PLAT RECORDING SHEET

PLAT NAME:	Monarch La	anding Section 1
DI AT NO.		
PLAT NO:		
ACREAGE:	37.312	
LEAGUE:	H.&T.C. R.R	R. CO. Survey
ABSTRACT NU	UMBER: 23	Q
indication in		<u></u>
NUMBER OF B	BLOCKS:	4
NUMBER OF I	LOTS:	136
NUMBER OF F	RESERVES:	4
OWNERS: KI	L LB Buy 2 LI	LC,
(DEPUTY CLERK)		

STATE OF TEXAS COUNTY OF FORT BEND

WE, KL LB BUY 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH NATHAN HOLT, AUTHORIZED SIGNATORY, OWNERS OF THE 37.312 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MONARCH LANDING SECTION 1, 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, PARKS, 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 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 THE 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 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 MONARCH LANDING 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 KL LB BUY 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY NATHAN HOLT, ITS AUTHORIZED SIGNATORY, HEREUNTO AUTHORIZED, THIS ______ DAY OF January _____, 2025.

A DELAWARE LIMITED LIABILITY COMPANY

STATE OF ARIZONA COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NATHAN HOLT, AUTHORIZED SIGNATORY, 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 _______, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA

MY COMMISSION EXPIRES: OBIOSIZOZO



I, JULIANA BIHLET, 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.

JULIANA BIHLET, P.E. TEXAS REGISTRATION NO. LO4900



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.

REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6106



	LINE TABL	.E
LINE	BEARING	LENGTH
L1	S41°29'13"W	75.00'
L2	S41°28'48"W	104.44
L3	S52°46'48"W	73.23'
L4	S49°20'24"W	94.72'
L5	S25°36'36"W	151.22'
L6	S64°23'24"E	46.86'
L7	S52°49'42"E	173.58'
L8	S46°48'42"E	39.30'
L9	S44°08'47"E	39.30'
L10	S41°28'53"E	39.30'
L11	S38°48'58"E	39.30'
L12	S36°09'04"E	39.30'
L13	S33°29'09"E	39.30'
L14	S30°49'15"E	39.30'
L15	S22°31'48"E	107.99'
L16	S67°28'12"W	94.31
L17	S68°34'59"W	60.00'
L18	S67°28'12"W	100.93'
L19	N22'31'48"W	60.00'
L20	N31°10'15"W	58.48'
L21	N38°06'04"W	50.66
L22	N43°09'03"W	50.66'
L23	N48°12'01"W	50.66'
L24	N53°15'00"W	50.66
L25	N62'49'21"W	141.10'
L26	N72°24'18"W	50.87
L27	N77*28'32"W	50.87
L28	N82°32'45"W	50.87

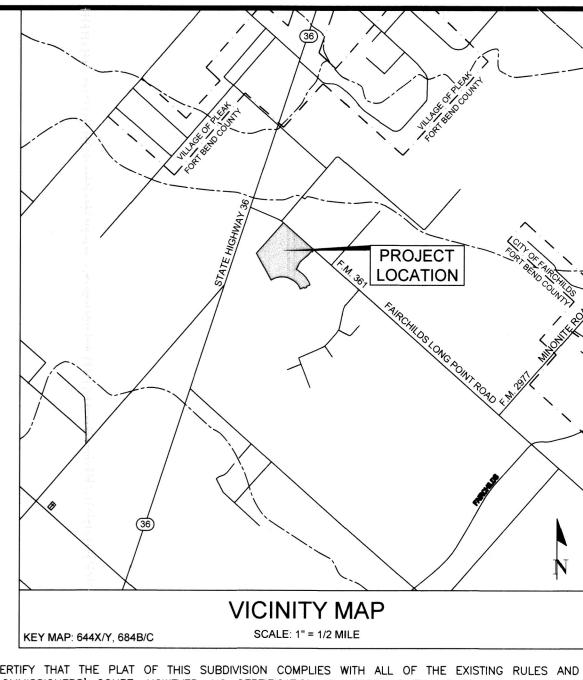
LINE	BEARING	LENGTH
L29	N87°36'59"W	50.87
L30	S87°18'48"W	50.87
L31	S82°14'34"W	50.87
L32	S77*10'21"W	50.87
L33	S72°06'07"W	50.87'
L34	S67°01'54"W	50.87'
L35	S62°15'30"W	73.54'
L36	N28°42'47"W	120.00'
L37	S61'44'24"W	96.49'
L38	N28*15'12"W	60.00'
L39	N61°44'24"E	96.00'
L40	N84°41'06"W	1.19'
L41	N03°30'36"W	8.64'
L42	S86°36'03"W	8.92'
L43	S24°20'04"E	31.72'
L44	S82°51'36"W	3.75'
L45	N49°20'24"E	60.82
L46	S86'32'27"W	35.39'
L47	N48*18'07"E	49.00'
L48	N49'15'28"E	50.50'
L49	N46'43'43"E	62.23'
L50	N15'17'24"W	105.09'
L51	S86'32'27"W	21.23'
L52	S41°23'35"E	47.17'
L53	S30°33'59"E	47.17'
L54	S19°44'23"E	47.17'
L55	S08*54'33"E	47.23'
L56	N89'05'02"E	57.00'

LINE TABLE

CURVE RADIUS DELTA ARC LENGTH CHORD BEARING CHORD LENGTH C1 30.00' 90'00'25' 47.13' \$86'29'00'W 42.43' C2 300.00' 11'18'00' 59.17' \$47'07'48'W 59.07' C3 300.00' 3'26'24" 18.01' \$51'03'36'W 18.01' C4 370.00' 23'43'48' 153.24' \$37'28'30'W 152.15' C5 25.00' 89'02'38' 38.85' \$22'56'53'W 35.06' C6 755.00' 0'09'25' 2.07' \$21'29'43'E 2.07' C7 25.00' 91'06'47" 39.76' \$86'58'24'W 35.70' C8 800.00' 7'51'36'' 109.75' \$45'24'36'W 109.66' C9 400.00' 23'43'48'' 165.67' \$37'28'30'W 164.49' C10 725.00' 99'50'35' 1225.42' \$69'50'18'E 1084.67' C11 400.00' 44'46'48' 312.62' \$86'50'18'E 64.93' C12 55.00' 72'21'00' 69.45' \$815'24'E 77.78' C14 55.00' 99'00'00' 88.39' \$815'29'24'E 77.78' C15 300.00' 4'35'03'' 24.00' \$47'02'52'W 24.00' C16 600.00' 4'23'42' 46.02' \$47'08'33'W 46.01' C17 200.00' 44'08'20' 154.07' \$87'00'52'W 150.29' C18 300.00' 6'13'26'' 32.59' \$85'58'19'W 32.57' C19 25.00' 85'57'24' 37.51' \$17'22'06'E 34.09' C20 755.00' 30'40'26' 404.20' \$45'00'34'E 399.39' C21 25.00' 85'57'24' 37.51' \$17'22'06'E 34.09' C22 25.00' 88'57'24' 37.51' \$17'22'06'E 34.09' C24 755.00' 20'29'12' 269.96' \$71'06'05'E 33.08' C24 755.00' 87'24'25' 1060.25' \$71'06'05'E 33.08' C25 25.00' 85'57'24' 37.51' \$17'20'0'E 268.52' C26 370.00' 44'46'48' 289.18' \$82'2'4'W 35.36' C27 25.00' 86'57'24' 37.51' \$17'20'0'E 268.52' C28 25.00' 85'57'24' 37.51' \$19'20'E 34.09' C29 755.00' 30'40'26' 404.20' \$45'00'1'Z'W 281.87' C20 755.00' 30'40'26' \$1060.25' \$71'06'05'E 33.08' C21 25.00' 85'57'24' 37.51' \$19'25'00'E 268.52' C25 25.00' 85'57'24' 37.51' \$19'25'00'E 268.52' C26 370.00' 44'46'48' 289.18' \$82'2'4'W 35.36' C27 25.00' 96'00' 39.27' \$86'2'2'4'W 35.36' C28 25.00' 85'57'24' 37.51' \$15'0'5'0'E 268.52' C29 25.00' 86'50'0' 39.27' \$86'2'2'4'W 35.36' C29 25.00' 42'50'00' 18.69' \$80'2'6'36'W 18.26' C30 50.00' 26'54'0'01' 231.84' \$59'08'24'W 73.33' C31 25.00' 30'28'28' 13.30' \$85'2'6'36'W 18.26' C32 25.00' 30'28'28' 13.30' \$85'2'6'36'W 13.14' C33 50.00' 30'28'28' 13.30' \$85'5'3'38'E 13.14'	CURVE TABLE							
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C7 25.00' 91'06'47" 39.76' N66'58'24'W 35.70' C8 800.00' 7'51'36" 109.75' S45'24'36'W 109.66' C9 400.00' 23'43'48" 165.67' S37'28'30'W 164.49' C10 725.00' 96'50'35" 1225.42' S69'50'18'E 1084.67' C11 400.00' 44'46'48" 312.62' N26'07'12'W 304.73' C12 55.00' 72'21'00' 69.45' N05'18'54'E 64.93' C13 55.00' 90'00'00' 86.39' N86'29'24'E 77.78' C14 55.00' 93'15'57' 89.53' S01'52'38'E 79.97' C15 300.00' 4'35'03" 24.00' S47'02'52'W 24.00' C16 600.00' 4'23'42" 46.02' S47'08'33'W 46.01' C17 200.00' 44'08'20" 154.07' S67'00'52'W 150.29' C18 300.00' 6'13'26" 32.59' S85'58'19'W 32.57'						35.06'		
C8 800.00' 751'36" 109.75' S45'24'36"W 109.66' C9 400.00' 23'43'48" 165.67' S37'28'30"W 164.49' C10 725.00' 96'50'35" 1225.42' S69'50'18"E 1084.67' C11 400.00' 44'46'48" 312.62' N26'07'12"W 304.73' C12 55.00' 72'21'00" 69.45' N05'18'54"E 64.93' C13 55.00' 90'00'00" 86.39' N86'29'24"E 77.78' C14 55.00' 93'15'57" 89.53' S01'52'38"E 79.97' C15 300.00' 4'35'03" 24.00' S47'02'52"W 24.00' C16 600.00' 4'23'42" 46.02' S47'08'33"W 46.01' C17 200.00' 44'08'20" 154.07' S67'00'52"W 150.29' C18 300.00' 6'13'26" 32.59' S85'58'19"W 32.57' C19 25.00' 85'57'24" 37.51' S17'22'06"E 34.09'					S21°29'43"E	2.07'		
C9 400.00¹ 23'43'48" 165.67¹ S37'28'30"W 164.49¹ C10 725.00¹ 96'50'35" 1225.42¹ S69'50'18"E 1084.67¹ C11 400.00¹ 44'46'48" 312.62¹ N26'07'12"W 304.73¹ C12 55.00¹ 72'21'00° 69.45¹ N05'18'54"E 64.93¹ C13 55.00¹ 90'00'00" 86.39¹ N86'29'24"E 77.78¹ C14 55.00¹ 93'15'57" 89.53¹ S01'52'38"E 79.97¹ C15 300.00¹ 4'35'03" 24.00¹ S47'02'52"W 24.00¹ C16 600.00¹ 4'23'42" 46.02¹ S47'08'33"W 46.01¹ C17 200.00¹ 44'08'20° 154.07¹ S67'00'52"W 150.29¹ C18 300.00¹ 6'13'26" 32.59¹ S85'58'19"W 32.57¹ C19 25.00¹ 85'57'24" 37.51¹ S17'22'06"E 34.09¹ C20 755.00¹ 30'40'26" 404.20¹ S45'00'3"E 399.39¹	C7	25.00'	91°06'47"	39.76'	N66'58'24"W	35.70'		
C10 725.00' 96'50'35" 1225.42' S69'50'18"E 1084.67' C11 400.00' 44'46'48" 312.62' N26'07'12"W 304.73' C12 55.00' 72'21'00" 69.45' N05'18'54"E 64.93' C13 55.00' 90'00'00" 86.39' N86'29'24"E 77.78' C14 55.00' 93'15'57" 89.53' S01'52'38"E 79.97' C15 300.00' 4'35'03" 24.00' S47'02'52"W 24.00' C16 600.00' 4'23'42" 46.02' S47'08'33"W 46.01' C17 200.00' 44'08'20" 154.07' S67'00'52"W 150.29' C18 300.00' 6'13'26" 32.59' S85'58'19"W 32.57' C19 25.00' 85'57'24" 37.51' S17'22'06"E 34.09' C20 755.00' 30'40'26" 404.20' S45'00'34"E 399.39' C21 25.00' 82'51'27" 36.15' S71'06'05"E 33.08'	C8	800.00'	7*51'36"	109.75'	S45°24'36"W	109.66		
C11 400.00' 44'46'48" 312.62' N26'07'12"W 304.73' C12 55.00' 72'21'00" 69.45' N05'18'54"E 64.93' C13 55.00' 90'00'00" 86.39' N86'29'24"E 77.78' C14 55.00' 93'15'57" 89.53' S01'52'38"E 79.97' C15 300.00' 4'35'03" 24.00' S47'02'52"W 24.00' C16 600.00' 4'23'42" 46.02' S47'08'33"W 46.01' C17 200.00' 44'08'20" 154.07' S67'00'52"W 150.29' C18 300.00' 6'13'26" 32.59' S85'58'19"W 32.57' C19 25.00' 85'57'24" 37.51' S17'22'06"E 34.09' C20 755.00' 30'40'26" 404.20' S45'00'34"E 399.39' C21 25.00' 82'51'27" 36.15' S71'06'05"E 33.08' C22 25.00' 98'19'23" 42.90' N18'18'31"E 37.83' C23 695.00' 87'24'25" 1060.25' N74'33'23"W 960.39' C24 755.00' 80'29'12" 269.96' N71'59'00"E 268.52' C25 25.00' 85'57'24" 37.51' N39'14'54"E 34.09' C26 370.00' 44'46'48" 289.18' N26'07'12"W 281.87' C27 25.00' 90'00'00" 39.27' S86'29'24"W 35.36' C28 25.00' 42'50'00" 18.69' S52'16'36"E 18.26' C30 50.00' 265'40'01" 231.84' S59'08'24"W 73.33' C31 25.00' 42'50'00" 18.69' N09'26'36"W 18.26' C32 25.00' 30'28'28" 13.30' N46'05'50"W 13.14' C33 50.00' 133'17'57" 116.33' N05'18'54"E 91.81'	C9	400.00'	23°43'48"	165.67'	S37*28'30"W	164.49'		
C12 55.00' 72'21'00" 69.45' N05'18'54"E 64.93' C13 55.00' 90'00'00" 86.39' N86'29'24"E 77.78' C14 55.00' 93'15'57" 89.53' S01'52'38"E 79.97' C15 300.00' 4'35'03" 24.00' S47'02'52"W 24.00' C16 600.00' 4'23'42" 46.02' S47'08'33"W 46.01' C17 200.00' 44'08'20" 154.07' S67'00'52"W 150.29' C18 300.00' 6'13'26" 32.59' S85'58'19"W 32.57' C19 25.00' 85'57'24" 37.51' S17'22'06"E 34.09' C20 755.00' 30'40'26" 404.20' S45'00'34"E 399.39' C21 25.00' 82'51'27" 36.15' S71'06'05"E 33.08' C22 25.00' 98'19'23" 42.90' N18'18'31"E 37.83' C23 695.00' 87'24'25" 1060.25' N74'33'23"W 960.39' <	C10	725.00'	96°50'35"	1225.42'	S69°50'18"E	1084.67		
C13 55.00' 90'00'00" 86.39' N86'29'24"E 77.78' C14 55.00' 93'15'57" 89.53' S01'52'38"E 79.97' C15 300.00' 4'35'03" 24.00' S47'02'52"W 24.00' C16 600.00' 4'23'42" 46.02' S47'08'33"W 46.01' C17 200.00' 44'08'20" 154.07' S67'00'52"W 150.29' C18 300.00' 6'13'26" 32.59' S85'58'19"W 32.57' C19 25.00' 85'57'24" 37.51' S17'22'06"E 34.09' C20 755.00' 30'40'26" 404.20' S45'00'34"E 399.39' C21 25.00' 82'51'27" 36.15' S71'06'05"E 33.08' C22 25.00' 98'19'23" 42.90' N18'18'31"E 37.83' C23 695.00' 87'24'25" 1060.25' N74'33'23"W 960.39' C24 755.00' 20'29'12" 269.96' N71'59'00"E 268.52'	C11	400.00'	44*46'48"	312.62'	N26'07'12"W	304.73'		
C14 55.00' 93'15'57" 89.53' S01'52'38"E 79.97' C15 300.00' 4'35'03" 24.00' S47'02'52"W 24.00' C16 600.00' 4'23'42" 46.02' S47'08'33"W 46.01' C17 200.00' 44'08'20" 154.07' S67'00'52"W 150.29' C18 300.00' 6'13'26" 32.59' S85'58'19"W 32.57' C19 25.00' 85'57'24" 37.51' S17'22'06"E 34.09' C20 755.00' 30'40'26" 404.20' S45'00'34"E 399.39' C21 25.00' 82'51'27" 36.15' S71'06'05"E 33.08' C22 25.00' 98'19'23" 42.90' N18'18'31"E 37.83' C23 695.00' 87'24'25" 1060.25' N74'33'23"W 960.39' C24 755.00' 20'29'12" 269.96' N71'59'00"E 268.52' C25 25.00' 85'57'24" 37.51' N39'14'54"E 34.09'	C12	55.00'	72°21'00"	69.45'	N05°18'54"E	64.93'		
C15 300.00' 4'35'03" 24.00' S47'02'52"W 24.00' C16 600.00' 4'23'42" 46.02' S47'08'33"W 46.01' C17 200.00' 44'08'20" 154.07' S67'00'52"W 150.29' C18 300.00' 6'13'26" 32.59' S85'58'19"W 32.57' C19 25.00' 85'57'24" 37.51' S17'22'06"E 34.09' C20 755.00' 30'40'26" 404.20' S45'00'34"E 399.39' C21 25.00' 82'51'27" 36.15' S71'06'05"E 33.08' C22 25.00' 98'19'23" 42.90' N18'18'31"E 37.83' C23 695.00' 87'24'25" 1060.25' N74'33'23"W 960.39' C24 755.00' 20'29'12" 269.96' N71'59'00"E 268.52' C25 25.00' 85'57'24" 37.51' N39'14'54"E 34.09' C26 370.00' 44'46'48" 289.18' N26'07'12"W 281.87'	C13	55.00'	90'00'00"	86.39'	N86°29'24"E	77.78'		
C16 600.00' 4'23'42" 46.02' S47'08'33"W 46.01' C17 200.00' 44'08'20" 154.07' S67'00'52"W 150.29' C18 300.00' 6'13'26" 32.59' S85'58'19"W 32.57' C19 25.00' 85'57'24" 37.51' S17'22'06"E 34.09' C20 755.00' 30'40'26" 404.20' S45'00'34"E 399.39' C21 25.00' 82'51'27" 36.15' S71'06'05"E 33.08' C22 25.00' 98'19'23" 42.90' N18'18'31"E 37.83' C23 695.00' 87'24'25" 1060.25' N74'33'23"W 960.39' C24 755.00' 20'29'12" 269.96' N71'59'00"E 268.52' C25 25.00' 85'57'24" 37.51' N39'14'54"E 34.09' C26 370.00' 44'46'48" 289.18' N26'07'12"W 281.87' C27 25.00' 90'00'00" 39.27' S86'29'24"W 35.36'	C14	55.00'	93°15'57"	89.53'	S01*52'38"E	79.97'		
C17 200.00' 44'08'20" 154.07' S67'00'52"W 150.29' C18 300.00' 6'13'26" 32.59' S85'58'19"W 32.57' C19 25.00' 85'57'24" 37.51' S17'22'06"E 34.09' C20 755.00' 30'40'26" 404.20' S45'00'34"E 399.39' C21 25.00' 82'51'27" 36.15' S71'06'05"E 33.08' C22 25.00' 98'19'23" 42.90' N18'18'31"E 37.83' C23 695.00' 87'24'25" 1060.25' N74'33'23"W 960.39' C24 755.00' 20'29'12" 269.96' N71'59'00"E 268.52' C25 25.00' 85'57'24" 37.51' N39'14'54"E 34.09' C26 370.00' 44'46'48" 289.18' N26'07'12"W 281.87' C27 25.00' 90'00'00" 39.27' S86'29'24"W 35.36' C28 25.00' 72'21'00" 31.57' S05'18'54"W 29.51'	C15	300.00'	4*35'03"	24.00'	S47°02'52"W	24.00'		
C18 300.00' 6'13'26" 32.59' S85'58'19"W 32.57' C19 25.00' 85'57'24" 37.51' S17'22'06"E 34.09' C20 755.00' 30'40'26" 404.20' S45'00'34"E 399.39' C21 25.00' 82'51'27" 36.15' S71'06'05"E 33.08' C22 25.00' 98'19'23" 42.90' N18'18'31"E 37.83' C23 695.00' 87'24'25" 1060.25' N74'33'23"W 960.39' C24 755.00' 20'29'12" 269.96' N71'59'00"E 268.52' C25 25.00' 85'57'24" 37.51' N39'14'54"E 34.09' C26 370.00' 44'46'48" 289.18' N26'07'12"W 281.87' C27 25.00' 90'00'00" 39.27' S86'29'24"W 35.36' C28 25.00' 72'21'00" 31.57' S05'18'54"W 29.51' C29 25.00' 42'50'00" 18.69' S52'16'36"W 18.26'	C16	600.00'	4*23'42"	46.02'	S47*08'33"W	46.01'		
C19 25.00' 85'57'24" 37.51' \$17'22'06"E 34.09' C20 755.00' 30'40'26" 404.20' \$45'00'34"E 399.39' C21 25.00' 82'51'27" 36.15' \$71'06'05"E 33.08' C22 25.00' 98'19'23" 42.90' \$18'18'31"E 37.83' C23 695.00' 87'24'25" 1060.25' \$174'33'23"W 960.39' C24 755.00' 20'29'12" 269.96' \$171'59'00"E 268.52' C25 25.00' 85'57'24" 37.51' \$189'14'54"E 34.09' C26 370.00' 44'46'48" 289.18' \$126'07'12"W 281.87' C27 25.00' 90'00'00" 39.27' \$86'29'24"W 35.36' C28 25.00' 72'21'00" 31.57' \$05'18'54"W 29.51' C29 25.00' 42'50'00" 18.69' \$52'16'36"E 18.26' C30 50.00' 265'40'01" 231.84' \$59'08'24"W 73.33'	C17	200.00'	44*08'20"	154.07'	S67*00'52"W	150.29'		
C20 755.00' 30'40'26" 404.20' \$45'00'34"E 399.39' C21 25.00' 82'51'27" 36.15' \$71'06'05"E 33.08' C22 25.00' 98'19'23" 42.90' N18'18'31"E 37.83' C23 695.00' 87'24'25" 1060.25' N74'33'23"W 960.39' C24 755.00' 20'29'12" 269.96' N71'59'00"E 268.52' C25 25.00' 85'57'24" 37.51' N39'14'54"E 34.09' C26 370.00' 44'46'48" 289.18' N26'07'12"W 281.87' C27 25.00' 90'00'00" 39.27' \$86'29'24"W 35.36' C28 25.00' 72'21'00" 31.57' \$05'18'54"W 29.51' C29 25.00' 42'50'00" 18.69' \$52'16'36"E 18.26' C30 50.00' 265'40'01" 231.84' \$59'08'24"W 73.33' C31 25.00' 30'28'28" 13.30' N46'05'50"W 13.14'	C18	300.00'	6*13'26"	32.59'	S85°58'19"W	32.57'		
C21 25.00' 82'51'27" 36.15' S71'06'05"E 33.08' C22 25.00' 98'19'23" 42.90' N18'18'31"E 37.83' C23 695.00' 87'24'25" 1060.25' N74'33'23"W 960.39' C24 755.00' 20'29'12" 269.96' N71'59'00"E 268.52' C25 25.00' 85'57'24" 37.51' N39'14'54"E 34.09' C26 370.00' 44'46'48" 289.18' N26'07'12"W 281.87' C27 25.00' 90'00'00" 39.27' S86'29'24"W 35.36' C28 25.00' 72'21'00" 31.57' S05'18'54"W 29.51' C29 25.00' 42'50'00" 18.69' S52'16'36"E 18.26' C30 50.00' 265'40'01" 231.84' S59'08'24"W 73.33' C31 25.00' 42'50'00" 18.69' N09'26'36"W 18.26' C32 25.00' 30'28'28" 13.30' N46'05'50"W 13.14'	C19	25.00'	85*57'24"	37.51'	S17°22'06"E	34.09'		
C22 25.00' 98'19'23" 42.90' N18'18'31"E 37.83' C23 695.00' 87'24'25" 1060.25' N74'33'23"W 960.39' C24 755.00' 20'29'12" 269.96' N71'59'00"E 268.52' C25 25.00' 85'57'24" 37.51' N39'14'54"E 34.09' C26 370.00' 44'46'48" 289.18' N26'07'12"W 281.87' C27 25.00' 90'00'00" 39.27' S86'29'24"W 35.36' C28 25.00' 72'21'00" 31.57' S05'18'54"W 29.51' C29 25.00' 42'50'00" 18.69' S52'16'36"E 18.26' C30 50.00' 265'40'01" 231.84' S59'08'24"W 73.33' C31 25.00' 42'50'00" 18.69' N09'26'36"W 18.26' C32 25.00' 30'28'28" 13.30' N46'05'50"W 13.14' C33 50.00' 133'17'57" 116.33' N05'18'54"E 91.81'	C20	755.00'	30°40'26"	404.20'	S45'00'34"E	399.39'		
C23 695.00' 87'24'25" 1060.25' N74'33'23"W 960.39' C24 755.00' 20'29'12" 269.96' N71'59'00"E 268.52' C25 25.00' 85'57'24" 37.51' N39'14'54"E 34.09' C26 370.00' 44'46'48" 289.18' N26'07'12"W 281.87' C27 25.00' 90'00'00" 39.27' \$86'29'24"W 35.36' C28 25.00' 72'21'00" 31.57' \$05'18'54"W 29.51' C29 25.00' 42'50'00" 18.69' \$52'16'36"E 18.26' C30 50.00' 265'40'01" 231.84' \$59'08'24"W 73.33' C31 25.00' 42'50'00" 18.69' N09'26'36"W 18.26' C32 25.00' 30'28'28" 13.30' N46'05'50"W 13.14' C33 50.00' 133'17'57" 116.33' N05'18'54"E 91.81'	C21	25.00'	82*51'27"	36.15'	S71°06'05"E	33.08'		
C24 755.00' 20°29'12" 269.96' N71°59'00"E 268.52' C25 25.00' 85°57'24" 37.51' N39°14'54"E 34.09' C26 370.00' 44°46'48" 289.18' N26°07'12"W 281.87' C27 25.00' 90°00'00" 39.27' S86°29'24"W 35.36' C28 25.00' 72°21'00" 31.57' S05°18'54"W 29.51' C29 25.00' 42°50'00" 18.69' S52°16'36"E 18.26' C30 50.00' 265°40'01" 231.84' S59°08'24"W 73.33' C31 25.00' 42°50'00" 18.69' N09°26'36"W 18.26' C32 25.00' 30°28'28" 13.30' N46°05'50"W 13.14' C33 50.00' 133°17'57" 116.33' N05°18'54"E 91.81'	C22	25.00'	98'19'23"	42.90'	N18*18'31"E	37.83'		
C25 25.00' 85'57'24" 37.51' N39'14'54"E 34.09' C26 370.00' 44'46'48" 289.18' N26'07'12"W 281.87' C27 25.00' 90'00'00" 39.27' S86'29'24"W 35.36' C28 25.00' 72'21'00" 31.57' S05'18'54"W 29.51' C29 25.00' 42'50'00" 18.69' S52'16'36"E 18.26' C30 50.00' 265'40'01" 231.84' S59'08'24"W 73.33' C31 25.00' 42'50'00" 18.69' N09'26'36"W 18.26' C32 25.00' 30'28'28" 13.30' N46'05'50"W 13.14' C33 50.00' 133'17'57" 116.33' N05'18'54"E 91.81'	C23	695.00'	87*24'25"	1060.25'	N74°33'23"W	960.39'		
C26 370.00' 44'46'48" 289.18' N26'07'12"W 281.87' C27 25.00' 90'00'00" 39.27' \$86'29'24"W 35.36' C28 25.00' 72'21'00" 31.57' \$05'18'54"W 29.51' C29 25.00' 42'50'00" 18.69' \$52'16'36"E 18.26' C30 50.00' 265'40'01" 231.84' \$59'08'24"W 73.33' C31 25.00' 42'50'00" 18.69' N09'26'36"W 18.26' C32 25.00' 30'28'28" 13.30' N46'05'50"W 13.14' C33 50.00' 133'17'57" 116.33' N05'18'54"E 91.81'	C24	755.00'	20°29'12"	269.96'	N71°59'00"E	268.52'		
C27 25.00' 90'00'00" 39.27' \$86'29'24"W 35.36' C28 25.00' 72'21'00" 31.57' \$05'18'54"W 29.51' C29 25.00' 42'50'00" 18.69' \$52'16'36"E 18.26' C30 50.00' 265'40'01" 231.84' \$59'08'24"W 73.33' C31 25.00' 42'50'00" 18.69' \$N09'26'36"W 18.26' C32 25.00' 30'28'28" 13.30' \$N46'05'50"W 13.14' C33 50.00' 133'17'57" 116.33' \$N05'18'54"E 91.81'	C25	25.00'	85*57'24"	37.51'	N39°14'54"E	34.09'		
C28 25.00' 72'21'00" 31.57' S05'18'54"W 29.51' C29 25.00' 42'50'00" 18.69' S52'16'36"E 18.26' C30 50.00' 265'40'01" 231.84' S59'08'24"W 73.33' C31 25.00' 42'50'00" 18.69' N09'26'36"W 18.26' C32 25.00' 30'28'28" 13.30' N46'05'50"W 13.14' C33 50.00' 133'17'57" 116.33' N05'18'54"E 91.81'	C26	370.00'	44*46'48"	289.18'	N26°07'12"W	281.87'		
C29 25.00' 42'50'00" 18.69' S52'16'36"E 18.26' C30 50.00' 265'40'01" 231.84' S59'08'24"W 73.33' C31 25.00' 42'50'00" 18.69' N09'26'36"W 18.26' C32 25.00' 30'28'28" 13.30' N46'05'50"W 13.14' C33 50.00' 133'17'57" 116.33' N05'18'54"E 91.81'	C27	25.00'	90,00,00	39.27	S86*29'24"W	35.36'		
C30 50.00' 265'40'01" 231.84' S59'08'24"W 73.33' C31 25.00' 42'50'00" 18.69' N09'26'36"W 18.26' C32 25.00' 30'28'28" 13.30' N46'05'50"W 13.14' C33 50.00' 133'17'57" 116.33' N05'18'54"E 91.81'	C28	25.00'	72*21'00"	31.57'	S05°18'54"W	29.51'		
C31 25.00' 42'50'00" 18.69' N09'26'36"W 18.26' C32 25.00' 30'28'28" 13.30' N46'05'50"W 13.14' C33 50.00' 133'17'57" 116.33' N05'18'54"E 91.81'	C29	25.00'	42'50'00"	18.69'	S52°16'36"E	18.26'		
C32 25.00' 30°28'28" 13.30' N46°05'50"W 13.14' C33 50.00' 133°17'57" 116.33' N05°18'54"E 91.81'	C30	50.00'	265'40'01"	231.84'	S59°08'24"W	73.33'		
C33 50.00' 133'17'57" 116.33' N05'18'54"E 91.81'	C31	25.00'	42*50'00"	18.69'	N09°26'36"W	18.26'		
	C32	25.00'	30°28'28"	13.30'	N46°05'50"W	13.14'		
C34 25.00' 30°28'28" 13.30' N56°43'38"E 13.14'	C33	50.00'	133°17'57"	116.33'	N05°18'54"E	91.81'		
	C34	25.00'	30°28'28"	13.30'	N56°43'38"E	13.14'		

			CONVE		
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C35	25.00'	29*55'35"	13.06'	N26°31'36"E	12.91'
C36	50.00'	149*51'10"	130.77'	N86°29'24"E	96.56'
C37	25.00'	29*55'35"	13.06'	S33°32'48"E	12.91'
C38	25.00'	29*55'35"	13.06'	S63°28'24"E	12.91'
C39	50.00'	149*56'05"	130.84'	S03°28'09"E	96.58'
C40	25.00'	28*57'52"	12.64'	S57°00'57"W	12.50'
C41	330.00'	6°48'23"	39.20'	S45°56'13"W	39.18'
C42	570.00'	4°23'42"	43.72'	S47°08'33"W	43.71'
C43	230.00'	3.51,18,	15.48'	S46°52'21"W	15.47'
C44	25.00'	63°41'12"	27.79'	S16'57'24"W	26.38'
C45	50.00'	161°06'17"	140.59'	S65'39'56"W	98.64'
C46	25.00'	63°41'12"	27.79'	N65°37'31"W	26.38'
C47	230.00'	6°33'10"	26.30'	S85°48'27"W	26.29'
C48	25.00'	92°48'50"	40.50'	S42°40'37"W	36.21
C49	25.00'	85*57'24"	37.51'	S46°42'30"E	34.09'
C50	755.00'	21°15′11"	280.06'	S79°03'36"E	278.45'
C51	25.00'	85*57'24"	37.51'	N68°35'18"E	34.09'
C52	430.00'	23°43'48"	178.09'	N37°28'30"E	176.82'
C53	770.00'	7*51'36"	105.63'	N45°24'36"E	105.55'
C54	30.00'	89*59'35"	47.12'	N03°31'00"W	42.42'
C55	25.00'	90°00'00"	39.27'	N86°29'24"E	35.36'
C56	25.00'	90°00'00"	39.27'	S03*30'36"E	35.36'
C57	25.00'	42*50'00"	18.69'	S62°54'24"W	18.26'
C58	50.00'	265*40'01"	231.84'	S48*30'36"E	73.33'
C59	25.00'	42*50'00"	18.69'	N20°04'24"E	18.26'
C60	25.00'	90°00'00"	39.27'	N86°29'24"E	35.36'
C61	25.00'	93*15'57"	40.69'	S01°52'38"E	36.35'
C62	270.00'	4'35'03"	21.60'	S47°02'52"W	21.60'
C63	630.00'	4*23'42"	48.33'	S47°08'33"W	48.31'
C64	170.00'	44°08'20"	130.96'	S67*00'52"W	127.75'
C65	25.00'	77*14'02"	33.70'	N52°17'57"W	31.21'
C66	430.00'	34°49'41"	261.38'	N31°05'46"W	257.38'
C67	25.00'	90'00'00"	39.27'	N03°30'36"W	35.36'

CURVE TABLE



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.

GRADY PRESTAGE

COMMISSIONER, PRECINCT 2

KI BENI) ((JUNI	Y ENGINEER										
PROVED	BY	THE	COMMISSIONERS'	COURT	OF	FORT	BEND	COUNTY,	TEXAS,	THIS	 DAY	OF	 2025.

KP GEORGE COUNTY JUDGE	· · · · · · · · · · · · · · · · · · ·	

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 _______ O'CLOCK ___M., IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

COMMISSIONER, PRECINCT 4

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

COUN	RICHARD, Y CLERK BEND COUNTY, TEXAS
BY:	-

J. STACY SLAWINSKI, P.E.

VINCENT M. MORALES, JR.

COMMISSIONER, PRECINCT

W.A. "ANDY" MEYERS COMMISSIONER, PRECINCT 3

MONARCH LANDING **SECTION 1**

A SUBDIVISION OF 37.312 ACRES OF LAND LOCATED IN THE H.&T.C. R.R. CO. SURVEY, ABSTRACT NO. 239 FORT BEND COUNTY, TEXAS

136 LOTS 4 BLOCKS 4 RESERVES DATE: JANUARY, 2025 SCALE: 1" = 100'

OWNER

KL LB BUY 2 LLC, A DELEWARE LIMITED LIABILTY COMPANY 681 GREENS PARKWAY, SUITE 200 HOUSTON, TEXAS 77067

281-874-8486

ENGINEER

Houston, TX 77057 (832) 431-5959

Firm No. 14051

WWW.BLACKLINE-ENG.COM

SURVEYOR





S & V SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 20111 KRAHN ROAD SPRING, TEXAS 77388 OFFICE - (281) 353-2570 FAX - (281) 353-2407 TBPELS Firm No. 100247-00

NO. 256, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, NEEDVILLE I.S.D., ESD 6 AND 10 WHARTON COUNTY JUNIOR COLLEGE AND CAD 12. 3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48157C0400M REVISED DATE JANUARY 29, 2021, THE SUBJECT PROPERTY LIES WITHIN

ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. 4. THERE ARE PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.

5. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 83.77 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 ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

6. 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.

7. THIS PLAT LIES WITHIN LIGHT ZONE LZ2 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.

8. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.

9. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

10. 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: 0.999865357370.

11. A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY 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 AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.

12. 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.

13. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

14. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED STRUCTURE.

15. RESTRICTED RESERVE "A", "B", AND "D" TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.

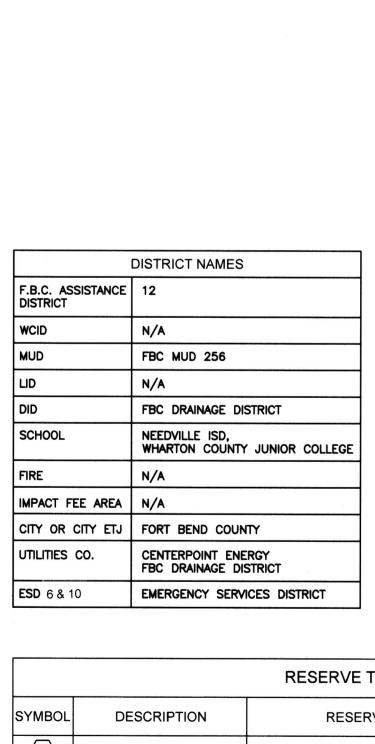
16. RESTRICTED RESERVE "C" TO BE MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO.

17. 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

18. A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

19. THIS PLAT IS SUBJECT TO A PERMANENT EASEMENT AGREEMENT AS SET FORTH AND DEFINED UNDER FORT BEND COUNTY CLERK'S FILE NUMBERS 2012142753, 2013017115, 2013044998.

20. THIS PLAT IS SUBJECT TO A CERTAIN GRANT OF MASTER TELECOMMUNICATIONS EASEMENT AS SET FORTH AND DEFINED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2024101770.



	RESERVE TABLE						
SYMBOL	DESCRIPTION	RESERVE USE	AREA				
A	RESTRICTED RESERVE "A"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	2.335 AC 101,728 S.F.				
В	RESTRICTED RESERVE "B"	RESTRICTED TO LIFT STATION USE	0.212 AC 9,247 S.F.				
(c)	RESTRICTED RESERVE "C"	RESTRICTED TO PARK USE	0.440 AC 19,155 S.F.				
D	RESTRICTED RESERVE "D"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.119 AC 5,198 S.F.				
TOTAL			3.106 AC 135,328 S.F.				



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