

PLAT RECORDING SHEET

PLAT NAME: Huntington Place Section 7

PLAT NO: _____

ACREAGE: 14.889

LEAGUE: William Pettus League

ABSTRACT NUMBER: 68

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 65

NUMBER OF RESERVES: 5

OWNERS: Woodmere Development Company, LTD.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, WOODMERE DEVELOPMENT COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH RICHARD RUE, PRESIDENT, BEING AN OFFICER OF WOODMERE GP, LLC., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF WOODMERE DEVELOPMENT COMPANY, LTD, A TEXAS LIMITED PARTNERSHIP, OWNER HERINAFTER REFERRED TO AS OWNER OF THE 14.889 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HUNTINGTON PLACE SECTION 7, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN 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 STREETS, OR PERMANENT ACCESS EASEMENTS), 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, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON 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. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS 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 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, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY 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, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS 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 ANY 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, OWNERS 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 THEY ARE THEY OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF HUNTINGTON PLACE SECTION 7 WHERE THE 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 LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS 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 NOVEMBER 30, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, THE WOODMERE DEVELOPMENT COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WOODMERE GP, LLC., ITS GENERAL PARTNER, THEREUNTO AUTHORIZED BY ITS PRESIDENT, RICHARD RUE, THIS DAY OF , 2024.

WOODMERE DEVELOPMENT COMPANY, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: WOODMERE GP, LLC., A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: RICHARD RUE, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD RUE, PRESIDENT OF WOODMERE GP, LLC., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF WOODMERE DEVELOPMENT COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED 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

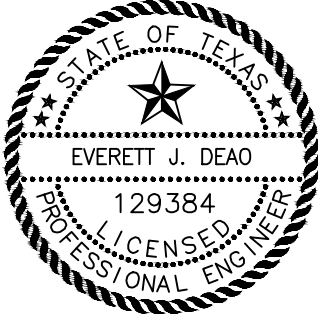
I, CAMERON S. LOWE, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1927, SOUTH CENTRAL ZONE.

CAMERON S. LOWE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6713



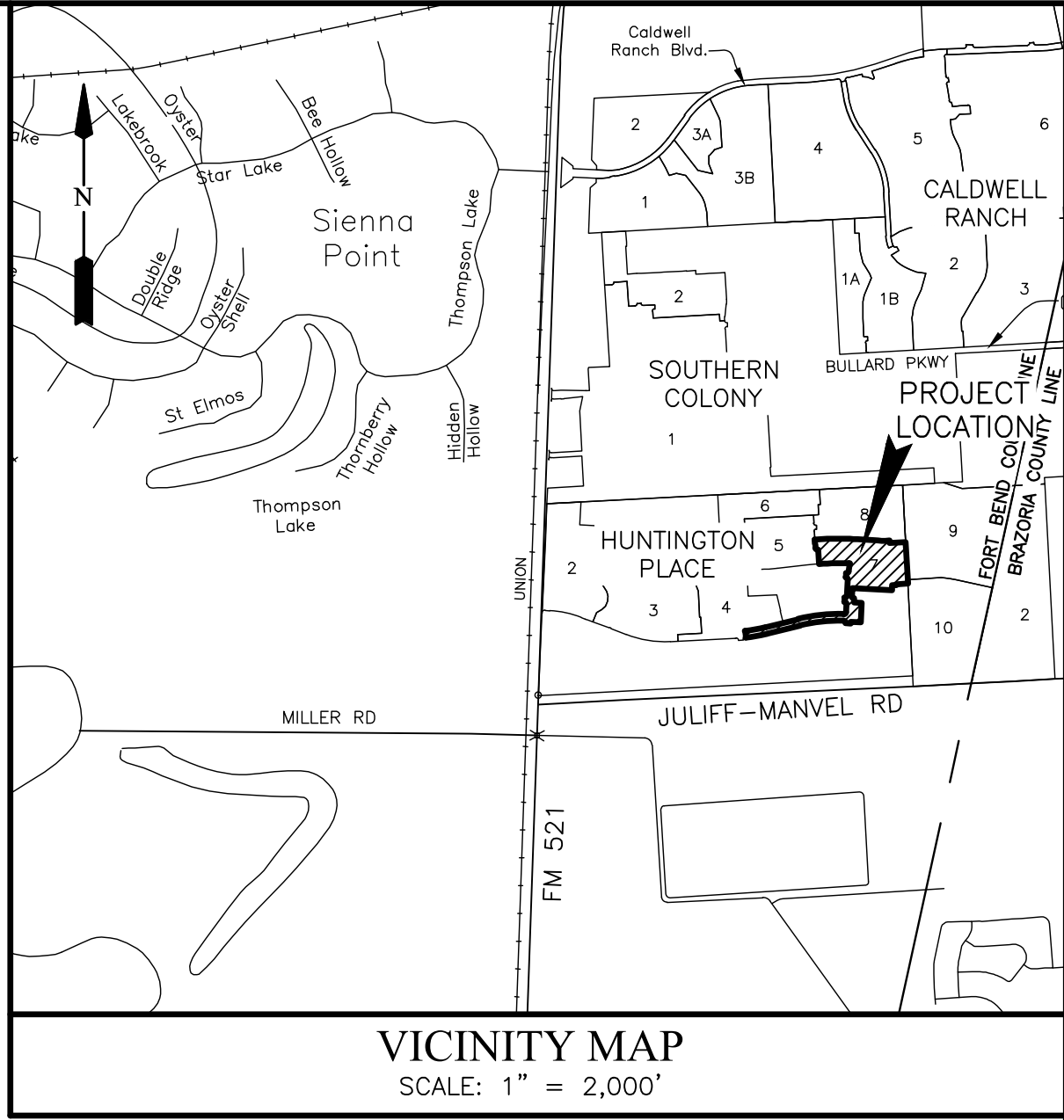
I, EVERETT J. DEAO, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

EVERETT J. DEAO, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 129384



NOTES:

- THIS PLAT WAS PREPARED TO MEET THE FORT BEND COUNTY REQUIREMENTS.
- 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 60.60 FEET (NAVD-88, 2001 ADJUSTMENT) ABOVE MEAN SEA LEVEL. 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" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, 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 HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986797.
- IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C0455L, REVISED APRIL 2, 2014, THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- THIS PLAT LIES WITHIN LIGHT ZONE 2 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 189, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND ISD, FORT BENDS ESD #7, AND FORT BEND COUNTY.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES 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 SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED 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, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
- 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 THE A.D.A.
- 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.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 189.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION, UNLESS OTHERWISE NOTED.
- BENCHMARK: TSARP MONUMENT 010565: FLOODPLAIN REFERENCE MARK NUMBER 010565 IS A CGS BRASS DISC STAMPED L 668 1942 AT INTERSECTION OF FM 521 AND SYCAMORE STREET EAST LOCATED ON THE HEADWALL, ON THE S. SIDE OF SYCAMORE, SW OF INTERSECTION IN KEY MAP 651D (FORT BEND KM) IN THE CLEAR CREEK WATERSHED NEAR STREAM A104-07-00.
ELEVATION = 72.28 FEET
- FORT BEND COUNTY MUD NO. 189 WILL HAVE MAINTENANCE RESPONSIBILITY OVER RESERVE "B".



I, J. STACY SLAWINSKI, 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.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. MCCOY
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, 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
HUNTINGTON PLACE
SECTION 7

SUBDIVISION OF 14.889 ACRES OF LAND SITUATED IN THE
WILLIAM PETTUS LEAGUE, ABSTRACT 68,
FORT BEND COUNTY, TEXAS.

65 LOTS 5 RESERVES (0.605 ACRES) 5 BLOCKS
JUNE 5, 2024 JOB NO. 1037-2207.403

OWNERS:
WOODMERE DEVELOPMENT COMPANY, LTD.

A TEXAS LIMITED PARTNERSHIP
BY: WOODMERE GP, LLC., ITS GENERAL PARTNER
RICHARD RUE, PRESIDENT
15915 KATY FREEWAY, SUITE 405, HOUSTON, TEXAS 77094
PH: (281) 450-9172

SURVEYOR:

LJA Surveying, Inc.

3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042



Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.

3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

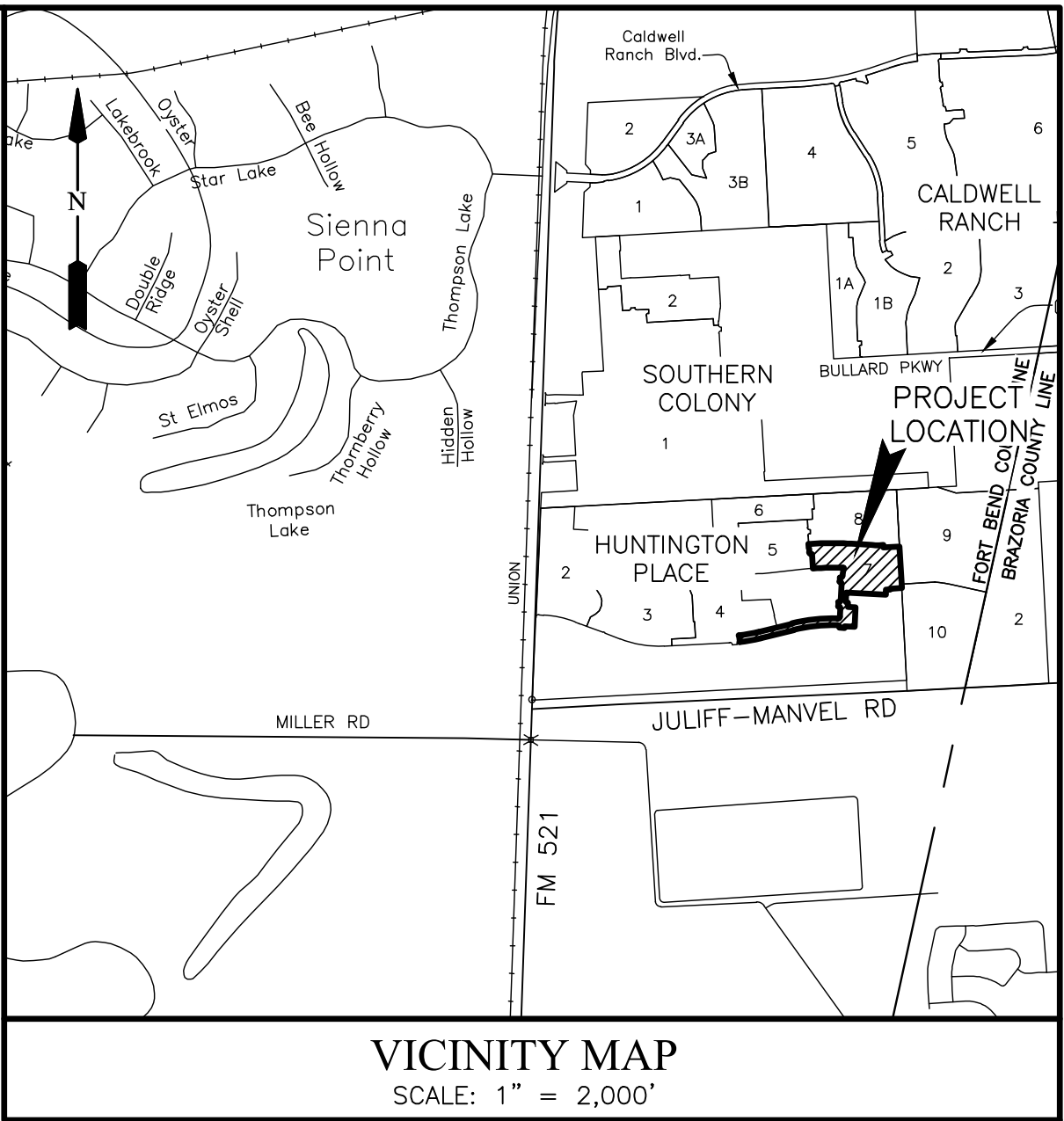
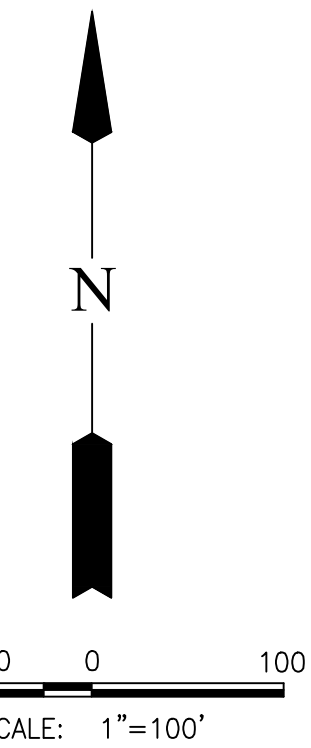
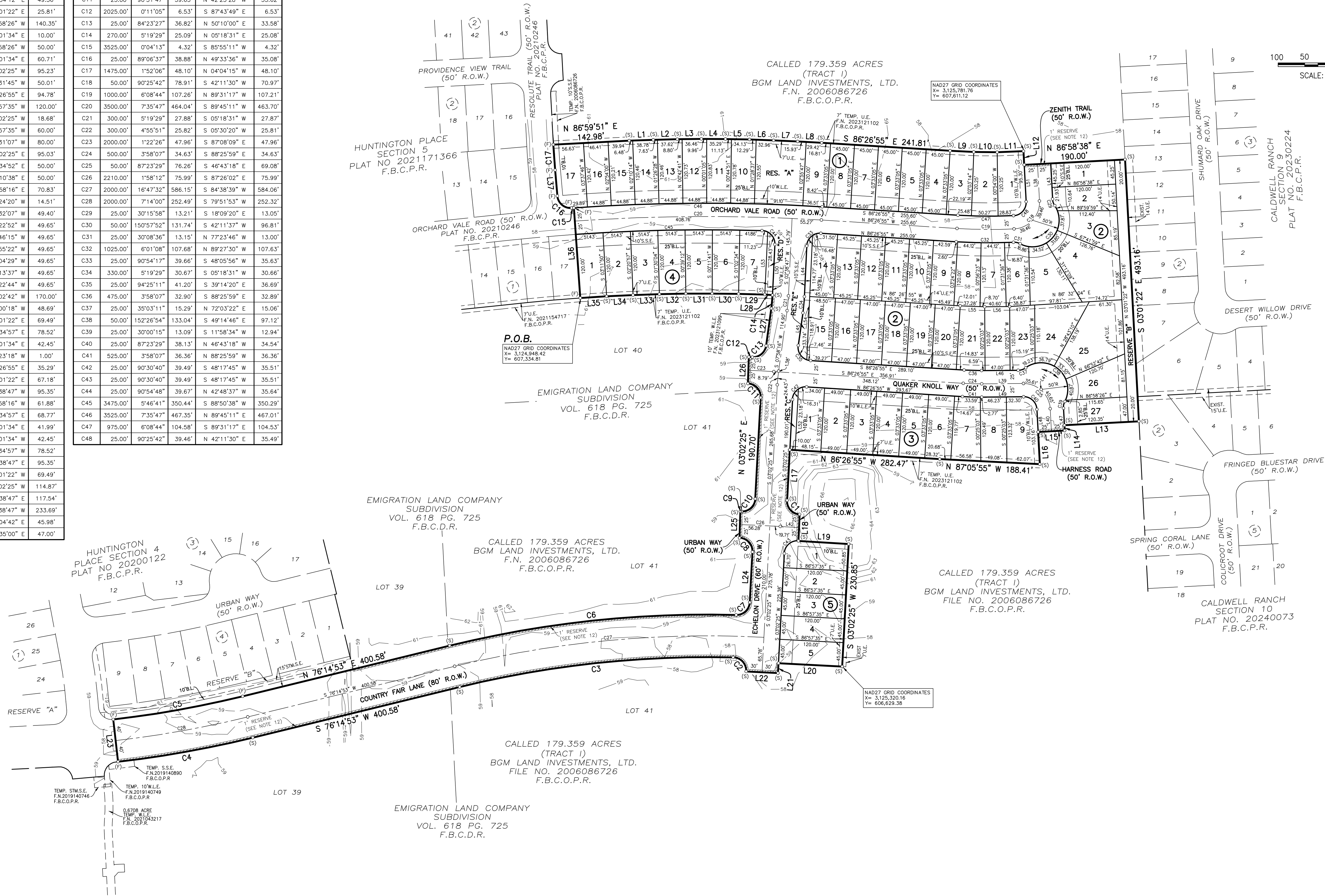


Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°08'50" E	45.26'
L2	N 88°25'14" E	45.25'
L3	N 89°19'44" E	45.25'
L4	S 89°45'46" E	45.25'
L5	S 88°51'16" E	45.25'
L6	S 87°56'46" E	45.25'
L7	S 87°17'55" E	45.26'
L8	S 86°49'48" E	45.35'
L9	S 87°08'46" E	44.53'
L10	S 89°25'23" E	44.06'
L11	N 87°34'12" E	49.86'
L12	S 03°01'22" E	25.81'
L13	S 86°58'26" W	140.35'
L14	S 03°01'34" E	10.00'
L15	S 86°58'26" W	50.00'
L16	S 03°01'34" E	60.71'
L17	S 03°02'25" W	95.23'
L18	S 02°31'45" W	50.01'
L19	S 86°26'55" E	94.78'
L20	N 86°57'35" W	120.00'
L21	S 03°02'25" W	18.68'
L22	N 86°57'35" W	60.00'
L23	N 06°31'07" W	80.00'
L24	N 03°02'25" E	95.03'
L25	N 01°34'52" E	50.00'
L26	N 02°10'38" E	50.00'
L27	N 07°58'16" E	70.83'
L28	N 85°24'20" W	14.51'
L29	N 88°32'07" W	49.40'
L30	N 89°22'52" W	49.65'
L31	S 89°46'15" W	49.65'
L32	S 88°55'22" W	49.65'
L33	S 88°04'29" W	49.65'
L34	S 87°13'37" W	49.65'
L35	S 86°22'44" W	49.65'
L36	N 04°02'42" W	170.00'
L37	N 05°00'18" W	48.69'
L38	S 03°01'22" E	69.49'
L39	N 89°34'57" E	78.52'
L40	S 03°01'34" E	42.45'
L41	S 40°23'18" W	1.00'
L42	S 86°26'55" E	35.29'
L43	S 03°01'22" E	67.18'
L44	S 02°38'47" W	95.35'
L45	S 07°58'16" W	61.88'
L46	N 89°34'57" E	68.77'
L47	S 03°01'34" E	41.99'
L48	N 03°01'34" W	42.45'
L49	S 89°34'57" W	78.52'
L50	N 02°38'47" E	95.35'
L51	N 03°01'22" W	69.49'
L52	S 03°02'25" W	114.87'
L53	N 02°38'47" E	117.54'
L54	S 02°38'47" W	233.69'
L55	S 88°04'42" E	45.98'
L56	N 89°35'00" E	47.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	89°29'20"	39.06'	S 41°42'15" E	35.20'
C2	25.00'	91°37'44"	39.98'	N 42°46'27" W	35.85'
C3	1960.00'	15°09'48"	518.71'	S 83°49'47" W	517.20'
C4	2040.00'	7°14'00"	257.54'	S 79°51'53" W	257.37'
C5	1960.00'	7°14'00"	247.44'	N 79°51'53" E	247.28'
C6	2040.00'	15°15'57"	543.54'	N 83°52'52" E	541.93'
C7	25.00'	88°28'26"	38.60'	N 47°16'38" E	34.88'
C8	25.00'	91°27'33"	39.91'	N 42°41'22" W	35.80'
C9	2235.00'	0°03'52"	2.52'	S 88°23'12" E	2.52'
C10	25.00'	88°36'20"	38.66'	N 47°20'35" E	34.92'
C11	25.00'	90°51'47"	39.65'	N 42°23'28" W	35.62'
C12	2025.00'	0°11'05"	6.53'	S 87°43'49" E	6.53'
C13	25.00'	84°23'27"	38.82'	N 50°10'00" E	33.58'
C14	270.00'	5°19'29"	25.09'	N 05°18'31" E	25.08'
C15	3525.00'	0°04'13"	4.32'	S 85°55'11" W	4.32'
C16	25.00'	89°06'37"	38.88'	N 49°33'36" W	35.08'
C17	1475.00'	1°52'06"	48.10'	N 04°04'15" W	48.10'
C18	500.00'	90°25'42"	78.91'	S 42°11'30" W	70.97'
C19	1000.00'	6°08'44"	107.26'	N 89°31'17" W	107.21'
C20	3500.00'	7°35'47"	464.04'	S 89°45'11" W	463.70'
C21	300.00'	5°19'28"	27.88'	S 05°18'31" W	27.87'
C22	300.00'	4°55'51"	25.82'	S 05°30'20" W	25.81'
C23	2000.00'	1°22'26"	47.96'	S 87°08'09" E	47.96'
C24	500.00'	3°58'07"	34.63'	S 88°25'59" E	34.63'
C25	50.00'	87°23'29"	76.26'	S 46°43'18" E	69.08'
C26	2210.00'	1°58'12"	75.99'	S 87°26'02" E	75.99'
C27	2000.00'	16°47'32"	586.15'	S 84°38'39" W	584.06'
C28	2000.00'	7°14'00"	252.49'	S 79°51'53" W	252.32'
C29	25.00'	30°15'58"	13.21'	S 18°09'20" E	13.05'
C30	50.00'	150°57'52"	131.74'	S 42°11'37" W	96.81'
C31	25.00'	30°08'36"	13.15'	N 77°23'46" W	13.00'
C32	1025.00'	6°01'08"	107.68'	N 89°27'30" W	107.63'
C33	25.00'	90°54'17"	39.66'	S 48°05'56" W	35.63'
C34	330.00'	5°19'29"	30.67'	S 05°18'31" W	30.66'
C35	25.00'	94°25'11"	41.20'	S 39°14'20" E	36.69'
C36	475.00'	3°58'07"	32.90'	S 88°25'59" E	32.89'
C37	25.00'	35°03'11"	15.29'	N 72°03'22" E	15.06'
C38	50.00'	152°26'54"	133.04'	S 49°14'46" E	97.12'
C39	25.00'	30°00'15"	13.09'	S 11°58'34" W	12.94'
C40	25.00'	87°23'29"	38.13'	N 46°43'18" W	34.54'
C41	525.00'	3°58'07"	36.36'	N 88°25'59" W	36.36'
C42	25.00'	90°30'40"	39.49'	S 48°17'45" W	35.51'
C43	25.00'	90°30'40"	39.49'	S 48°17'45" W	35.51'
C44	25.00'	90°54'48"	39.67'	N 42°48'37" W	35.64'
C45	3475.00'	5°46'41"	350.44'	S 88°50'38" W	350.29'
C46	3525.00'	7°35'47"	467.35'	N 89°45'11" E	467.01'
C47	975.00'	8°08'44"	104.58'	S 89°31'17" E	104.53'
C48	25.00'	90°25'42"	39.46'	N 42°11'30" E	35.49'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	
A	0.256	11,138	RESTRICTED TO PARK	
B	0.226	9,863	RESTRICTED TO DRAINAGE	
C	0.025	1,088	RESTRICTED TO LANDSCAPE/OPEN SPACE	
D	0.037	1,615	RESTRICTED TO LANDSCAPE/OPEN SPACE	
E	0.061	2,636	RESTRICTED TO LANDSCAPE/OPEN SPACE	
TOTAL	0.605	26,340		



- LEGEND**
- BL INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - A.E. INDICATES AERIAL EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATERLINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.N. INDICATES FILE NUMBER
 - R.O.W. INDICATES RIGHT OF WAY
 - RES. INDICATES RESERVE
 - P.O.B. INDICATES POINT OF BEGINNING
 - EXIST. INDICATES EXISTING
 - TEMP. INDICATES TEMPORARY
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - (F) INDICATES FOUND ROD STAMPED "LJA SURVEY"
 - (S) INDICATES SET 5/8" IRON ROD STAMPED "LJA SURVEY"
 - INDICATES STREET NAME CHANGE

FINAL PLAT OF
HUNTINGTON PLACE
SECTION 7
SUBDIVISION OF 14.889 ACRES OF LAND SITUATED IN THE
WILLIAM PETTUS LEAGUE, ABSTRACT 68,
FORT BEND COUNTY, TEXAS.
65 LOTS 5 RESERVES (0.605 ACRES) 5 BLOCKS
JUNE 5, 2024 JOB NO. 1037-2207.403
OWNERS:
WOODMERE DEVELOPMENT COMPANY, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: WOODMERE GP, LLC, ITS GENERAL PARTNER
RICHARD RUE, PRESIDENT
15915 KATY FREEWAY, SUITE 405, HOUSTON, TEXAS 77094
PH: (281) 450-9172

SURVEYOR: **LJA Surveying, Inc.**
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER: **LJA Engineering, Inc.**
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386