

PLAT RECORDING SHEET

PLAT NAME: Arabella on the Prairie Section Five

PLAT NO: _____

ACREAGE: 24.086

LEAGUE: B.B.B & C.R.R. CO. Survey No. 7 and G.H. Schley Survey

ABSTRACT NUMBER: A -130 and A-391

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 86

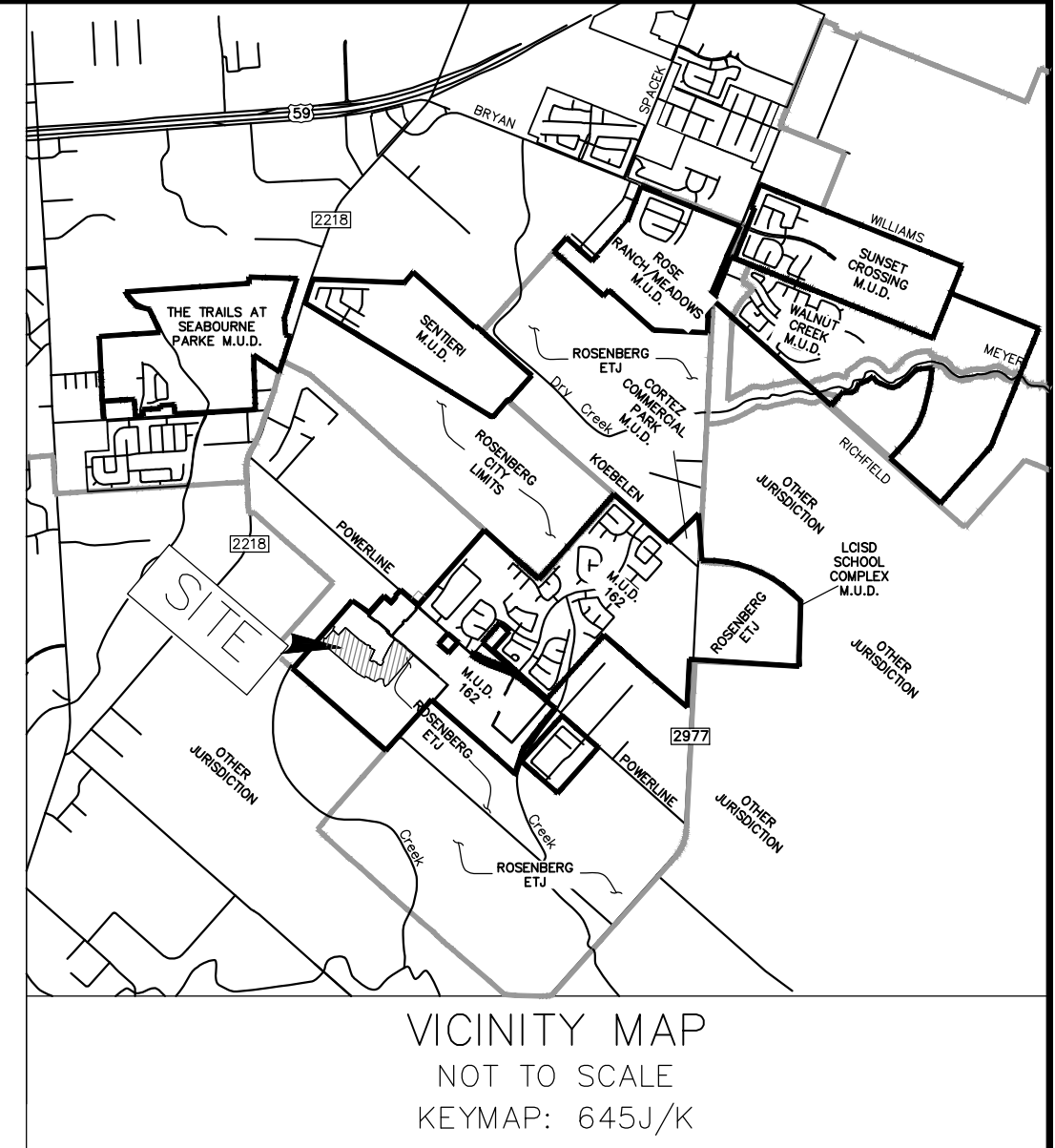
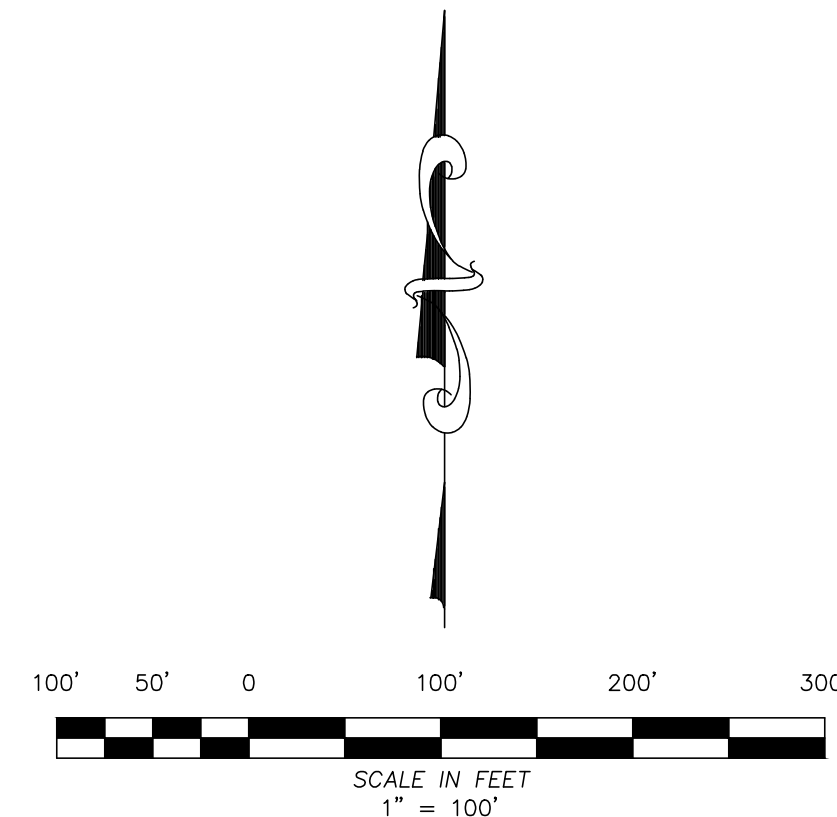
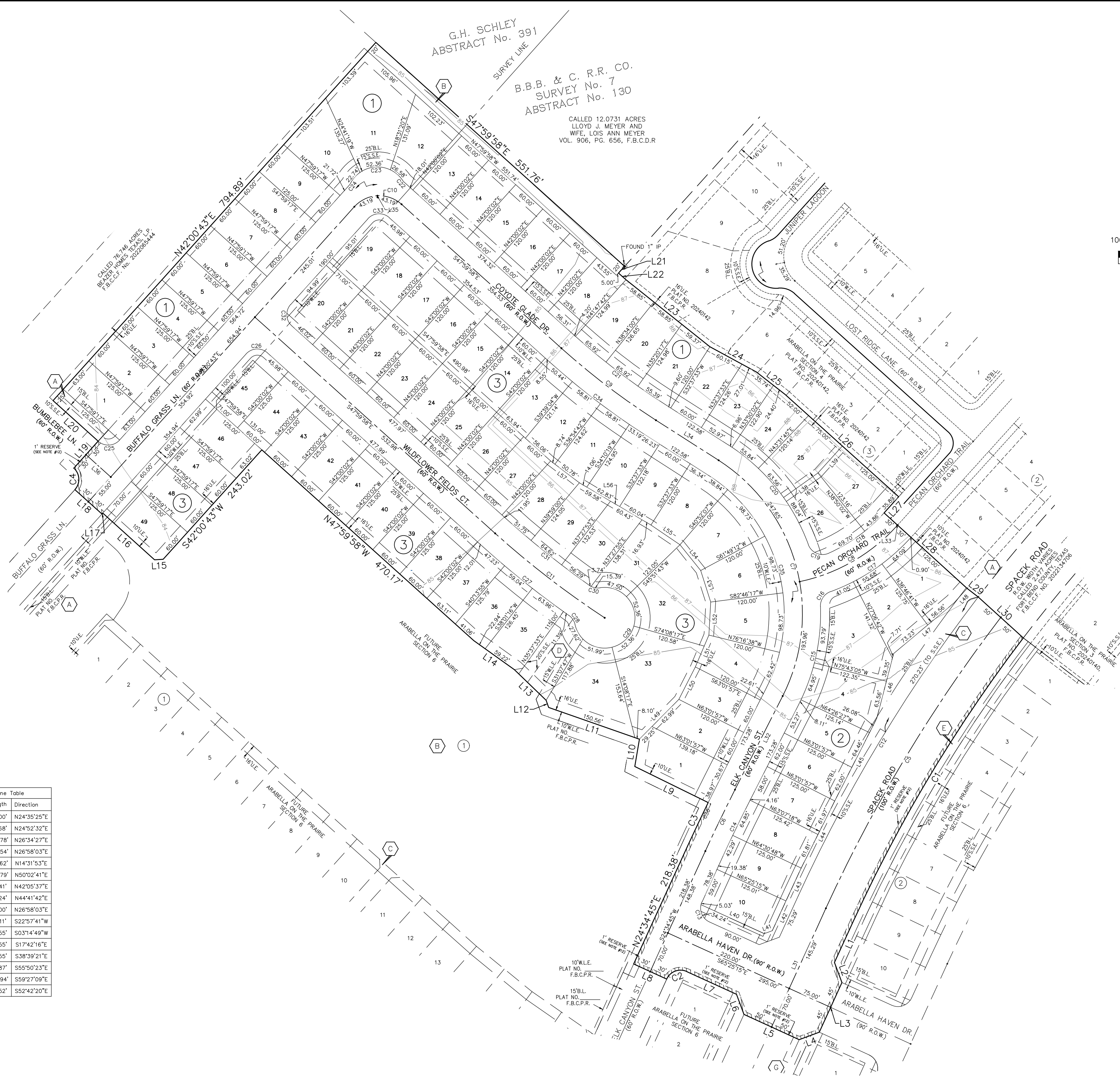
NUMBER OF RESERVES: 4

OWNERS: Beazer Homes

(DEPUTY CLERK)

LEGEND

AC.	=	ACRE
A.E.	=	AERIAL EASEMENT
B.L.	=	BUILDING LINE
CHB	=	CHORD BEARING
CHD	=	CHORD LENGTH
CIR	=	CAPPED IRON ROD
D.E.	=	DRAINAGE EASEMENT
E.E.	=	ELECTRIC EASEMENT
ESMT.	=	EASEMENT
F.B.C.C.F.	=	FORT BEND COUNTY CLERK'S FILE
F.B.C.D.D.	=	FORT BEND COUNTY DRAINAGE DISTRICT
F.B.C.D.R.	=	FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	=	FORT BEND COUNTY MAP RECORDS
H.L.&P.	=	HOUSTON LIGHTING AND POWER
I.R.	=	IRON ROD
I.P.	=	IRON PIPE
L	=	LENGTH
L.E.	=	LANDSCAPE EASEMENT
LTD.	=	LIMITED
No.	=	NUMBER
NR	=	NON-RADIAL
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.U.E.	=	PUBLIC UTILITY EASEMENT
PVT.	=	PRIVATE
S.F.	=	SQUARE FEET
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
	=	STREET NAME CHANGE
	=	BLOCK NUMBER
	=	SET 5/8-INCH IRON ROD W/MILLER SURVEY CAP (UNLESS OTHERWISE NOTED)
	=	FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
	=	BENCHMARK



Line	Length	Direction
L1	75.29'	S24°34'45"W
L2	35.36'	S20°25'15"E
L3	90.00'	S24°34'45"W
L4	35.36'	S69°34'45"W
L5	100.00'	N65°25'15"W
L6	35.36'	N20°25'14"W
L7	90.00'	N65°25'15"W
L8	60.00'	N65°25'15"W
L9	134.81'	N63°51'01"W
L10	45.76'	N09°42'57"E
L11	158.66'	N70°44'07"W
L12	12.52'	N19°30'19"W
L13	72.72'	N46°02'38"W
L14	82.16'	N54°22'27"W
L15	14.14'	S87°05'43"W
L16	115.00'	N47°59'17"W
L17	1.94'	S42°00'43"W
L18	60.00'	N47°59'17"W
L19	60.00'	N42°00'43"E
L20	100.00'	N47°59'17"W

Line	Length	Direction
L21	15.00'	S42°05'28"W
L22	16.50'	S47°59'58"E
L23	177.08'	S51°25'39"E
L24	87.16'	S61°26'06"E
L25	60.14'	S51°57'58"E
L26	252.00'	S47°58'54"E
L27	35.89'	S42°05'37"W
L28	185.00'	S47°42'25"E
L29	23.17'	S52°28'26"E
L30	100.36'	S47°43'59"E
L31	215.29'	N24°34'45"E
L32	173.28'	S26°58'03"W
L33	1.00'	S42°05'37"W
L34	122.58'	S57°22'27"E
L35	2.68'	N02°59'38"W
L36	55.00'	N47°59'17"W
L38	69.54'	N54°33'52"E
L39	59.99'	N42°05'37"E
L40	114.49'	S65°25'15"E
L41	14.14'	N69°34'45"E

Line	Length	Direction
L42	54.00'	N24°35'25"E
L43	59.68'	N24°52'32"E
L44	123.78'	N26°34'27"E
L45	152.54'	N26°58'03"E
L46	110.62'	N14°31'53"E
L47	129.79'	N50°02'41"E
L48	32.41'	N42°05'37"E
L49	92.24'	N44°41'42"E
L50	60.00'	N26°58'03"E
L51	57.11'	S32°57'41"W
L52	54.55'	S03°14'49"W
L53	54.55'	S17°42'16"E
L54	54.55'	S38°39'21"E
L55	57.89'	S55°50'23"E
L56	136.94'	S59°27'09"E
L57	59.52'	S52°42'20"E

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	545.33'	2,450.00'	12°45'11"	S30°57'21"W	544.20'
C2	39.27'	25.00'	90°00'00"	S69°34'45"W	35.36'
C3	74.83'	2,730.00'	1°34'14"	N29°21'52"E	74.83'
C4	39.27'	25.00'	90°00'00"	N02°59'17"W	35.36'
C5	560.78'	2,500.00'	12°51'07"	S31°00'19"W	559.60'
C6	112.55'	2,700.00'	2°23'18"	S25°46'24"W	112.54'
C7	441.61'	350.00'	84°20'30"	N15°07'12"W	402.81'
C8	188.47'	300.00'	35°59'45"	N60°05'29"E	185.39'
C9	196.34'	1,200.00'	9°22'29"	S52°41'13"E	196.12'
C10	86.38'	55.00'	89°59'19"	S87°00'22"W	77.77'
C11	228.14'	1,500.00'	8°42'52"	S52°21'24"E	227.92'
C12	576.22'	2,550.00'	12°56'49"	S31°03'10"W	575.00'
C13	39.27'	25.00'	90°00'00"	S20°25'15"E	35.36'
C14	111.30'	2,670.00'	2°23'18"	S25°46'24"W	111.29'
C15	166.86'	330.00'	28°58'13"	N12°28'57"E	165.09'
C16	31.42'	25.00'	72°01'06"	S34°00'23"W	29.40'
C17	160.82'	330.00'	27°55'20"	N56°03'17"E	159.23'
C18	113.56'	270.00'	24°05'38"	N53°54'34"E	112.73'
C19	40.92'	25.00'	93°53'36"	S67°05'45"E	36.54'
C20	214.40'	330.00'	37°13'30"	N38°45'42"W	210.65'

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C21	191.43'	1,170.00'	9°22'29"	S52°41'13"E	191.22'
C22	5.79'	25.00'	1°15'41"	S41°22'08"E	5.77'
C23	101.68'	50.00'	116°30'41"	S87°00'22"W	85.04'
C24	5.79'	25.00'	1°15'41"	N35°22'53"E	5.77'
C25	39.27'	25.00'	90°00'00"	N87°00'43"E	35.36'
C26	39.26'	25.00'	89°59'19"	S87°00'22"W	35.35'
C27	181.62'	1,530.00'	6°48'05"	S51°24'01"E	181.61'
C28	18.38'	25.00'	41°53'08"	N33°51'39"W	17.87'
C29	231.82'	50.00'	265°38'56"	N34°15'37"E	73.34'
C30	191.31'	25.00'	43°50'06"	S76°38'49"E	184.66'
C31	172.66'	1,470.00'	6°43'48"	S51°21'52"E	172.56'
C32	39.27'	25.00'	90°00'41"	S02°59'38"E	35.36'
C33	39.26'	25.00'	89°59'19"	S87°00'22"W	35.35'
C34	201.25'	1,230.00'	9°22'29"	S52°41'13"E	201.03'
C35	397.45'	270.00'	84°20'30"	N15°21'12"W	362.53'
C36	113.80'	2,730.00'	2°23'18"	S25°46'24"W	113.79'

Block-Lot	Sq. Ft.
B1 - L1	7,875
B1 - L2	7,500
B1 - L3	7,500
B1 - L4	7,500
B1 - L5	7,500
B1 - L6	7,500
B1 - L7	7,500
B1 - L8	7,500
B1 - L9	7,500
B1 - L10	9,537
B1 - L11	17,510
B1 - L12	9,102
B1 - L13	7,200
B1 - L14	7,200
B1 - L15	7,200
B1 - L16	7,200
B1 - L17	7,200
B1 - L18	7,200
B1 - L19	7,865
B1 - L20	7,864

Block-Lot	Sq. Ft.
B1 - L21	7,621
B3 - L5	9,306
B1 - L23	7,644
B1 - L24	7,997
B1 - L25	8,975
B1 - L26	9,500
B1 - L27	8,707
B2 - L1	9,646
B2 - L2	8,684
B2 - L3	13,243
B2 - L4	9,592
B2 - L5	7,866
B2 - L6	7,750
B2 - L7	7,771
B2 - L8	7,938
B2 - L9	7,590
B2 - L10	7,950
B2 - L11	7,317
B2 - L12	7,775
B2 - L13	7,200

Block-Lot	Sq. Ft.
B3 - L4	8,606
B3 - L6	9,306
B3 - L7	9,306
B3 - L8	8,020
B3 - L9	7,265
B3 - L10	7,539
B3 - L11	7,736
B3 - L12	7,591
B3 - L13	7,395
B3 - L14	7,200
B3 - L15	7,200
B3 - L16	7,200
B3 - L17	7,200
B3 - L18	7,200
B3 - L19	8,384
B3 - L20	8,387
B3 - L21	7,200
B3 - L22	7,200
B3 - L23	7,200

Block-Lot	Sq. Ft.
B3 - L24	7,200
B3 - L25	7,200
B3 - L26	7,200
B3 - L27	7,200
B3 - L28	7,522
B3 - L29	7,941
B3 - L30	8,144
B3 - L31	8,220
B3 - L32	14,533
B3 - L33	16,623
B3 - L34	13,080
B3 - L35	8,305
B3 - L36	7,792
B3 - L37	7,659
B3 - L38	7,500
B3 - L39	7,500
B3 - L40	7,500
B3 - L41	7,500
B3 - L42	7,500
B3 - L43	7,500

Block-Lot	Sq. Ft.
B3 - L44	7,500
B3 - L45	8,739
B3 - L46	7,876
B3 - L47	7,500
B3 - L48	7,500
B3 - L49	8,700

RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
A	RESTRICTED RESERVE "A"	LANDSCAPE/OPEN SPACE	0.0687 AC. - 2,991 S.F.
B	RESTRICTED RESERVE "B"	LANDSCAPE/OPEN SPACE	0.2533 AC. - 11,035 S.F.
C	RESTRICTED RESERVE "C"	LANDSCAPE/OPEN SPACE	0.4419 AC. - 19,251 S.F.
D	RESTRICTED RESERVE "D"	LANDSCAPE/OPEN SPACE	0.1630 AC. - 7,100 S.F.
TOTAL			0.9289 AC. - 40,377 S.F.

PARK LAND DEDICATION TABLE	
REQUIRED PARK LAND:	86 LOTS/53.33 = 1.6126 AC
TOTAL PARKLAND PROVIDED (PUBLIC) = 0.00 AC.	
TOTAL PARKLAND PROVIDED (PRIVATE) = 0.2317 AC.	
TOTAL PARKLAND PROVIDED (FROM BANK) = 1.309 AC.	
TOTAL PARKLAND REMAINING AFTER SECTION FIVE = (3.3795 - 1.309) = 1.9986	
MINIMUM 10% PAYMENT REQUIRED = 86 LOTS @ \$200 = \$17,200	

ARABELLA ON THE PRAIRIE SECTION FIVE

A SUBDIVISION OF
24.086 ACRES OF LAND LOCATED IN THE
B.B.B. & C.R.R. CO. SURVEY No. 7, A-130 AND THE
G.H. SCHLEY SURVEY, A-391
CITY OF ROSENBERG ETJ, FORT BEND COUNTY, TEXAS
3 BLOCKS 86 LOTS 4 RESERVES

DATE: JULY 22, 2024 SCALE: 1" = 100'

OWNER:

BEAZER HOMES
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TEXAS
PHONE: 281-948-3510

ODYSSEY
ENGINEERING GROUP

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SHEET 1 OF 2

