

PLAT RECORDING SHEET

PLAT NAME: Esperanza Section 1

PLAT NO: _____

ACREAGE: 50.406

LEAGUE: H.&T.C. R.R. CO. Survey

ABSTRACT NUMBER: 239

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 134

NUMBER OF RESERVES: 6

OWNERS: Houston LD, LLC,

(DEPUTY CLERK)

WE, HOUSTON LD, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH STEPHEN LIEUX, MANAGER, OWNERS OF THE 50.406 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ESPERANZA SECTION 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS OR EASEMENTS ON RECORD HEREIN, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS, ALLEYS, PARKWAYS, 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 INDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTAL AND VERTICAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS FROM A PLANE SIXTYEET FEET (16'0") ABOVE THE GROUND LEVEL UPWARD LOCATED ADJACENT TO BOTH SIDES AND ADJOINING ALL 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, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF ESPERANZA SECTION 1 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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 HOUSTON LD, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEPHEN LIEUX, ITS MANAGER, HEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2024.

HOUSTON LD, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
STEPHEN LIEUX, MANAGER

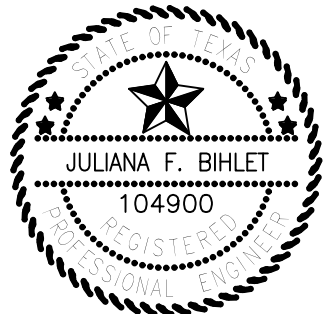
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN LIEUX, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

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

MY COMMISSION EXPIRES: _____

I, JULIANA BIHLET, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

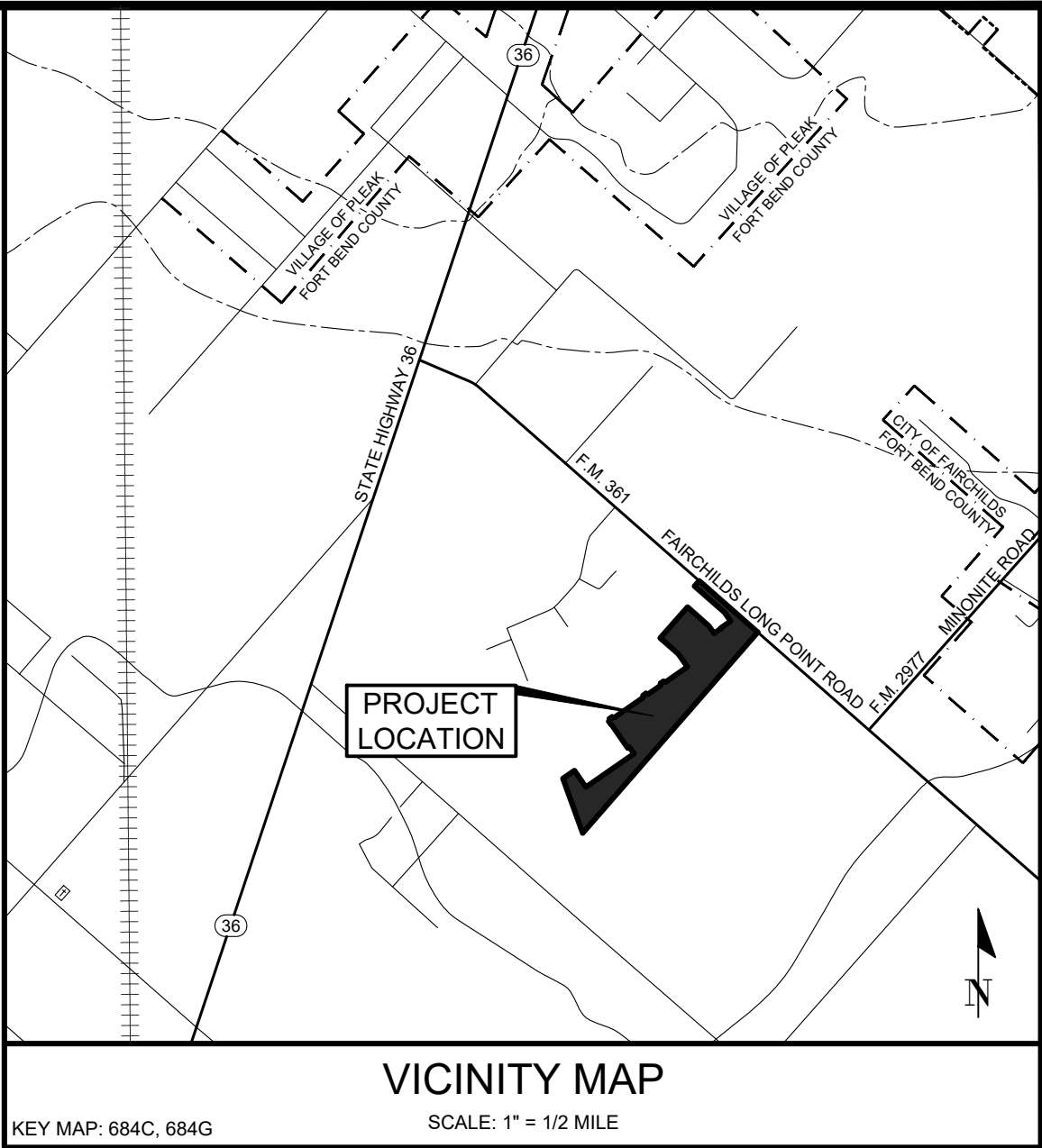
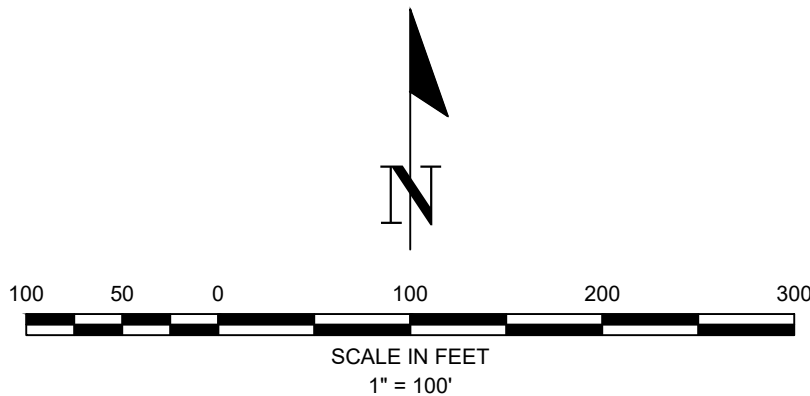


I, JOEL BILYEU, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE 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.

JOEL BILYEU
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6106

1. PROJECT BENCHMARK: NGS MONUMENT "TXRO REF MON 1", WITH A PID OF BRD2859, HAVING A PUBLISHED ELEVATION OF 94.2 FEET. ALL ELEVATIONS AND CONTOURS ARE REFERENCED TO THE NORTH AMERICAN DATUM, DATUM 1988.
2. TEMPORARY BENCHMARK: 60D NAIL SET APPROXIMATELY 403 FEET SOUTHWEST OF THE FM 361 RIGHT OF WAY AND 36.6 FEET OFFSET FROM THE SOUTHERLY BOUNDARY LINE OF THE FELDHOFF LOT 31 TRACT.
3. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 256, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, NEEDVILLE I.S.D., WHARTON COUNTY JUNIOR COLLEGE AND CAD 12.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 1707040400 REVISED DATE JANUARY 29, 2021, THE SUBJECT PROPERTY LIES WITHIN ZONE (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. THERE ARE PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
6. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 83.50 FEET ABOVE MEAN SEA LEVEL (NAVD83 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ELEVATION. THE TOP OF CURB ELEVATION IN THE ABSENCE OF A CURB, THE TOP OF THE 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.
7. 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.
8. THIS PLAT LIES WITHIN LIGHT ZONE L22 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
9. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
10. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
11. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99965357370.
12. A ONE-FOOT RESERVE DESIGNATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OF END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ADJACENT ADJACENT ACREAGE TRACTS, THE PERMITS OF SUCH DESIGNATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME BESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
13. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES 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.
14. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
15. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED STRUCTURE.
16. RESTRICTED RESERVE "A", "B", "D" AND "E" TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.
17. RESTRICTED RESERVES "C" AND "F" TO BE MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 256.
18. 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.
19. A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
20. ALL ELEVATIONS SHOWN ARE REFERENCED TO NGS MONUMENT "TXRO REF MON 1", WITH A PID OF BRD2859 HAVING A PUBLISHED ELEVATION OF 94.2 FEET. ALL ELEVATIONS AND CONTOURS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988.
21. THIS PLAT IS SUBJECT TO A CERTAIN SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES AS SET FORTH AND DEFINED BY INSTRUMENT RECORDED UNDER FORT BEND COUNTY CLERKS FILE NO. 2024093165.

DISTRICT NAMES	
F.B.C. ASSISTANCE DISTRICT	12
WCID	N/A
MUD	FBC MUD 256
LID	N/A
DID	FBC DRAINAGE DISTRICT
SCHOOL	NEEDVILLE ISD WHARTON COUNTY JUNIOR COLLEGE
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	NO CITY OR ETJ
UTILITIES CO.	CENTERPOINT ENERGY FBC DRAINAGE DISTRICT



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 _____, 2024.

VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT

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

ESPERANZA

SECTION 1

A SUBDIVISION OF
50.406 ACRES OF LAND
LOCATED IN THE
H.&T.C. R.R. CO. SURVEY, ABSTRACT NO. 239
FORT BEND COUNTY, TEXAS

134 LOTS 5 BLOCKS 6 RESERVES

DATE: NOVEMBER, 2024 SCALE: 1" = 100

OWNER
HOUSTON LD, LLC,
A TEXAS LIMITED LIABILITY COMPANY
4058 N. COLLEGE AVENUE
FAYETTEVILLE, AR 72703
PHONE: 713-434-6034

ENGINEER

SURVEYOR

BLACKLINE

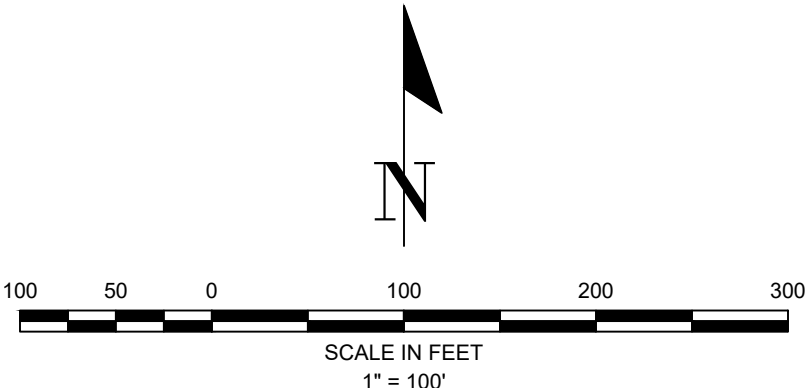
ENGINEERING



S & V SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
20111 KRAHN ROAD SPRING, TEXAS 77388
OFFICE - (281) 353-2570
TBPELS Firm No. 100247-00
www.svsurveying.com

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90°00'00"	39.27'	N11°02'42"E	35.36'
C2	25.00'	90°00'00"	39.27'	S78°57'18"E	35.36'
C3	25.00'	90°00'00"	39.27'	N11°02'42"E	35.36'
C4	25.00'	90°00'00"	39.27'	S78°57'18"E	35.36'
C5	25.00'	90°00'00"	39.27'	N11°02'42"E	35.36'
C6	25.00'	90°00'00"	39.27'	S78°57'18"E	35.36'
C7	300.00'	14°02'12"	73.50'	S49°00'24"W	73.31'
C8	500.00'	13°50'08"	120.74'	N40°54'15"W	120.44'
C9	50.00'	90°00'00"	78.54'	S87°10'41"W	70.71'
C10	50.00'	89°19'04"	77.94'	S02°28'51"E	70.29'
C11	500.00'	13°09'12"	114.78'	S40°33'47"E	114.53'
C12	325.03'	14°01'59"	79.61'	S49°00'34"W	79.41'
C13	25.00'	90°00'00"	39.27'	S11°02'42"W	35.36'
C14	25.00'	90°00'00"	39.27'	S78°57'18"E	35.36'
C15	25.00'	48°11'23"	21.03'	N31°57'00"E	20.41'
C16	50.00'	276°22'46"	241.19'	S33°57'18"E	66.67'
C17	25.00'	48°11'23"	21.03'	S80°08'23"W	20.41'
C18	25.00'	90°00'00"	39.27'	N11°02'42"E	35.36'
C19	25.00'	90°00'00"	39.27'	N78°57'18"W	35.36'
C20	25.00'	90°00'00"	39.27'	N11°02'42"E	35.36'
C21	474.94'	13°09'12"	109.03'	N40°33'50"W	108.79'
C22	25.00'	40°21'30"	17.61'	N67°19'08"W	17.25'
C23	50.00'	169°45'52"	148.15'	N02°36'57"W	99.60'
C24	25.00'	40°05'18"	17.49'	N62°13'20"E	17.14'
C25	25.00'	40°33'07"	17.69'	N21°54'07"E	17.33'
C26	50.00'	170°10'53"	148.51'	N86°43'01"E	99.63'
C27	25.00'	39°37'46"	17.29'	S28°00'26"E	16.95'
C28	525.06'	13°50'08"	126.79'	S40°54'12"E	126.48'
C29	25.00'	90°00'00"	39.27'	S78°57'18"E	35.36'
C30	25.00'	90°00'00"	39.27'	N11°02'42"E	35.36'
C31	25.00'	90°00'00"	39.27'	S78°57'18"E	35.36'
C32	274.97'	14°02'27"	67.38'	N49°00'14"E	67.21'
C33	25.00'	90°00'00"	39.27'	S11°02'42"W	35.36'
C34	25.00'	90°00'00"	39.27'	N78°57'18"W	35.36'
C35	525.06'	13°09'12"	120.54'	N40°33'45"W	120.27'
C36	25.00'	89°19'04"	38.97'	N02°28'51"W	35.14'
C37	25.00'	90°00'00"	39.27'	N87°10'41"E	35.36'
C38	474.94'	13°50'08"	114.69'	S40°54'18"E	114.41'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N33°57'18"W	114.73'
L2	S56°02'42"W	27.31'
L3	S56°02'42"W	5.00'
L4	N33°57'18"W	50.00'
L5	N56°02'42"E	50.00'
L6	N56°02'42"E	50.00'
L7	N56°02'42"E	50.00'
L8	S34°21'11"E	129.95'
L9	N56°02'42"E	122.20'
L10	N33°57'18"W	6.58'
L11	N56°02'42"E	170.00'
L12	N34°01'18"W	156.84'
L13	N42°02'34"E	101.76'
L14	S42°04'45"W	70.91'
L15	N03°20'40"W	10.28'
L16	S87°21'52"W	10.08'
L17	N33°57'18"W	50.00'
L18	N33°57'18"W	50.00'
L19	N33°57'18"W	50.00'
L20	S87°04'45"W	35.36'
L21	N02°55'15"W	35.36'
L22	S87°00'06"W	24.04'



REMAINDER OF
105.244 ACRES
HOUSTON LD, LLC
F.B.C.C.F. No. 2022129778

F.B.C.C.F. No. 202077038

F.B.C.C.F. No. 2024058485

F.B.C.C.F. No. 2024058486

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