 30°06'38" W
C55	25.00	36.72	33.51	N 38°47'57" W
C56	1085.00	1020.35	983.16	S 55°17'49" W
C57	153.00	466.52	453.27	N 72°40'01" E
C58	25.00	21.03	20.41	S 87°14'09" W
C59	15.00	16.45	15.31	N 42°03'18" E
C60	535.00	446.98	434.09	S 62°53'12" E
C61	570.00	222.01	220.61	S 30°06'38" W
C62	25.00	36.72	33.51	N 38°47'57" W
C63	1085.00	1020.35	983.16	S 55°17'49" W
C64	153.00	466.52	453.27	N 72°40'01" E
C65	25.00	21.03	20.41	S 87°14'09" W
C66	15.00	16.45	15.31	N 42°03'18" E
C67	535.00	446.98	434.09	S 62°53'12" E
C68	570.00	222.01	220.61	S 30°06'38" W
C69	25.00	36.72	33.51	N 38°47'57" W
C70	1085.00	1020.35	983.16	S 55°17'49" W
C71	153.00	466.52	453.27	N 72°40'01" E
C72	25.00	21.03	20.41	S 87°14'09" W
C73	15.00	16.45	15.31	N 42°03'18" E
C74	535.00	446.98	434.09	S 62°53'12" E
C75	570.00	222.01	220.61	S 30°06'38" W
C76	25.00	36.72	33.51	N 38°47'57" W
C77	1085.00	1020.35	983.16	S 55°17'49" W
C78	153.00	466.52	453.27	N 72°40'01" E
C79	25.00	21.03	20.41	S 87°14'09" W
C80	15.00	16.45	15.31	N 42°03'18" E
C81	535.00	446.98	434.09	S 62°53'12" E
C82	570.00	222.01	220.61	S 30°06'38" W
C83	25.00	36.72	33.51	N 38°47'57" W
C84	1085.00	1020.35	983.16	S 55°17'49" W
C85	153.00	466.52	453.27	N 72°40'01" E
C86	25.00	21.03	20.41	S 87°14'09" W
C87	15.00	16.45	15.31	N 42°03'18" E
C88	535.00	446.98	434.09	S 62°53'12" E
C89	570.00	222.01	220.61	S 30°06'38" W
C90	25.00	36.72	33.51	N 38°47'57" W
C91	1085.00	1020.35	983.16	S 55°17'49" W
C92	153.00	466.52	453.27	N 72°40'01" E
C93	25.00	21.03	20.41	S 87°14'09" W
C94	15.00	16.45	15.31	N 42°03'18" E
C95	535.00	446.98	434.09	S 62°53'12" E
C96	570.00	222.01	220.61	S 30°06'38" W
C97	25.00	36.72	33.51	N 38°47'57" W
C98	1085.00	1020.35	983.16	S 55°17'49" W
C99	153.00	466.52	453.27	N 72°40'01" E
C100	25.00	21.03	20.41	S 87°14'09" W

CENTERLINE ROAD CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	800.00	150.00	149.24	N 42°03'18" E
C2	800.00	150.00	149.24	N 42°03'18" E
C3	800.00	150.00	149.24	N 42°03'18" E
C4	800.00	150.00	149.24	N 42°03'18" E
C5	800.00	150.00	149.24	N 42°03'18" E
C6	800.00	150.00	149.24	N 42°03'18" E
C7	800.00	150.00	149.24	N 42°03'18" E
C8	800.00	150.00	149.24	N 42°03'18" E
C9	800.00	150.00	149.24	N 42°03'18" E
C10	800.00	150.00	149.24	N 42°03'18" E
C11	800.00	150.00	149.24	N 42°03'18" E
C12	800.00	150.00	149.24	N 42°03'18" E
C13	800.00	150.00	149.24	N 42°03'18" E
C14	800.00	150.00	149.24	N 42°03'18" E
C15	800.00	150.00	149.24	N 42°03'18" E
C16	800.00	150.00	149.24	N 42°03'18" E
C17	800.00	150.00	149.24	N 42°03'18" E
C18	800.00	150.00	149.24	N 42°03'18" E
C19	800.00	150.00	149.24	N 42°03'18" E
C20	800.00	150.00	149.24	N 42°03'18" E
C21	800.00	150.00	149.24	N 42°03'18" E
C22	800.00	150.00	149.24	N 42°03'18" E
C23	800.00	150.00	149.24	N 42°03'18" E
C24	800.00	150.00	149.24	N 42°03'18" E
C25	800.00	150.00	149.24	N 42°03'18" E
C26	800.00	150.00	149.24	N 42°03'18" E
C27	800.00	150.00	149.24	N 42°03'18" E
C28	800.00	150.00	149.24	N 42°03'18" E
C29	800.00	150.00	149.24	N 42°03'18" E
C30	800.00	150.00	149.24	N 42°03'18" E
C31	800.00	150.00	149.24	N 42°03'18" E
C32	800.00	150.00	149.24	N 42°03'18" E
C33	800.00	150.00	149.24	N 42°03'18" E
C34	800.00	150.00	149.24	N 42°03'18" E
C35	800.00	150.00	149.24	N 42°03'18" E
C36	800.00	150.00	149.24	N 42°03'18" E
C37	800.00	150.00	149.24	N 42°03'18" E
C38	800.00	150.00	149.24	N 42°03'18" E
C39	800.00	150.00	149.24	N 42°03'18" E
C40	800.00	150.00	149.24	N 42°03'18" E
C41	800.00	150.00	149.24	N 42°03'18" E
C42	800.00	150.00	149.24	N 42°03'18" E
C43	800.00	150.00	149.24	N 42°03'18" E
C44	800.00	150.00	149.24	N 42°03'18" E
C45	800.00	150.00	149.24	N 42°03'18" E
C46	800.00	150.00	149.24	N 42°03'18" E
C47	800.00	150.00	149.24	N 42°03'18" E
C48	800.00	150.00	149.24	N 42°03'18" E
C49	800.00	150.00	149.24	N 42°03'18" E
C50	800.00	150.00	149.24	N 42°03'18" E
C51	800.00	150.00	149.24	N 42°03'18" E
C52	800.00	150.00	149.24	N 42°03'18" E
C53	800.00	150.00	149.24	N 42°03'18" E
C54	800.00	150.00	149.24	N 42°03'18" E
C55	800.00	150.00	149.24	N 42°03'18" E
C56	800.00	150.00	149.24	N 42°03'18" E
C57	800.00	150.00	149.24	N 42°03'18" E
C58	800.00	150.00	149.24	N 42°03'18" E
C59	800.00	150.00	149.24	N 42°03'18" E
C60	800.00	150.00	149.24	N 42°03'18" E
C61	800.00	150.00	149.24	N 42°03'18" E
C62	800.00	150.00	149.24	N 42°03'18" E
C63	800.00	150.00	149.24	N 42°03'18" E
C64	800.00	150.00	149.24	N 42°03'18" E
C65	800.00	150.00	149.24	N 42°03'18" E
C66	800.00	150.00	149.24	N 42°03'18" E
C67	800.00	150.00	149.24	N 42°03'18" E
C68	800.00	150.00	149.24	N 42°03'18" E
C69	800.00	150.00	149.24	N 42°03'18" E
C70	800.00	150.00	149.24	N 42°03'18" E
C71	800.00	150.00	149.24	N 42°03'18" E
C72	800.00	150.00	149.24	N 42°03'18" E
C73	800.00	150.00	149.24	N 42°03'18" E
C74	800.00	150.00	149.24	N 42°03'18" E
C75	800.00	150.00	149.24	N 42°03'18" E
C76	800.00	150.00	149.24	N 42°03'18" E
C77	800.00	150.00	149.24	N 42°03'18" E
C78	800.00	150.00	149.24	N 42°03'18" E
C79	800.00	150.00	149.24	N 42°03'18" E
C80	800.00	150.00	149.24	N 42°03'18" E
C81	800.00	150.00	149.24	N 42°03'18" E
C82	800.00	150.00	149.24	N 42°03'18" E
C83	800.00	150.00	149.24	N 42°03'18" E
C84	800.00	150.00	149.24	N 42°03'18" E
C85	800.00	150.00	149.24	N 42°03'18" E
C86	800.00	150.00	149.24	N 42°03'18" E
C87	800.00	150.00	149.24	N 42°03'18" E
C88	800.00	150.00	149.24	N 42°03'18" E
C89	800.00	150.00	149.24	N 42°03'18" E
C90	800.00	150.00	149.24	N 4



OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF FORT BEND

I, BRETT ROWLEY AS MANAGING MEMBER OF BSR PROPERTIES VI, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE CALLED 99.38 ACRES DESCRIBED IN THE ABOVE AND FOREGOING MAP OF FOUR CORNERS RANCH SUBDIVISION, 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 (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREET), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, I DO HEREBY DEDICATE FOR PUBLIC UTILITY PURPOSES AN UNOBSSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, I 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 (OR THE PLACEMENT OF MOBILE HOMES) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, I 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, I DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS (1 3/4) SQUARE FEET (24" DIAMETER).

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.

EXECUTION OF OWNER'S ACKNOWLEDGEMENT

IN TESTIMONY WHEREOF, BSR PROPERTIES VI, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRETT ROWLEY, ITS MANAGING MEMBER, HEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BSR PROPERTIES VI, LLC.

BY: \_\_\_\_\_  
MANAGING MEMBER

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRETT ROWLEY, MANAGING MEMBER, 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.

SIGNATURE OF NOTARY PUBLIC

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS

(AFFIX NOTARY SEAL)

CERTIFICATE FOR SURVEYOR

I, MATTHEW WADE LOESSIN, 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 (UNLESS NOTED OTHERWISE) HAVE BEEN MARKED WITH 5/8 INCH IRON RODS NOT LESS THAN TWO (2) FEET.

FOR FSC INC  
BY: MATTHEW W. LOESSIN, RLS  
TEXAS REGISTRATION NO. 5953



ENGINEER'S PLAT AFFIDAVIT

I, KIRK LOWE, 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.

FOR FSC INC  
BY: KIRK E. LOWE, PE  
DATE: 09/23/2024  
FIRM NO: 17957



STANDARD PLAT NOTES

- 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 79.5 FEET ABOVE MEAN SEA LEVEL (NAVD 83 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT 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 RESTRAIN, WHICHEVER IS HIGHER.
- 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.
- THE COORDINATES SHOWN HERE ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83 - 2011) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00013605.
- THIS PROPERTY LIES WITHIN ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0500M, EFFECTIVE DECEMBER 21, 2017 AND MAP NUMBER 48157C0525M, EFFECTIVE DATE DECEMBER 21, 2017.
- ALL VISIBLE PIPELINES AND OR EASEMENTS ARE SHOWN WITHIN THE PLATTED AREA.
- THIS PLAT LIES WITHIN LIGHT ZONE L22 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- THIS PROPERTY LIES WITHIN
  - FORT BEND COUNTY
  - NEEDVILLE SCHOOL DISTRICT
  - FORT BEND COUNTY ESD NO. 9
  - CID 20
  - WHARTON COUNTY JR. COLLEGE
  - CENTERPOINT ENERGY UTILITY CO
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE SUBDIVISION HOA ENTITY WILL HAVE OWNERSHIP AND THE MAINTENANCE RESPONSIBILITY OF DRAINAGE EASEMENTS AND DRAINAGE RESERVES.
- LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 30 PERCENT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. THIS THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- 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.

LOT AND ROAD ROW CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	835.00	198.34	197.87	S 48°51'35" W	13°36'34"
C2	715.00	131.17	130.11	S 5°00'15" E	19°48'03"
C3	535.00	468.56	453.72	N 55°47'15" E	50°10'48"
C4	25.00	21.03	20.41	S 22°22'26" E	48°11'23"
C5	65.00	313.54	86.67	S 86°43'16" W	27°02'46"
C6	45.00	21.03	20.41	N 20°48'15" W	48°11'23"
C7	25.00	36.45	33.31	S 45°03'01" E	83°32'33"
C8	535.00	468.56	453.72	S 6°52'15" E	19°48'03"
C9	570.00	227.01	220.61	S 50°36'36" W	22°18'57"
C10	570.00	39.43	35.47	S 23°12'49" W	80°22'54"
C11	1000.38	1000.38	1000.38	S 33°12'49" W	80°22'54"
C12	535.00	468.55	453.72	N 72°40'21" W	50°10'48"
C13	65.00	39.43	35.47	S 69°14'05" E	19°48'03"
C14	52.00	39.11	35.24	S 02°45'51" W	89°38'17"
C15	45.00	178.23	169.34	N 11°13'15" E	48°11'23"
C16	785.00	242.07	239.37	S 43°10'51" W	24°58'03"
C17	465.00	893.73	763.36	N 85°45'29" E	11°07'23"
C18	540.00	220.48	196.66	S 49°52'15" W	19°48'03"
C19	25.00	37.20	33.86	S 14°16'18" E	85°15'21"
C20	101.00	294.52	91.51	S 58°12'46" W	50°10'48"
C21	25.00	39.99	35.98	S 51°56'14" W	91°38'59"
C22	535.00	178.23	169.34	N 11°13'15" E	48°11'23"
C23	25.00	21.03	20.41	N 54°44'31" W	48°11'23"
C24	65.00	313.54	86.67	S 59°18'11" W	27°02'46"
C25	45.00	21.03	20.41	S 06°50'08" E	48°11'23"
C26	335.00	218.43	214.59	N 12°40'10" W	37°21'34"
C27	25.00	38.20	35.01	S 37°47'16" W	89°40'11"
C28	465.00	407.24	394.35	N 72°40'21" W	50°10'48"
C29	2914.82	25.13	25.36	S 28°12'28" W	17°03'57"
C30	2914.82	25.13	25.36	S 28°12'28" W	17°03'57"
C31	2914.82	25.13	25.36	S 28°12'28" W	17°03'57"
C32	1005.41	182.81	182.86	S 37°40'18" W	10°25'05"
C33	535.00	468.55	453.72	N 72°40'21" W	50°10'48"
C34	1025.41	184.68	184.43	N 37°40'43" E	10°19'09"
C35	1085.00	178.23	169.34	S 59°18'15" W	27°02'46"
C36	1085.00	77.26	77.24	S 30°33'46" E	49°44'47"
C37	2795.05	25.13	25.13	S 28°12'28" W	17°03'57"
C38	2775.05	194.32	194.28	S 30°33'46" E	49°44'47"
C39	2775.05	218.69	218.64	S 34°59'53" E	43°30'55"
C40	2795.05	181.52	181.49	N 35°09'06" E	17°03'57"
C41	2954.82	30.55	30.55	S 29°31'06" E	19°33'33"
C42	2954.82	30.55	30.55	S 29°31'06" E	19°33'33"
C43	570.00	170.86	170.22	S 52°40'50" E	17°10'30"
C44	570.00	51.14	51.13	S 41°41'21" E	5°08'27"
C45	535.00	138.42	138.02	N 39°12'15" E	19°48'03"
C46	535.00	175.98	175.19	S 63°18'23" E	18°50'49"
C47	535.00	131.58	130.67	N 59°03'34" E	18°50'49"
C48	65.00	84.49	86.37	S 03°15'55" W	83°17'27"
C49	65.00	84.49	86.37	S 03°15'55" W	83°17'27"
C50	65.00	84.49	86.37	S 03°15'55" W	83°17'27"
C51	65.00	84.49	86.37	S 03°15'55" W	83°17'27"
C52	65.00	84.49	86.37	S 03°15'55" W	83°17'27"
C53	65.00	84.49	86.37	S 03°15'55" W	83°17'27"
C54	65.00	84.49	86.37	S 03°15'55" W	83°17'27"
C55	535.00	39.84	36.83	N 32°49'48" E	43°16'00"
C56	715.00	151.08	145.64	N 47°52'03" E	11°12'27"
C57	715.00	151.08	145.64	N 47°52'03" E	11°12'27"
C58	715.00	151.08	145.64	N 47°52'03" E	11°12'27"
C59	715.00	151.08	145.64	N 47°52'03" E	11°12'27"
C60	835.00	112.39	112.30	N 45°54'39" E	7°42'42"
C61	785.00	146.64	146.62	S 50°15'15" W	19°15'37"
C62	785.00	186.21	185.77	S 38°36'14" W	13°35'28"
C63	785.00	15.23	15.22	S 31°15'10" W	1°06'41"
C64	465.00	228.85	224.44	S 44°48'06" W	28°12'19"
C65	465.00	277.91	273.79	S 26°01'41" W	34°14'33"
C66	465.00	283.71	279.69	S 69°22'11" E	34°22'57"
C67	465.00	103.17	100.56	N 45°32'13" W	12°42'46"
C68	640.00	13.67	13.67	N 59°03'34" E	18°50'49"
C69	640.00	197.45	196.67	N 48°03'41" E	17°40'35"
C70	1015.00	95.70	95.66	N 31°10'26" E	5°24'07"
C71	1015.00	194.74	194.64	N 39°12'15" E	19°48'03"
C72	1015.00	231.40	230.50	N 51°16'56" E	13°03'44"
C73	1015.00	194.05	193.85	N 64°24'45" E	17°03'57"
C74	1015.00	128.61	128.52	N 78°36'29" E	7°15'35"
C75	65.00	75.26	71.54	S 64°46'41" E	6°46'41"
C76	65.00	68.00	64.94	S 17°51'46" E	59°56'38"
C77	65.00	60.26	58.12	S 74°23'33" E	53°08'53"
C78	65.00	138.24	137.02	S 30°46'13" E	19°48'03"
C79	335.00	112.70	112.17	N 21°03'34" E	19°16'31"
C80	335.00	105.74	105.30	N 02°42'44" E	18°05'33"
C81	465.00	70.15	70.08	N 86°33'34" E	8°38'35"
C82	465.00	70.15	70.08	N 86°33'34" E	8°38'35"
C83	1045.41	181.37	181.37	S 36°50'04" E	41°24'10"
C84	1045.41	181.37	181.37	S 36°50'04" E	41°24'10"
C85	1045.41	181.37	181.37	S 36°50'04" E	41°24'10"
C86	2775.05	253.80	253.73	S 59°32'33" W	5°14'25"
C87	2775.05	253.80	253.73	S 59°32'33" W	5°14'25"
C88	220.00	50.06	49.95	N 45°28'13" W	13°02'11"
C89	220.00	132.55	130.55	N 69°14'55" W	34°31'14"
C90	220.00	132.55	130.55	S 26°11'58" W	34°30'04"
C91	220.00	62.78	62.57	S 50°43'54" W	16°21'03"
C92	220.00	111.18	110.00	N 57°00'00" E	89°47'18"
C93	220.00	267.00	250.91	S 73°43'13" E	69°32'12"

CENTERLINE ROAD CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C11	800.00	190.02	189.58	S 48°51'35" W	13°36'34"
C12	715.00	131.17	130.11	S 5°00'15" E	19°48'03"
C13	500.00	962.99	820.50	S 85°52'21" E	11°07'103"
C14	605.00	235.64	234.15	S 50°06'36" W	22°18'57"
C15	1050.00	961.43	951.45	S 55°17'40" W	43°26'24"
C16	900.00	437.90	424.03	S 72°40'21" E	50°10'48"
C17	900.00	201.37	197.61	N 11°18'03" W	38°27'33"

CENTERLINE ROAD LINE TABLE

LINE	BEARING	DISTANCE
L1	N 1°00'15" E	399.99
L2	N 55°39'52" E	211.39
L3	N 30°41'49" E	445.48
L4	S 38°47'07" E	284.38
L5	S 61°16'04" E	291.05
L6	S 89°17'17" W	361.85
L7	S 83°14'16" W	444.96
L8	S 89°17'17" W	361.85
L9	S 83°14'16" W	444.96
L10	S 89°17'17" W	361.85
L11	N 07°40'44" W	31.69
L12	N 30°41'49" E	666.93
L13	N 07°16'44" W	378.97

HORIZONTAL DATUM: NAD83/2011(EPOCH: 2010)  
VERTICAL DATUM: NAVD 88  
COMBINED SCALE FACTOR: 0.99986397/1.00013605  
BEARING BASIS: TX, LAMBERT GRID SOUTH CENTRAL ZONE  
DISTANCES & ACREAGE SHOWN ARE SURFACE VALUES

SURVEY NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOW OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PART THEREOF UNLESS OTHERWISE NOTED AND ARE SHOWN IN SURFACE/GROUND MEASUREMENTS.
- THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND MATTERS OF RECORD SHOWN ARE STRICTLY BASED ON CLIENT PROVIDED DOCUMENTS.
- PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, COVENANTS, ETC. THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.

HOA MAINTENANCE NOTE

- PER DEVELOPER AN HOA WILL BE FORMED AND WILL BE RESPONSIBLE FOR OWNERSHIP, OPERATION AND MAINTENANCE OF THE DETENTION POND, PUMPS AND OUTFALL STRUCTURE ALONG WITH NOTED RESERVES AND LANDSCAPE RESERVATION RESERVES.

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 99.38 ACRE TRACT OF LAND OUT OF THE WILLIAM GARNETT SURVEY, ABSTRACT NO. 182, FORT BEND COUNTY, TEXAS AND BEING A PART OF THAT CALLED LOT 53 OF THE PLAT OF BERNARD SUBDIVISION, RECORDED IN VOLUME 12, PAGE 243, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS AND BEING THAT SAME CALLED 99.38 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED JUNE 26, 2012 FROM CALVIN SCHULTZ AND LANETTE SCHULTZ TO BSR PROPERTIES VI, LLC, AS RECORDED IN INSTRUMENT NO. 2021106246, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 99.38 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND SET W/ CAP (GRID COORDINATES: N 13,695,605.29 UST E 2,936,403.2 A UST) IN THE SOUTHWEST LINE OF A CALLED 82.5 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED APRIL 10, 1969 FROM J.K. DAVIS, ET UX TO A.J. DAVIS, ET UX, RECORDED IN VOLUME 514, PAGE 465, FORT BEND COUNTY DEED RECORDS, FOR THE EASTERLY CORNER OF WESTON ESTATES SUBDIVISION, SLIDE NO. 906A, FORT BEND COUNTY PLAT RECORDS, BEING THE COMMON NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 48° 37' 13" EAST (CALLED SOUTH 48° 36' 46" EAST) WITH THE SOUTHWEST LINE OF SAID 82.5 ACRE TRACT, BEING THE COMMON NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT A DISTANCE OF 1564.04 FEET (CALLED 1564.09) TO A 5/8 INCH IRON ROD FOUND FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 41° 34' 40" WEST (CALLED SOUTH 41° 31' 46" WEST) ALONG THE RESIDUE OF LOT 53 AND BEING AN INTERIOR LINE OF THE HEREIN DESCRIBED TRACT A DIST