

PLAT RECORDING SHEET

PLAT NAME: Kingdom Heights Section Nine

PLAT NO: _____

ACREAGE: 45.971

LEAGUE: William Andrews League and Samuel Isaacs League

ABSTRACT NUMBER: 3 & 35

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 100

NUMBER OF RESERVES: 7

OWNERS: K. Hovnanian Houston Kingdom Heights, LLC and Meritage Homes of Texas, LLC

(DEPUTY CLERK)

STATE OF TEXAS :
COUNTY OF FORT BEND:

WE, K. HOVNANIAN HOUSTON KINGDOM HEIGHTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH DAVID ORLANDO, VICE PRESIDENT OF LAND AQUSITION AND DEVELOPMENT; AND MERITAGE HOMES OF TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH DAVID JORDAN, SR. VICE PRESIDENT OF LAND; HEREINAFTER REFERRED TO AS OWNERS OF THE 45.971 ACRES SHOWN HEREON AND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF KINGDOM HEIGHTS SECTION NINE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAP OR PLAT AND DO 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, SUCCESSORS 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 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 INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THERON 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 SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANK INTO ANY PUBLIC OR PRIVATE STREET, 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' 0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF RICHMOND, FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSE 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 PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY IS HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING 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 OWNER OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF KINGDOM HEIGHTS SECTION NINE, WHERE BUILDING SETBACK LINES OR 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, 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 COMMISSIONER'S COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF THE, K. HOVNANIAN HOUSTON KINGDOM HEIGHTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID

ORLANDO, VICE PRESIDENT OF LAND AQUSITION AND DEVELOPMENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2024.

K. HOVNANIAN HOUSTON KINGDOM HEIGHTS, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
DAVID ORLANDO
VICE PRESIDENT OF LAND AQUSITION AND DEVELOPMENT

STATE OF TEXAS :

COUNTY OF _____ :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID ORLANDO, VICE PRESIDENT OF LAND AQUSITION AND DEVELOPMENT OF K. HOVNANIAN HOUSTON KINGDOM HEIGHTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES:_____

IN TESTIMONY WHEREOF THE, MERITAGE HOMES OF TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID JORDAN, SR.,

VICE PRESIDENT OF LAND, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2024.

MERITAGE HOMES OF TEXAS, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
DAVID JORDAN, SR.,
VICE PRESIDENT OF LAND

STATE OF TEXAS :

COUNTY OF _____ :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID JORDAN, SR., VICE PRESIDENT OF LAND OF MERITAGE HOMES OF TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES:_____

THIS PLAT OF KINGDOM HEIGHTS SECTION NINE IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS, THIS ____ DAY OF _____, 202____.

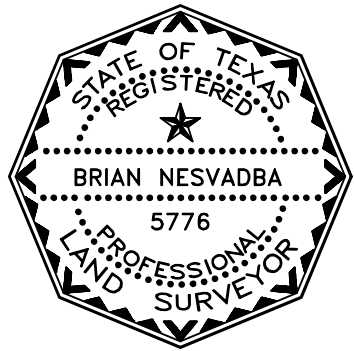
TERRI VELA, CITY MANAGER _____

THIS PLAT OF KINGDOM HEIGHTS SECTION NINE WAS APPROVED ON _____ BY THE CITY OF RICHMOND COMMISSION AND SIGNED THIS ____ DAY OF _____, 202____, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, AND NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN ONE (1) YEAR HEREAFTER.

REBECCA K. HAAS, MAYOR _____

LASHA GILLESPIE, CITY SECRETARY _____

I, BRIAN NESVADBA, AM AUTHORIZED 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 RODS HAVING AN OUTSIDE DIAMETER OF FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.



BRIAN NESVADBA, R.P.L.S.
TEXAS REGISTRATION NO. 5776

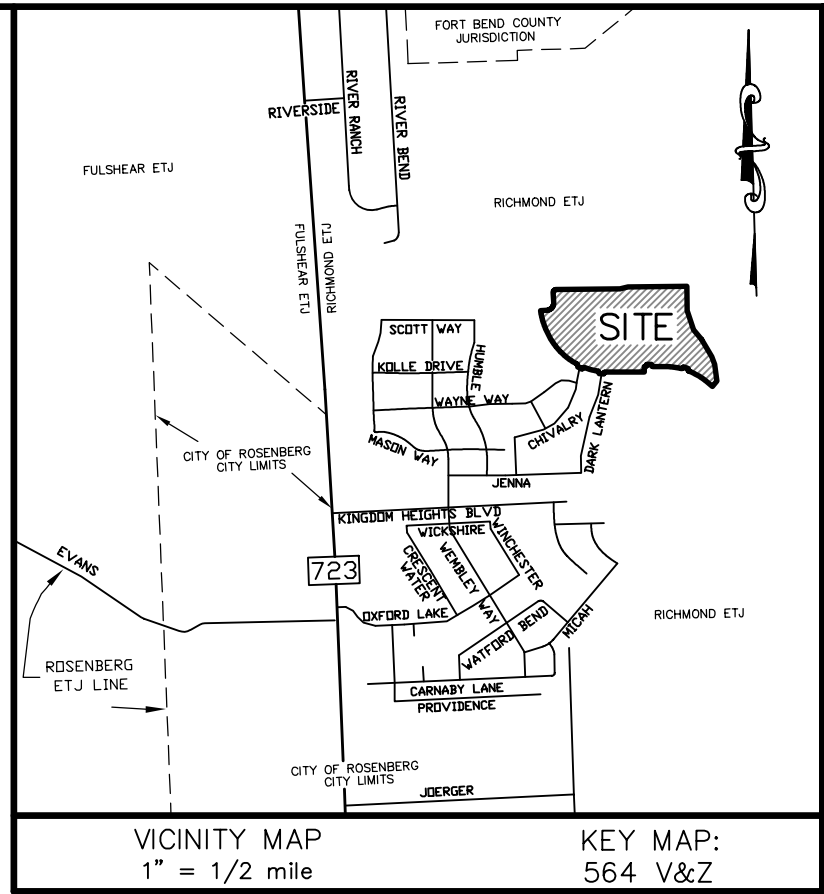
I, SEAN A. HUMBLE, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.



SEAN A. HUMBLE, P.E.
TEXAS REGISTRATION NO. 92939

NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON A NORTH LINE OF KINGDOM HEIGHTS SECTION ONE, ACCORDING TO THE MAP OR PLAT RECORDED UNDER PLAT NO. 20060032 OF THE FORT BEND COUNTY PLAT RECORDS, THE BEARING BEING SOUTH 87° 51' 25" WEST. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD '83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99987367976.
- 2.) THE MINIMUM SLAB ELEVATION SHALL BE 91.25 FEET ABOVE MEAN SEA LEVEL (NAVD '88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB WITHIN, OR ADJACENT TO, ITS LOT LINES.
- 3.) FORT BEND COUNTY MARKER NO. 374: A BRONZE DISK SET IN THE NORTHEAST CORNER OF A C-INLET LOCATED ON THE WEST SIDE OF WEMBLEY WAY APPROXIMATELY 165 FEET NORTH OF KINGDOM HEIGHTS BOULEVARD. ELEVATION = 89.99' (NAVD '88)
- 4.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WHOLLY WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT (MUD) NO. 176, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT (LID) NO. 20, THE CITY OF RICHMOND'S EXTRA TERRITORIAL JURISDICTION, AND FORT BEND COUNTY, TEXAS.
- 5.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 6.) ALL INTERNAL DRAINAGE DITCHES, DETENTION LAKES, AND PARK AREAS SHALL BE MAINTAINED BY EITHER FORT BEND COUNTY MUD NO. 176, FORT BEND COUNTY LID NO. 20, OR KINGDOM HEIGHTS HOMEOWNERS ASSOCIATION, INC.
- 7.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 8.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 9.) SIDEWALKS TO BE BUILT OR CAUSED TO BE BUILT (NOT LESS THAN 5 FEET IN WIDTH) ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAYS WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE AMERICAN DISABILITIES ACT (A.D.A.).
- 10.) 5 FEET BUILDING SETBACK LINES ARE DEDICATED ON ALL SIDE PROPERTY LINES.
- 11.) A MINIMUM OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 12.) 15 FEET BUILDING SETBACK LINES ARE DEDICATED ON ALL REAR PROPERTY LINES.
- 13.) THIS PLAT LIES IN FORT BEND COUNTY LIGHTING ZONE 3 (LZ3).
- 14.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0235 L, EFFECTIVELY DATED APRIL 2, 2014, THE LIMITS OF THIS TRACT LIE PARTIALLY WITHIN SHADED ZONE "X", AN AREA DETERMINED TO BE OF THE 500-YEAR FLOOD, AN AREA OF THE 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM THE 100-YEAR FLOOD; AND PARTIALLY WITHIN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNGATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED.
- 15.) 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, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- 16.) • - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: "MCKIM & CREED", UNLESS OTHERWISE NOTED.
- 17.) ALL KNOWN PIPELINE EASEMENTS ARE SHOWN HEREON.
- 18.) MAINTENANCE OF RESTRICTED RESERVES "A", "B", "C", "D", "E", "F" AND "G" (DEDICATED HEREON) SHALL BE THE RESPONSIBILITY OF EITHER FORT BEND COUNTY MUD NO. 176, FORT BEND COUNTY LID NO. 20, OR KINGDOM HEIGHTS HOMEOWNER ASSOCIATION, INC; HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THE RESTRICTED RESERVES, IF NECESSARY, AND AT THEIR DISCRETION.
- 19.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT PER SECTION 4.5.201 OF THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE "UDC" WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- 20.) ALL LOTS MEET THE MINIMUM 55 FOOT LOT WIDTH AND 6,000 S.F. AREA REQUIREMENT AND ARE IN COMPLIANCE WITH THE APPROVED CONCEPT PLAN.
- 21.) SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTIONS FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 22.) OWNERS HEREBY DEDICATE A TEMPORARY CUL-DE-SAC TO THE PUBLIC, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE TEMPORARY CUL-DE-SAC SHALL THEREUPON BE ABANDONED.



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 _____, 202____.

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

_____, 202____, AT _____ O'CLOCK ____M, IN PLAT NUMBER(S) _____

OF THE PLAT RECORDS OF SAID COUNTY.

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

BY: _____
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT OF KINGDOM HEIGHTS SECTION NINE

A SUBDIVISION OF 45.971 ACRES OF LAND BEING IN THE
WILLIAM ANDREWS LEAGUE, ABSTRACT NO. 3,
AND IN THE SAMUEL ISAACS LEAGUE, ABSTRACT NO. 35,
FORT BEND COUNTY, TEXAS

100 LOTS – 5 BLOCKS – 7 RESERVES

~ OWNERS ~

K. HOVNANIAN HOUSTON KINGDOM HEIGHTS, LLC

a Texas limited liability company

13111 NW Freeway, Suite 200

Houston, Texas 77040

PHONE: 713.460.8201

MERITAGE HOMES OF TEXAS, LLC

a Texas limited liability company

3520 Briarpark Drive, Suite 100

Houston, Texas 77042

PHONE: 713.358.0352



ENGINEERS, SURVEYORS, PLANNERS

12718 Century Drive

Stafford, Texas 77477

281.491.2525

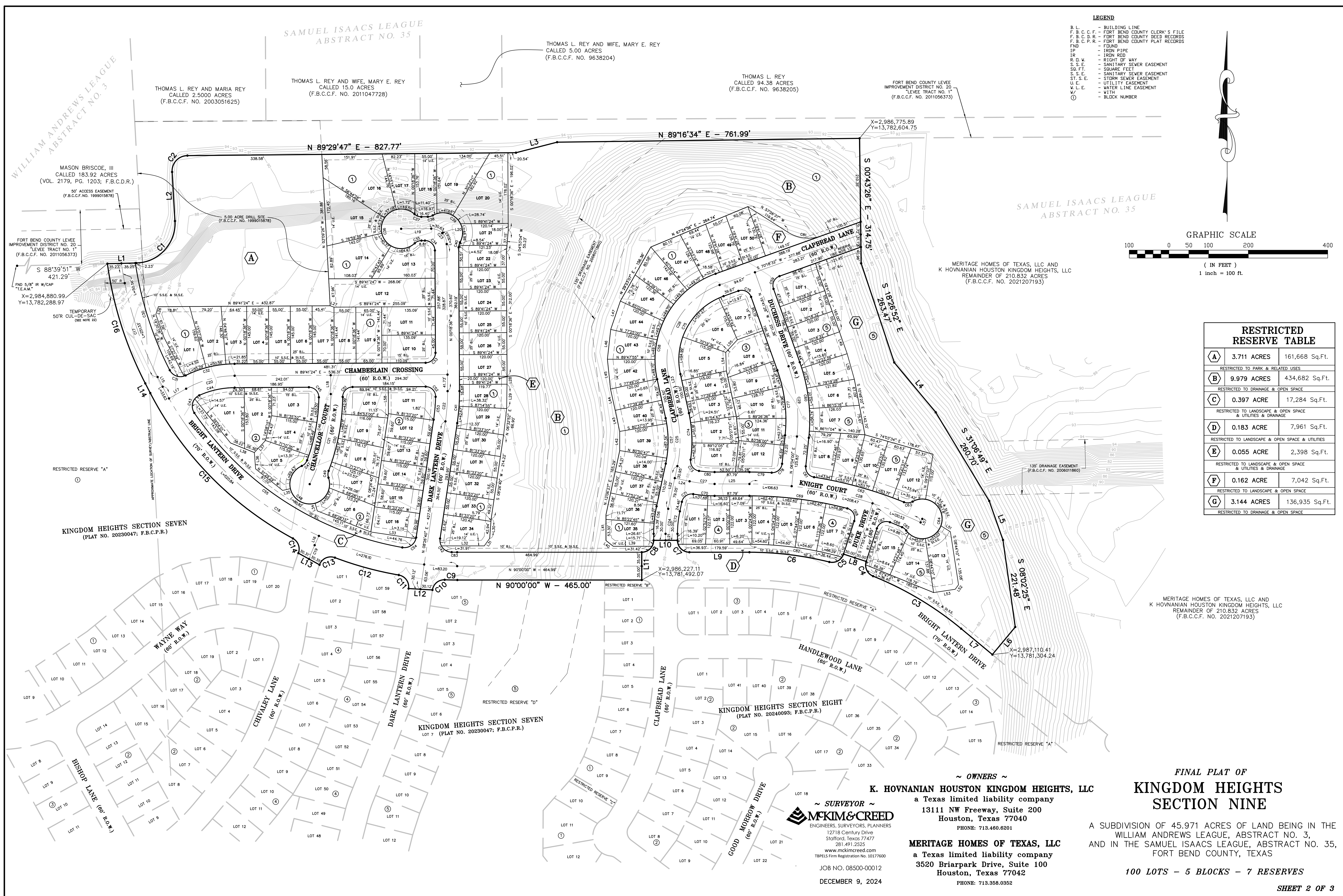
www.mckimcreed.com

TBPELS Firm Registration No. 10177600

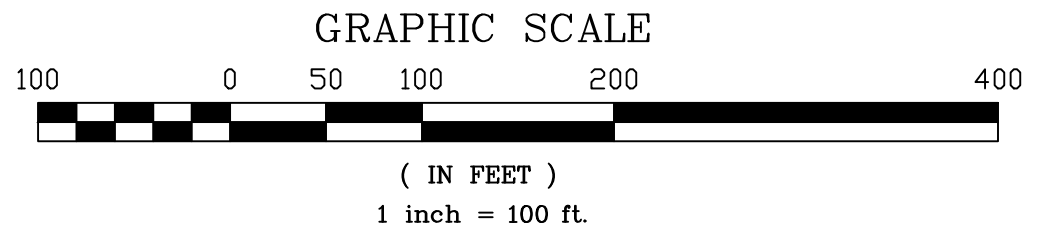
JOB NO. 08500-00012

DECEMBER 9, 2024

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	N/A
WCID	N/A
MUD	FB MUD 176
LID	FB LID 20
DID	N/A
SCHOOL	LAMAR CISD
FIRE	N/A
IMPACT FEE AREA	N/A
UTILITIES CO.	CENTERPOINT
CITY OR CITY ETJ	RICHMOND ETJ
COUNTY	FORT BEND
DRAINAGE DISTRICT	FORT BEND DRAINAGE DISTRICT



- LEGEND**
- B.L. - BUILDING LINE
 - 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
 - FND - FOUND
 - IP - IRON PIPE
 - IR - IRON ROD
 - R.D.W. - RIGHT OF WAY
 - S.S.E. - SANITARY SEWER EASEMENT
 - S.D.F.T. - SQUARE FEET
 - S.S.E. - SANITARY SEWER EASEMENT
 - S.T.S.E. - STORM SEWER EASEMENT
 - U.E. - UTILITY EASEMENT
 - W.L.E. - WATER LINE EASEMENT
 - W/ - WITH
 - ⓪ - BLOCK NUMBER



RESTRICTED RESERVE TABLE		
A	3.711 ACRES	161,668 Sq.Ft.
RESTRICTED TO PARK & RELATED USES		
B	9.979 ACRES	434,682 Sq.Ft.
RESTRICTED TO DRAINAGE & OPEN SPACE		
C	0.397 ACRE	17,284 Sq.Ft.
RESTRICTED TO LANDSCAPE & OPEN SPACE & UTILITIES & DRAINAGE		
D	0.183 ACRE	7,961 Sq.Ft.
RESTRICTED TO LANDSCAPE & OPEN SPACE & UTILITIES		
E	0.055 ACRE	2,398 Sq.Ft.
RESTRICTED TO LANDSCAPE & OPEN SPACE & UTILITIES & DRAINAGE		
F	0.162 ACRE	7,042 Sq.Ft.
RESTRICTED TO LANDSCAPE & OPEN SPACE		
G	3.144 ACRES	136,935 Sq.Ft.
RESTRICTED TO DRAINAGE & OPEN SPACE		

~ OWNERS ~

K. HOVNANIAN HOUSTON KINGDOM HEIGHTS, LLC
a Texas limited liability company
13111 NW Freeway, Suite 200
Houston, Texas 77040
PHONE: 713.460.6201

~ SURVEYOR ~

MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBP&LS Firm Registration No. 10177600
JOB NO. 08500-00012
DECEMBER 9, 2024

MERITAGE HOMES OF TEXAS, LLC
a Texas limited liability company
3520 Briarpark Drive, Suite 100
Houston, Texas 77042
PHONE: 713.358.0352

FINAL PLAT OF
KINGDOM HEIGHTS
SECTION NINE

A SUBDIVISION OF 45.971 ACRES OF LAND BEING IN THE WILLIAM ANDREWS LEAGUE, ABSTRACT NO. 3, AND IN THE SAMUEL ISAACS LEAGUE, ABSTRACT NO. 35, FORT BEND COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°39'51" E	72.72'
L2	N 03°20'56" W	123.77'
L3	N 75°38'35" E	107.02'
L4	S 39°45'40" E	163.42'
L5	S 19°24'38" E	104.19'
L6	S 39°42'01" W	90.28'
L7	N 50°17'59" W	102.19'
L8	N 72°04'18" W	60.00'
L9	N 90°00'00" W	151.31'
L10	S 90°00'00" W	60.00'
L11	S 00°00'00" E	70.00'
L12	N 86°37'57" W	60.24'
L13	N 61°14'09" W	60.66'
L14	N 27°17'58" W	27.46'
L15	S 27°17'58" E	27.47'
L16	S 24°39'15" W	25.72'
L17	N 60°23'35" E	49.65'
L18	N 00°18'36" W	47.46'
L19	S 89°41'24" W	75.80'
L20	S 44°41'24" W	2.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S 00°00'00" E	16.39'
L22	S 12°07'26" W	110.00'
L23	S 12°20'32" E	100.50'
L24	N 77°52'34" W	38.07'
L25	N 90°00'00" W	87.78'
L26	S 17°52'05" W	20.49'
L27	S 69°54'50" E	10.23'
L28	N 00°20'11" E	20.00'
L29	S 00°50'37" W	61.39'
L30	S 04°17'08" W	48.74'
L31	N 35°36'19" E	23.32'
L32	N 90°00'00" W	108.18'
L33	S 81°33'20" E	114.83'
L34	N 15°43'09" W	20.00'
L35	N 76°53'37" E	20.00'
L36	S 04°23'27" E	41.37'
L37	S 42°42'35" W	41.24'
L38	S 68°05'11" E	64.58'
L39	N 90°00'00" W	97.71'
L40	N 51°48'39" W	23.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N 00°00'00" E	65.01'
L42	N 00°04'20" W	48.31'
L43	N 12°07'51" W	54.24'
L44	N 12°20'27" W	55.00'
L45	N 05°59'23" W	75.49'
L46	N 06°23'33" E	75.49'
L47	N 18°46'28" E	75.49'
L48	S 15°03'34" E	17.98'
L49	S 19°20'03" E	58.46'
L50	S 15°42'03" E	66.62'
L51	N 58°02'24" W	28.19'
L52	N 36°15'50" E	14.14'
L53	N 81°15'50" E	55.00'
L54	N 02°02'13" W	46.76'
L55	N 42°48'21" E	43.21'
L56	N 70°18'32" E	68.86'
L57	S 25°21'17" W	10.00'
L58	N 00°18'36" W	67.56'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	92°00'47"	100.00'	160.59'	N 42°39'27" E – 143.88'
C2	92°50'42"	39.00'	63.20'	N 43°04'25" E – 56.51'
C3	17°47'40"	835.00'	259.33'	N 59°11'49" W – 258.29'
C4	86°01'21"	30.00'	45.04'	N 25°04'59" W – 40.93'
C5	86°01'21"	30.00'	45.04'	S 60°56'22" W – 40.93'
C6	13°57'03"	835.00'	203.31'	N 83°01'29" W – 202.81'
C7	90°00'00"	30.00'	47.12'	N 45°00'00" W – 42.43'
C8	90°00'00"	30.00'	47.12'	S 45°00'00" W – 42.43'
C9	2°04'27"	870.00'	31.50'	N 88°57'46" W – 31.50'
C10	83°37'48"	30.00'	43.79'	S 50°15'34" W – 40.00'
C11	88°43'02"	30.00'	46.45'	N 35°54'51" W – 41.95'
C12	11°00'14"	870.00'	167.09'	N 74°46'15" W – 166.83'
C13	90°55'26"	30.00'	47.61'	S 65°16'09" W – 42.77'
C14	82°25'52"	30.00'	43.16'	N 20°23'15" W – 39.53'
C15	34°18'13"	870.00'	520.88'	N 44°27'04" W – 513.13'
C16	19°28'24"	935.00'	317.78'	N 17°33'46" W – 316.26'
C17	191°31'3"	899.85'	301.89'	S 17°41'22" E – 300.48'
C18	62°42'03"	835.00'	913.77'	S 58°39'00" E – 868.85'
C19	4°18'19"	500.00'	37.57'	S 22°30'05" W – 37.56'
C20	29°17'49"	250.00'	127.83'	S 75°02'29" W – 126.44'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C21	26°57'08"	500.00'	235.20'	N 13°09'58" E – 233.04'
C22	8°45'16"	500.00'	76.40'	N 04°04'02" E – 76.32'
C23	90°00'00"	39.00'	61.26'	N 45°18'36" W – 55.15'
C24	12°07'26"	300.00'	63.48'	S 06°03'43" W – 63.36'
C25	24°27'58"	300.00'	128.10'	N 00°06'33" W – 127.13'
C26	82°39'04"	200.00'	288.51'	S 28°59'00" W – 264.13'
C27	12°07'26"	300.00'	63.48'	N 83°56'17" W – 63.36'
C28	25°21'17"	1,007.00'	445.62'	N 77°19'21" W – 442.00'
C29	25°45'29"	400.00'	179.82'	N 06°48'44" W – 178.31'
C30	18°52'20"	864.95'	284.90'	S 17°47'22" E – 283.61'
C31	89°12'56"	30.00'	46.71'	S 71°50'00" E – 42.13'
C32	26°07'52"	280.00'	127.70'	S 76°37'28" W – 126.60'
C33	90°00'00"	25.00'	39.27'	N 44°41'24" E – 35.36'
C34	90°00'00"	25.00'	39.27'	N 45°18'36" W – 35.36'
C35	42°50'00"	25.00'	18.69'	S 68°16'24" W – 18.26'
C36	265°40'01"	50.00'	231.84'	S 00°18'36" E – 73.33'
C37	42°50'00"	25.00'	18.69'	S 68°53'36" E – 18.26'
C38	29°55'35"	25.00'	13.06'	N 74°43'36" E – 12.91'
C39	149°51'10"	50.00'	130.77'	N 45°18'36" W – 96.56'
C40	29°55'35"	25.00'	13.06'	S 14°39'11" W – 12.91'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C41	91°17'22"	499.53'	80.99'	N 04°04'02" E – 80.90'
C42	97°27'03"	30.00'	51.03'	S 40°16'52" E – 45.09'
C43	99°53'32"	30.00'	52.30'	S 15°48'29" W – 45.93'
C44	23°56'08"	220.00'	91.91'	S 77°43'20" W – 91.24'
C45	90°58'16"	25.00'	39.69'	N 44°49'28" W – 35.65'
C46	19°47'08"	470.00'	162.30'	N 10°33'14" E – 161.50'
C47	46°00'43"	25.00'	20.08'	N 43°27'09" E – 19.54'
C48	265°30'23"	50.00'	231.70'	S 66°17'41" E – 73.43'
C49	40°08'27"	25.00'	17.51'	S 01°01'22" W – 17.16'
C50	20°37'28"	530.00'	190.78'	N 10°46'51" E – 189.75'
C51	89°13'17"	25.00'	38.93'	S 45°04'45" W – 35.11'
C52	91°42'33"	25.00'	40.02'	N 44°27'20" W – 35.88'
C53	7°02'43"	470.00'	57.79'	N 04°55'18" E – 57.76'
C54	91°29'58"	30.00'	47.91'	N 54°11'39" E – 42.98'
C55	45°55'05"	800.00'	641.14'	S 57°05'50" E – 624.12'
C56	12°07'26"	330.00'	69.83'	S 06°03'43" W – 69.70'
C57	24°27'58"	270.00'	115.29'	N 00°06'33" W – 114.42'
C58	82°39'04"	230.00'	331.78'	S 28°59'00" W – 303.75'
C59	90°00'00"	25.00'	39.27'	S 25°18'32" W – 35.36'
C60	25°45'29"	430.00'	193.31'	N 06°48'44" W – 191.69'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C61	87°01'53"	25.00'	37.97'	S 37°26'56" E – 34.43'
C62	13°00'40"	1,037.00'	235.49'	N 74°27'33" W – 234.98'
C63	51°29'38"	25.00'	22.47'	N 86°17'58" E – 21.72'
C64	263°39'26"	50.00'	230.09'	N 12°22'52" E – 74.51'
C65	31°02'02"	25.00'	13.54'	N 51°18'26" W – 13.38'
C66	1°56'09"	977.00'	33.01'	N 67°47'31" W – 33.01'
C67	93°18'43"	25.00'	40.72'	S 64°35'03" W – 36.36'
C68	93°18'43"	25.00'	40.72'	N 28°43'40" W – 36.36'
C69	14°36'58"	977.00'	249.23'	N 82°41'31" W – 248.56'
C70	9°23'26"	330.00'	54.09'	S 85°18'17" E – 54.03'
C71	87°16'01"	25.00'	38.08'	S 55°45'26" W – 34.50'
C72	12°07'26"	270.00'	57.13'	S 06°03'43" W – 57.03'
C73	89°47'29"	25.00'	39.18'	S 36°44'34" E – 35.29'
C74	20°29'43"	330.00'	118.04'	N 02°05'41" W – 117.42'
C75	82°39'04"	170.00'	245.23'	S 28°59'00" W – 224.51'
C76	90°00'00"	25.00'	39.27'	N 64°41'28" W – 35.36'
C77	25°45'29"	370.00'	166.34'	N 06°48'44" W – 164.94'
C78	87°01'53"	25.00'	37.97'	N 49°34'57" E – 34.43'
C79	3°05'53"	1,037.00'	56.07'	N 88°27'03" W – 56.07'
C80	8°21'42"	270.00'	39.40'	S 85°49'09" E – 39.37'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C81	52°14'34"	95.93'	87.47'	S 83°34'11" E – 84.47'
C82	15°50'07"	855.00'	236.30'	N 82°04'57" W – 235.55'
C83	0°59'37"	800.00'	13.87'	S 89°30'12" E – 13.87'

FINAL PLAT OF
KINGDOM HEIGHTS
SECTION NINE
A SUBDIVISION OF 45.971 ACRES OF LAND BEING IN THE
WILLIAM ANDREWS LEAGUE, ABSTRACT NO. 3,
AND IN THE SAMUEL ISAACS LEAGUE, ABSTRACT NO. 35,
FORT BEND COUNTY, TEXAS

100 LOTS – 5 BLOCKS – 7 RESERVES

~ OWNERS ~

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JOB NO. 08500-00012

DECEMBER 9, 2024

SHEET 3 OF 3