

# PLAT RECORDING SHEET

**PLAT NAME:** Monarch Landing Section 1

\_\_\_\_\_

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

**ACREAGE:** 37.312

\_\_\_\_\_

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

\_\_\_\_\_

**ABSTRACT NUMBER:** 239

\_\_\_\_\_

**NUMBER OF BLOCKS:** 4

\_\_\_\_\_

**NUMBER OF LOTS:** 136

\_\_\_\_\_

**NUMBER OF RESERVES:** 4

\_\_\_\_\_

**OWNERS:** KL LB Buy 2 LLC,

\_\_\_\_\_

\_\_\_\_\_  
(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 9 DAY OF January, 2025.

KL LB BUY 2 LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: Nathan Holt  
NATHAN HOLT, AUTHORIZED SIGNATORY

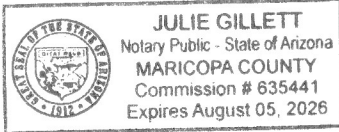
STATE OF ARIZONA  
COUNTY OF MARICOPA

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 9th DAY OF January, 2025.

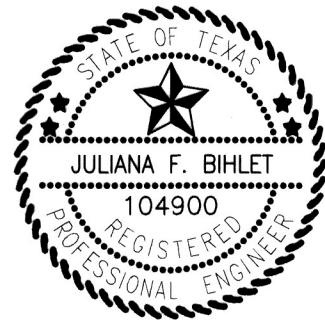
Julie Gillett  
NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA  
PRINT NAME:

MY COMMISSION EXPIRES: 08/05/2026



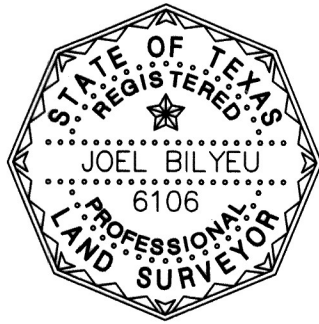
I, JULIANA BIHLET, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

Juliana Bihlet  
JULIANA BIHLET, P.E.  
TEXAS REGISTRATION NO. 104900



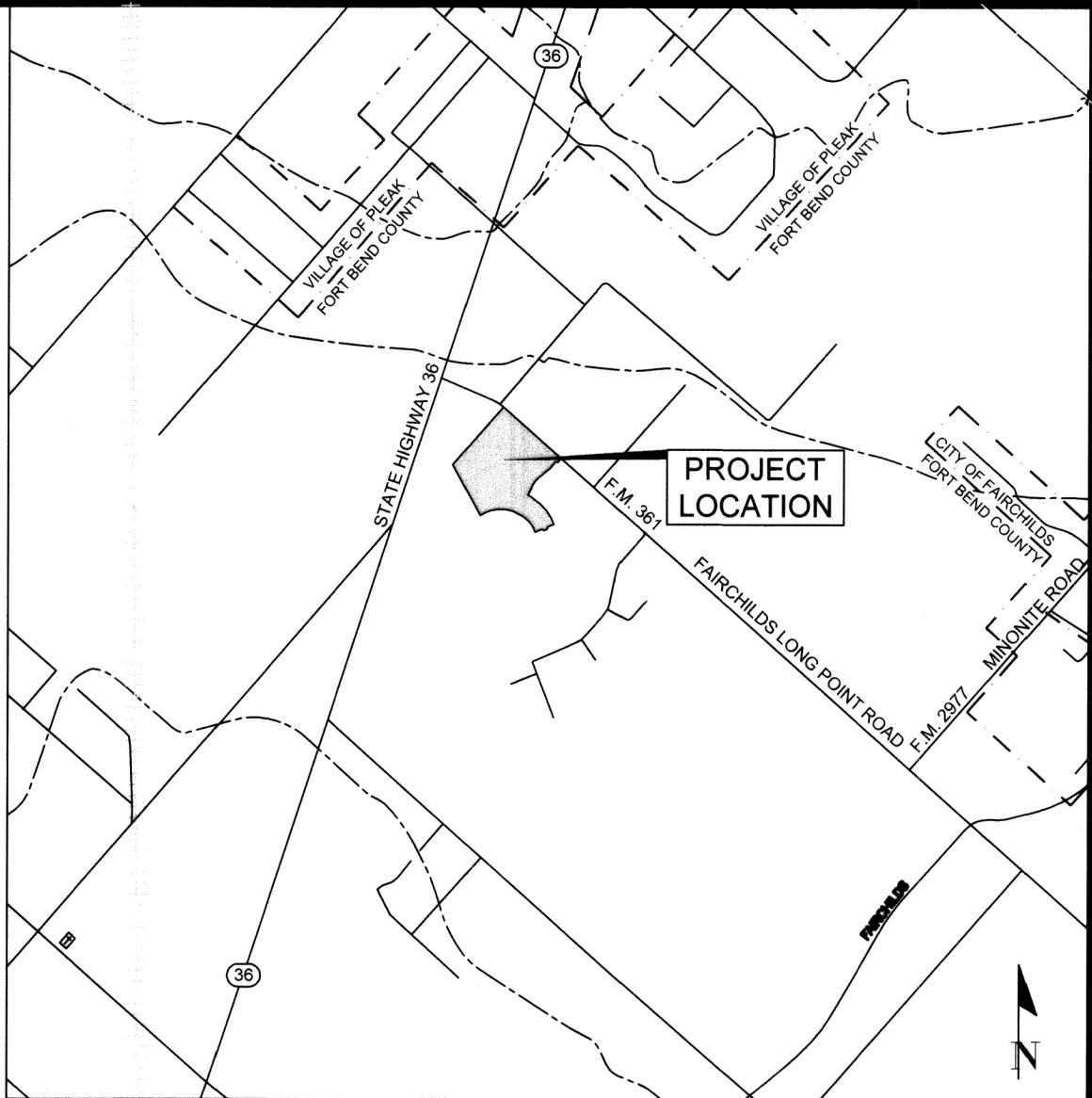
I, JOEL BILYEU, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE 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  
JOEL BILYEU  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6106



LINE TABLE		
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 TABLE		
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'



VICINITY MAP

KEY MAP: 644X/Y, 684B/C

SCALE: 1" = 1/2 MILE

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 \_\_\_\_\_, 2025.

VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

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 \_\_\_\_\_, 2025, 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

## 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 DELAWARE LIMITED LIABILITY COMPANY  
681 GREENS PARKWAY, SUITE 200  
HOUSTON, TEXAS 77067  
281-874-8486

ENGINEER

SURVEYOR

**BLACKLINE  
ENGINEERING**

1616 S. Voss, Suite 300  
Houston, TX 77057  
(832) 431-9959  
Firm No. 14051  
WWW.BLACKLINE-ENG.COM



**S & V SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYORS  
2011 KRAHN ROAD SPRING, TEXAS 77388  
OFFICE: (281) 353-2570 FAX: (281) 353-2407  
TBPELS Firm No. 100247-00  
www.svsurveying.com



NOTES:

1. PROJECT BENCHMARK: ELEVATIONS SHOWN HEREON ARE REFERENCED TO NGS MONUMENT "TXRO REF MON 1", PID DBR258, HAVING AN ELEVATION OF 94.2 FEET, NORTH AMERICAN VERTICAL DATUM 1988.
2. 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., ESD 6 AND 10 WHARTON COUNTY JUNIOR COLLEGE AND CAD 12.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 4815700400M 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 ADJUT 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. 256.
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 CONSTRUCTION.
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.

THIS 2,639 AC. / 114,948 S.F. IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES.

THIS 2,642 AC. / 115,068 S.F. IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES.

REMAINDER OF 336.789 ACRES  
LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.  
F.B.C.C.F. No. 2024010354

REMAINDER OF 336.789 ACRES  
LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.  
F.B.C.C.F. No. 2024010354

REMAINDER OF 336.789 ACRES  
LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.  
F.B.C.C.F. No. 2024010354

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	FORT BEND COUNTY
UTILITIES CO.	CENTERPOINT ENERGY FBC DRAINAGE DISTRICT
ESD 6 & 10	EMERGENCY SERVICES DISTRICT

RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
A	RESTRICTED RESERVE "A"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	2.335 AC. - 101,728 S.F.
B	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.

## 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 LIABILITY COMPANY  
681 GREENS PARKWAY, SUITE 200  
HOUSTON, TEXAS 77067  
281-874-8486

ENGINEER  
**BLACKLINE**  
ENGINEERING  
1616 S. Voss, Suite 300  
Houston, TX 77057  
(832) 431-9959  
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  
www.svsurveying.com