

PLAT RECORDING SHEET

PLAT NAME: Arabella on the Prairie Section Six

PLAT NO: _____

ACREAGE: 34.135

LEAGUE: B.B.B & C.R.R. CO. Survey No. 7 and G.H. Schley Survey

ABSTRACT NUMBER: A-130 & A-391

NUMBER OF BLOCKS: 7

NUMBER OF LOTS: 66

NUMBER OF RESERVES: 11

OWNERS: Beazer Homes

(DEPUTY CLERK)

N:\A JOB JOB JOB\2252.06-ARABELLA ON THE PRAIRIE SECTION SURVILLATING\DRAWINGS\2252.06-PL - A\OTR6 - FINAL - 07222524.DWG 7/31/24 John Camarillo

Curve Table				
Curve	Length	Radius	Delta	Chd Direction
C1	191.87'	270.00'	40°43'00"	N10°31'19"W
C2	23.28'	1,897.68'	0°42'10"	S28°35'39"W
C3	39.59'	330.00'	8°52'27"	S80°52'01"E
C4	30.94'	25.00'	70°54'30"	N67°06'58"E
C5	59.61'	330.00'	10°21'00"	N36°50'13"E
C6	74.83'	2,730.00'	1°34'14"	S25°21'52"W
C7	39.27'	25.00'	90°00'00"	N69°34'45"E
C8	545.33'	2,450.00'	12°45'11"	N30°57'21"E
C9	507.47'	2,280.00'	12°45'09"	S30°57'20"W
C10	77.19'	300.00'	14°44'34"	S17°12'28"W
C11	127.17'	2,000.00'	3°38'36"	N26°24'03"E
C12	136.08'	1,780.00'	4°22'48"	N26°46'09"E
C13	345.92'	1,700.00'	11°38'42"	S53°51'30"E
C14	189.90'	300.00'	36°16'05"	N66°10'12"W
C15	95.51'	300.00'	18°14'29"	S32°53'29"W
C16	27.28'	270.00'	5°47'18"	S39°07'04"W
C17	41.64'	25.00'	95°25'24"	S11°29'17"E
C18	64.30'	330.00'	11°09'50"	N53°37'04"W
C19	277.56'	1,670.00'	9°31'22"	S52°47'49"E
C20	42.70'	25.00'	97°51'44"	N73°30'37"E

Curve Table				
Curve	Length	Radius	Delta	Chd Direction
C21	138.37'	1,810.00'	4°22'48"	N26°46'09"E
C22	103.00'	1,750.00'	3°22'21"	N27°16'23"E
C23	36.49'	25.00'	83°37'56"	N16°13'45"W
C24	302.23'	1,730.00'	10°00'35"	S53°02'26"E
C25	39.87'	25.00'	91°22'24"	S86°16'39"W
C26	36.67'	25.00'	88°37'36"	N03°43'21"W
C27	170.91'	270.00'	36°16'05"	N66°10'12"W
C28	123.99'	1,950.00'	3°38'36"	N26°24'03"E
C29	130.35'	2,050.00'	3°38'36"	N26°24'03"E
C30	39.27'	25.00'	90°00'00"	N69°34'45"E
C31	514.17'	2,310.00'	12°45'11"	S30°57'21"W
C32	500.78'	2,250.00'	12°45'08"	S30°57'19"W
C33	69.47'	270.00'	14°44'34"	S17°12'28"W
C34	84.91'	330.00'	14°44'34"	S17°12'28"W
C35	34.24'	25.00'	78°27'47"	N26°11'21"W
C36	15.39'	325.88'	2°42'24"	S11°10'44"W
C37	107.86'	75.00'	82°23'50"	N06°47'22"W

PARK LAND DEDICATION TABLE	
REQUIRED PARK LAND:	66 LOTS/53.33 = 1.2376 AC
TOTAL PARKLAND REQUIRED = (1.875 / 100) * 66 UNITS = 1.2375	
TOTAL PARKLAND PROVIDED (PUBLIC) = 0.000 AC.	
TOTAL PARKLAND PROVIDED (PRIVATE) = 0.905 AC.	
TOTAL PARKLAND PROVIDED (FROM BANK) = 0.3625 AC.	
TOTAL PARKLAND REMAINING AFTER SECTION FIVE = (1.9845 - 0.3625) = 1.622 AC.	
MINIMUM 10% PAYMENT REQUIRED = 66 UNITS X \$200 = \$13,200	

Line Table		
Line	Length	Direction
L1	140.00'	S52°40'04"E
L2	185.00'	S52°38'00"E
L3	46.75'	S34°41'05"E
L4	254.40'	S47°59'58"E
L5	30.85'	S26°33'21"W
L6	117.30'	S55°04'42"W
L7	60.00'	N80°09'49"W
L8	63.11'	S80°31'21"W
L9	112.81'	S53°03'27"W
L10	11.08'	S45°59'14"W
L11	280.72'	N61°46'39"W
L12	60.00'	N61°02'36"W
L13	70.40'	N57°49'38"W
L14	89.32'	N56°00'11"W
L15	132.02'	N52°17'22"W
L16	6.40'	N40°35'28"E
L17	81.37'	N70°03'18"W
L18	15.34'	N45°37'41"E
L19	173.75'	N05°41'46"E
L20	60.00'	S47°59'17"E

Line Table		
Line	Length	Direction
L21	1.94'	N42°00'43"E
L22	115.00'	S47°59'17"E
L23	14.14'	N87°00'43"E
L24	82.16'	S54°22'23"E
L25	72.72'	S46°02'38"E
L26	126.12'	S19°30'18"E
L27	158.66'	S70°44'07"E
L28	45.76'	S09°42'57"W
L29	60.00'	S65°25'15"E
L30	90.00'	S65°25'15"E
L31	35.36'	S20°25'14"E
L32	100.00'	S65°25'15"E
L33	35.36'	N69°34'45"E
L34	75.29'	N04°34'45"E
L35	35.36'	N02°25'14"E
L36	75.29'	N04°34'45"E
L37	145.00'	S65°25'15"E
L38	149.20'	S40°35'28"W
L39	53.35'	N47°59'17"W
L40	24.38'	N34°24'33"E

Line Table		
Line	Length	Direction
L41	14.14'	N86°57'51"E
L42	115.00'	S47°59'17"E
L43	14.14'	N03°02'09"W
L44	14.14'	N86°57'51"E
L45	115.00'	S47°59'17"E
L46	115.00'	S47°59'17"E
L47	14.14'	S11°15'35"E
L48	115.00'	S32°38'31"W
L49	26.27'	N28°27'10"E
L50	65.00'	N26°27'40"E
L51	14.14'	N20°25'15"W
L52	114.49'	S65°25'15"E
L53	68.09'	N64°48'04"W
L54	83.91'	N64°48'04"W
L55	125.29'	N77°29'26"W
L56	12.58'	S26°27'21"E
L57	49.09'	S24°34'39"W
L58	14.14'	N69°34'45"E
L59	114.49'	S65°25'15"E
L60	114.49'	S65°25'15"E

Line Table		
Line	Length	Direction
L61	14.14'	N20°25'15"W
L62	91.01'	S24°34'45"W
L63	52.00'	N25°33'14"E
L64	62.57'	N27°01'34"E
L65	62.57'	N28°29'54"E
L66	62.57'	N29°58'15"E
L67	62.57'	N31°26'31"E
L68	62.57'	N32°54'55"E
L69	62.57'	N34°23'16"E
L70	62.57'	S35°51'36"W
L71	31.29'	N37°19'56"E
L72	60.00'	S24°34'45"W
L73	14.14'	N69°34'45"E

LOT AREAS	
BLOCK-LOT	SQ. FT.
B1 - L1	8,700
B1 - L2	7,500
B1 - L3	7,500
B1 - L4	7,500
B1 - L5	7,500
B1 - L6	7,500
B1 - L7	7,500
B1 - L8	7,500
B1 - L9	7,500
B1 - L10	7,450
B1 - L11	7,450
B1 - L12	7,500
B1 - L13	7,251
B1 - L14	7,249
B1 - L15	7,749
B1 - L16	7,749
B1 - L17	7,699
B2 - L1	7,625
B2 - L2	7,625
B2 - L3	7,625
B2 - L4	7,625
B2 - L5	7,625
B2 - L6	7,625
B2 - L7	7,682
B2 - L8	7,682
B2 - L9	7,682
B2 - L10	7,449
B3 - L1	7,682
B3 - L2	7,682
B3 - L3	7,682
B3 - L4	7,682
B3 - L5	7,682
B3 - L6	7,682
B3 - L7	7,682
B3 - L8	7,676
B3 - L9	8,700
B3 - L10	7,449
B4 - L1	7,625
B4 - L2	7,625
B4 - L3	7,625
B4 - L4	7,630

LOT AREAS	
BLOCK-LOT	SQ. FT.
B4 - L5	9,267
B4 - L6	7,433
B5 - L1	7,824
B5 - L2	7,875
B5 - L3	7,875
B5 - L4	7,875
B5 - L5	7,802
B5 - L6	7,651
B5 - L7	7,660
B6 - L1	9,364
B6 - L2	7,634
B6 - L3	7,675
B6 - L4	7,659
B6 - L5	7,701
B6 - L6	7,558
B6 - L7	7,500
B6 - L8	7,500
B6 - L9	7,500
B6 - L10	8,972
B7 - L1	8,838
B7 - L2	7,300

RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	PRIVATE PARK	0.5881 AC. - 25,617 S.F.
(B)	RESTRICTED RESERVE "B"	DRAINAGE/DETENTION	8.9840 AC. - 391,342 S.F.
(C)	RESTRICTED RESERVE "C"	LANDSCAPE/OPEN SPACE	0.0740 AC. - 3,225 S.F.
(D)	RESTRICTED RESERVE "D"	LANDSCAPE/OPEN SPACE	0.0705 AC. - 3,071 S.F.
(E)	RESTRICTED RESERVE "E"	LANDSCAPE/OPEN SPACE	0.2693 AC. - 11,729 S.F.
(F)	RESTRICTED RESERVE "F"	DRAINAGE/DETENTION	5.8313 AC. - 254,011 S.F.
(G)	RESTRICTED RESERVE "G"	LANDSCAPE/OPEN SPACE	0.2415 AC. - 10,520 S.F.
(H)	RESTRICTED RESERVE "H"	LIFT STATION	0.0929 AC. - 4,045 S.F.
(I)	RESTRICTED RESERVE "I"	LANDSCAPE/OPEN SPACE	0.0729 AC. - 3,174 S.F.
(J)	RESTRICTED RESERVE "J"	LANDSCAPE/OPEN SPACE	0.2069 AC. - 9,011 S.F.
(K)	RESTRICTED RESERVE "K"	LANDSCAPE/OPEN SPACE	0.3128 AC. - 13,626 S.F.
TOTAL			16.7442 AC. - 729,370 S.F.

LEGEND	
AC.	= ACRE
A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
CHB	= CHORD BEARING
CHD	= CHORD LENGTH
CIR	= CAPPED IRON ROD
D.E.	= DRAINAGE EASEMENT
E.E.	= ELECTRIC EASEMENT
ESMT	= EASEMENT
F.B.C.C.F.	= FORT BEND COUNTY CLERK'S FILE
F.B.C.D.D.	= FORT BEND COUNTY DRAINAGE DISTRICT
F.B.C.D.R.	= FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	= FORT BEND COUNTY MAP RECORDS
H.L.&P.	= HOUSTON LIGHTING AND POWER
I.P.	= IRON PIPE
L	= LENGTH
L.E.	= LANDSCAPE EASEMENT
LTD.	= LIMITED
No.	= NUMBER
NR	= NON-RADIAL
PC	= PACE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
PVT.	= PRIVATE
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 W/MILLER SURVEY CAP (UNLESS OTHERWISE NOTED)
⊙	= FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
◆	= BENCHMARK

ARABELLA ON THE PRAIRIE SECTION SIX

A SUBDIVISION OF
34.135 ACRES OF LAND LOCATED IN THE
B.B.B. & C.R.R. CO. SURVEY No. 7, A-130 AND THE
G.H. SCHLEY SURVEY, A-391
CITY OF ROSENBERG ETJ, FORT BEND COUNTY, TEXAS
7 BLOCKS 66 LOTS 11 RESERVES

DATE: JULY 17, 2024 SCALE: 1" = 100'

OWNER:

BEAZER HOMES
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TEXAS
PHONE: 281-948-3510

ODYSSEY
ENGINEERING GROUP

www.odysseyeg.com
2500 TANGLEWILDE STREET, SUITE 300 HOUSTON, TEXAS 77063
OFFICE: 281-306-5240 X 101
CELL: 713-252-6421 TIRE NO. F-17637
JUSTIN R. RING, P.E.

MILLER SURVEY
DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

WE, BEAZER HOMES TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JEFF ANDERSON, VEE LAND ACQUISITION AND DEVELOPMENT OF BEAZER HOMES TEXAS HOLDING, INC., ITS GENERAL PARTNER OF BEAZER HOMES TEXAS, INC., A DELAWARE LIMITED LIABILITY COMPANY, THE 34 TH STREET TRAC, BEAZER HOMES TEXAS, INC., 100 FOREGOING LAND ARABIAN, THE SPARKE SECTION 30, DO HEREBY, MAKE, REBILIS AND SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEMARKATIONS, DESCRIPTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FORTHER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND OTHER PLACES AND THEREON FOR THE PURPOSES AND CONSIDERATIONS HEREIN 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 PURPOSE 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 LEVELLED 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 EASEMENTS TOTALS THIRTY FEET (30'0") IN WIDTH.

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 ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, 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.

BY: BEAZER HOMES TEXAS HOLDING, INC.
ITS GENERAL PARTNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF ANDERSON, VP LAND ACQUISITION AND DEVELOPMENT OF BEAZER HOMES TEXAS HOLDING, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

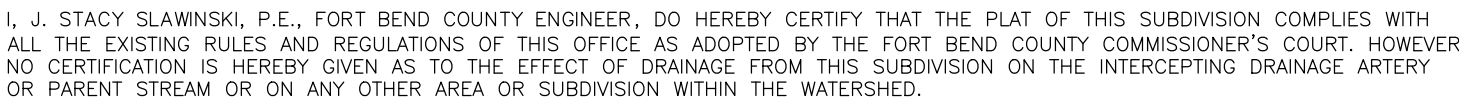
I, JOHN MARK OTTO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF ARABELLA ON THE PRAIRIE SECTION SIX IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF ARABELLA ON THE PRAIRIE SECTION SIX IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS

BY: _____ BY: _____
KEVIN RAINES, MAYOR DANYEL SWINT, CITY SECRETARY

27. THIS PLAT LIES WITHIN LIGHT ZONE 2 OF THE FORT BEND COUNTY LIGHTING ORDINANCE



DEXTER L. McCOY
PRECINCT 4, COUNTY COMMISSIONER

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

BY: _____
DEPUTY

BEAZER HOMES
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TEXAS
PHONE: 281-948-3510

