

PLAT RECORDING SHEET

PLAT NAME: Monarch Landing Section 3

PLAT NO: _____

ACREAGE: 25.635

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

ABSTRACT NUMBER: 239

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 129

NUMBER OF RESERVES: 3

OWNERS: KL LB Buy 2 LLC,

(DEPUTY CLERK)

B:\PROJECT DIRECTORY\09101- LENNAR HOMES\0003.01 - SECTION 3\CAD\PLAT\09101.0003.01 PLAT- 121824.DWG Dec. 20, 2024--9:41 AM KENNETH LOPEZ

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 25.635 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MONARCH LANDING SECTION 3, 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 9th DAY OF January, 2025.

KL LB BUY 2 LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: Nathan Holt
NATHAN HOLT, AUTHORIZED SIGNATORY

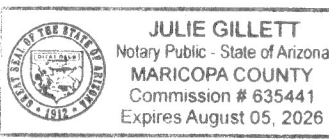
STATE OF ARIZONA
COUNTY OF MARICOPA

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.

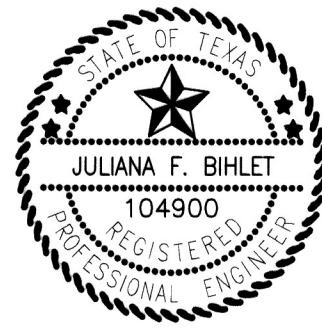
NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA
PRINT NAME:

MY COMMISSION EXPIRES: 08/05/2026



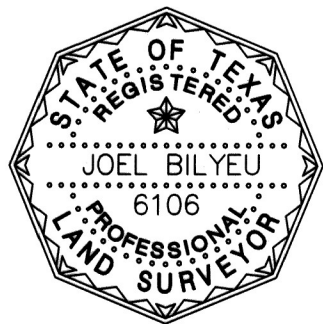
I, JULIANA BIHLET, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

JULIANA BIHLET, 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
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6106

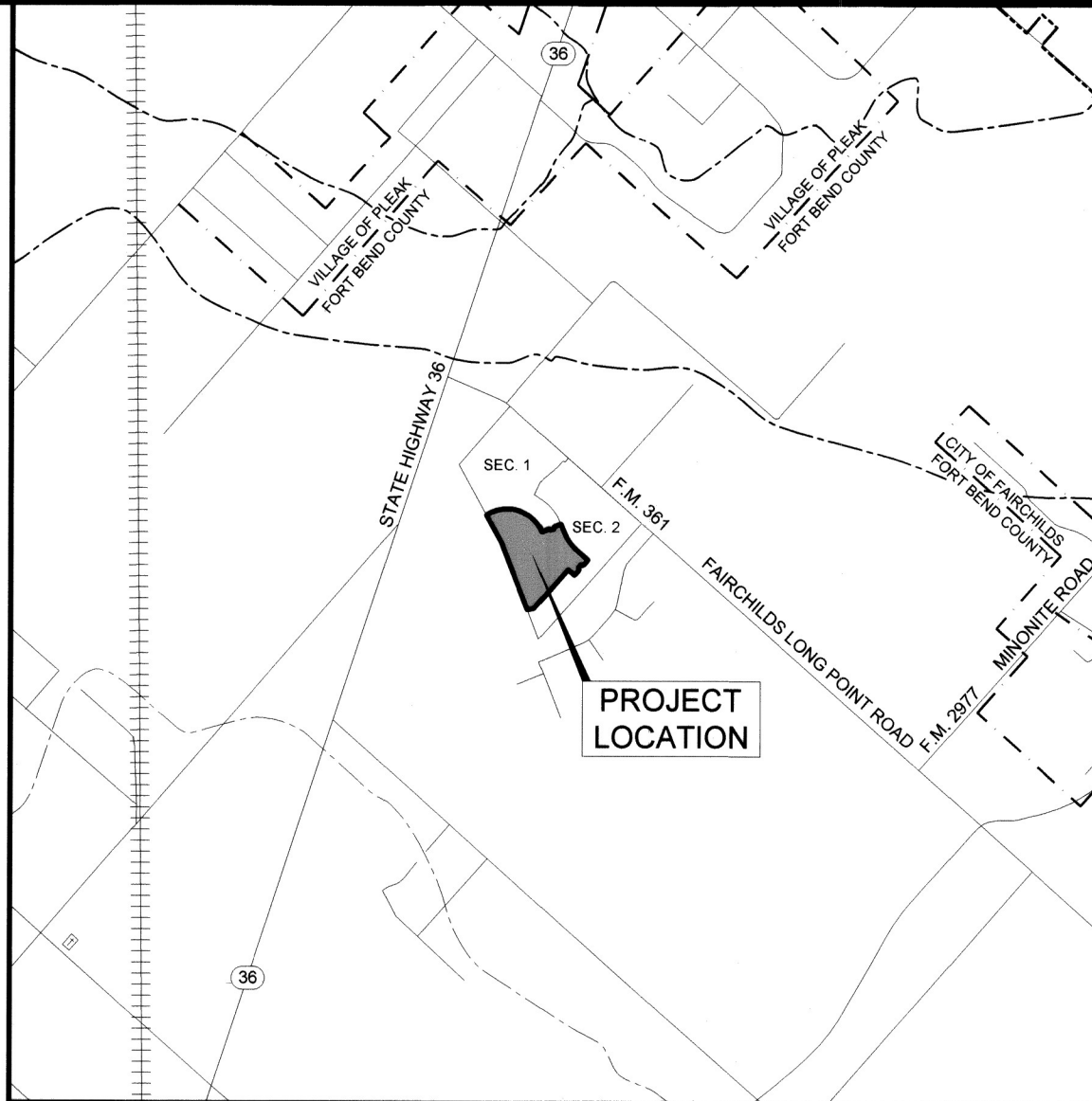


LINE TABLE		
LINE	BEARING	LENGTH
L1	S21°11'24"E	100.41'
L2	S21°15'21"E	44.78'
L3	S23°51'02"E	43.82'
L4	S27°43'43"E	43.82'
L5	S31°36'23"E	43.82'
L6	S35°29'04"E	43.82'
L7	S39°21'44"E	43.82'
L8	S43°14'24"E	43.82'
L9	S47°01'33"E	44.08'
L10	S41°49'12"W	97.50'
L11	N48°10'48"W	10.00'
L12	S41°49'12"W	60.00'
L13	S48°10'48"E	10.00'
L14	S41°49'12"W	95.00'
L15	N48°10'48"W	125.00'
L16	S79°16'13"W	97.49'
L17	N19°26'42"W	53.85'
L18	N62°15'30"E	73.54'
L19	N67°01'54"E	50.87'
L20	N72°06'07"E	50.87'
L21	N77°10'21"E	50.87'
L22	N82°14'34"E	50.87'
L23	N87°18'48"E	50.87'
L24	S87°36'59"E	50.87'
L25	S82°32'46"E	50.87'
L26	S77°28'32"E	50.87'
L27	S72°24'18"E	50.87'
L28	S62°49'21"E	141.10'
L29	S53°15'00"E	50.66'

LINE TABLE		
LINE	BEARING	LENGTH
L30	S48°12'01"E	50.66'
L31	S43°09'03"E	50.66'
L32	S38°06'04"E	50.66'
L33	S31°10'15"E	58.48'
L34	S22°31'48"E	60.00'
L35	N67°28'12"E	100.93'
L36	N68°34'59"E	60.00'
L37	N67°28'12"E	98.13'
L38	S71°14'33"W	67.85'
L39	N63°45'27"W	8.64'
L40	N06°08'39"W	11.48'
L41	N88°27'17"E	6.84'
L42	N48°10'48"W	12.70'
L43	S21°27'46"E	46.37'
L44	S23°48'16"E	45.91'
L45	S26°33'58"E	45.91'
L46	S29°19'40"E	45.91'
L47	S32°05'22"E	45.91'
L48	S34°51'04"E	45.91'
L49	S37°36'46"E	45.91'
L50	S40°22'28"E	45.91'
L51	S43°49'45"E	45.90'
L52	S44°03'47"W	27.08'
L53	N86°26'33"W	27.08'
L54	S41°49'12"W	55.00'
L55	S61°17'13"W	30.00'
L56	S70°29'56"E	42.96'
L57	S32°22'39"E	47.13'
L58	S18°45'27"E	65.24'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90°00'00"	39.27'	S86°49'12"W	35.36'
C2	25.00'	90°00'00"	39.27'	S03°10'48"E	35.36'
C3	25.00'	91°06'47"	39.76'	S66°58'24"E	35.70'
C4	755.00'	0°09'25"	2.07'	N21°29'43"W	2.07'
C5	25.00'	89°02'38"	38.85'	N22°56'53"E	35.06'
C6	725.00'	0°13'37"	2.87'	S21°18'12"E	2.87'
C7	800.00'	26°59'24"	376.85'	S34°41'06"E	373.38'
C8	1000.00'	3°46'21"	65.84'	S69°21'23"W	65.83'
C9	55.00'	90°00'00"	86.39'	S26°14'33"W	77.78'
C10	500.00'	29°25'21"	256.76'	S33°28'07"E	253.95'
C11	425.00'	74°57'15"	555.98'	S58°40'01"E	517.18'
C12	1105.00'	22°32'45"	434.82'	S32°27'46"E	432.02'
C13	55.00'	85°33'21"	82.13'	S00°57'28"E	74.71'
C14	755.00'	0°13'37"	2.99'	S21°18'12"E	2.99'
C15	770.00'	26°59'24"	362.72'	S34°41'06"E	359.38'
C16	830.00'	26°59'24"	390.98'	N34°41'06"W	387.38'
C17	695.00'	0°13'37"	2.75'	N21°18'12"W	2.75'
C18	25.00'	88°39'36"	38.69'	S23°08'24"W	34.94'
C19	1075.00'	22°42'05"	425.93'	S32°32'27"E	423.15'
C20	25.00'	30°55'55"	13.50'	S59°21'27"E	13.33'
C21	50.00'	146°34'12"	127.91'	S01°32'19"E	95.77'
C22	25.00'	29°55'35"	13.06'	S56°47'00"W	12.91'
C23	25.00'	90°00'00"	39.27'	S03°10'48"E	35.36'
C24	25.00'	90°00'00"	39.27'	S86°49'12"W	35.36'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C25	25.00'	25°29'22"	11.12'	S29°04'31"W	11.03'
C26	50.00'	261°09'23"	227.90'	N33°05'29"W	75.95'
C27	25.00'	55°40'01"	24.29'	N69°39'13"E	23.35'
C28	25.00'	90°00'00"	39.27'	N03°10'48"W	35.36'
C29	530.00'	29°25'21"	272.17'	N33°28'07"W	269.19'
C30	25.00'	29°55'35"	13.06'	N33°43'14"W	12.91'
C31	50.00'	149°51'10"	130.77'	N26°14'33"E	96.56'
C32	25.00'	29°55'35"	13.06'	N86°12'21"E	12.91'
C33	970.00'	3°46'21"	63.87'	N69°21'23"E	63.86'
C34	25.00'	105°16'36"	45.94'	N14°49'54"E	39.74'
C35	395.00'	49°22'51"	340.43'	N62°29'49"W	329.99'
C36	25.00'	59°08'08"	25.80'	S63°14'41"W	24.67'
C37	50.00'	260°04'01"	226.95'	N16°17'23"W	76.57'
C38	25.00'	25°25'20"	11.09'	S78°58'02"E	11.00'
C39	455.00'	57°25'49"	456.07'	S62°57'48"E	437.21'
C40	25.00'	78°16'54"	34.16'	S73°23'21"E	31.56'
C41	25.00'	91°20'24"	39.85'	S66°51'36"E	35.77'
C42	1135.00'	22°32'45"	446.62'	S32°27'46"E	443.75'
C43	25.00'	85°33'21"	37.33'	S00°57'28"E	33.96'
C44	25.00'	90°00'00"	39.27'	S86°49'12"W	35.36'
C45	470.00'	29°25'21"	241.35'	N33°28'07"W	238.71'
C46	25.00'	90°00'00"	39.27'	N26°14'33"E	35.36'
C47	1030.00'	3°46'21"	67.82'	N69°21'23"E	67.81'



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 3

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

129 LOTS 4 BLOCKS 3 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

SURVEYOR

BLACKLINE
ENGINEERING

1616 S. Voss, Suite 300
Houston, TX 77057
(832) 431-5959
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:

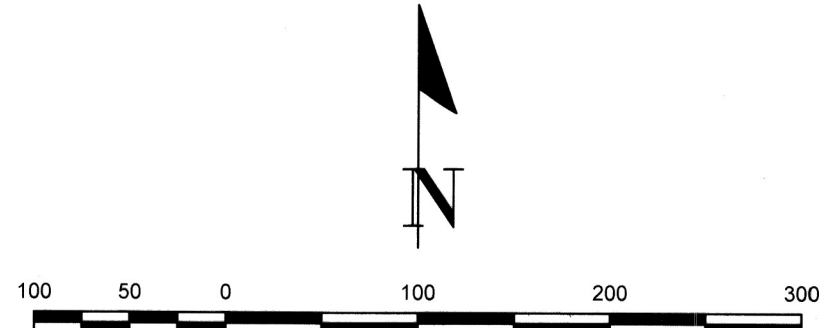
- PROJECT BENCHMARK: ELEVATIONS SHOWN HEREON ARE REFERENCED TO NGS MONUMENT "TXRO REF MON 1", PID DR8259, HAVING AN ELEVATION OF 94.2 FEET, NORTH AMERICAN VERTICAL DATUM 1988.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 256, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, NEEDVILLE I.S.D., ESD 6 AND 10, WHARTON COUNTY JUNIOR COLLEGE AND CAD 12.
- 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.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- 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 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.
- 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.
- THIS PLAT LIES WITHIN LIGHT ZONE L22 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- 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: 0.999985357370
- 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 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.
- 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.
- 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 STRUCTURE.
- RESTRICTED RESERVE "A", "B" AND "C" TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.
- 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.
- A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

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 AND UTILITY USE	0.027 AC. - 1,179 S.F.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO LANDSCAPE AND UTILITY USE	0.136 AC. - 5,914 S.F.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO UTILITY USE	0.321 AC. - 13,971 S.F.
TOTAL			0.484 AC. - 21,064 S.F.



LEGEND

- AC. = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- E.E. = ELECTRIC EASEMENT
- F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
- LTD. = LIMITED
- NO. = NUMBER
- PG. = PAGE
- R. = RADIUS
- R.O.W. = RIGHT-OF-WAY
- 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
- (1) = BLOCK NUMBER
- = SET 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- ⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)

MONARCH LANDING SECTION 3

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

129 LOTS 4 BLOCKS 3 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) 431-9999
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