

PLAT RECORDING SHEET

PLAT NAME: Summerview Section Five

PLAT NO: _____

ACREAGE: 53.37

LEAGUE: Isaac N. Charles Survey and Joseph San Pierre Survey

ABSTRACT NUMBER: A-17 & A-81

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 112

NUMBER OF RESERVES: 4

OWNERS: M/I Homes of Houston, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, M/I HOMES OF HOUSTON, LLC A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRANNON BOOZER, VICE PRESIDENT OF LAND, AND BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION, HEREINAFTER REFERRED TO AS OWNERS OF THE 53.37 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SUMMERVIEW SECTION FIVE, 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 (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR 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 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 THEREON (OR THE PLACEMENT OF MOBILE HOMES) 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 IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, 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) 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, OWNERS 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 SUMMERVIEW SECTION FIVE 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, 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 COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, M/I HOMES OF HOUSTON, LLC A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRANNON BOOZER, ITS VICE PRESIDENT OF LAND, HEREUNTO AUTHORIZED, AND ATTESTED BY BRUCE SCHULER, ITS VICE PRESIDENT OF LAND ACQUISITION, AND HEREUNTO AFFIXED

THIS ____ DAY OF _____, 2024.

M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
BRANNON BOOZER, VICE PRESIDENT OF LAND

BY: _____
BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANNON BOOZER, VICE PRESIDENT OF LAND AND BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION, OF M/I HOMES OF HOUSTON, LLC A DELAWARE LIMITED LIABILITY COMPANY KNOW TO BE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME _____

MY COMMISSION EXPIRES: _____

I, DEVIN R. ROYAL, 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, 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.

DEVIN R. ROYAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

I, CHAD R. HARTMANN, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

CHAD R. HARTMANN
LICENSE PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 109947

THIS PLAT OF SUMMERVIEW SECTION FIVE, IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS.

THIS DAY ____ DAY OF _____, 2024.

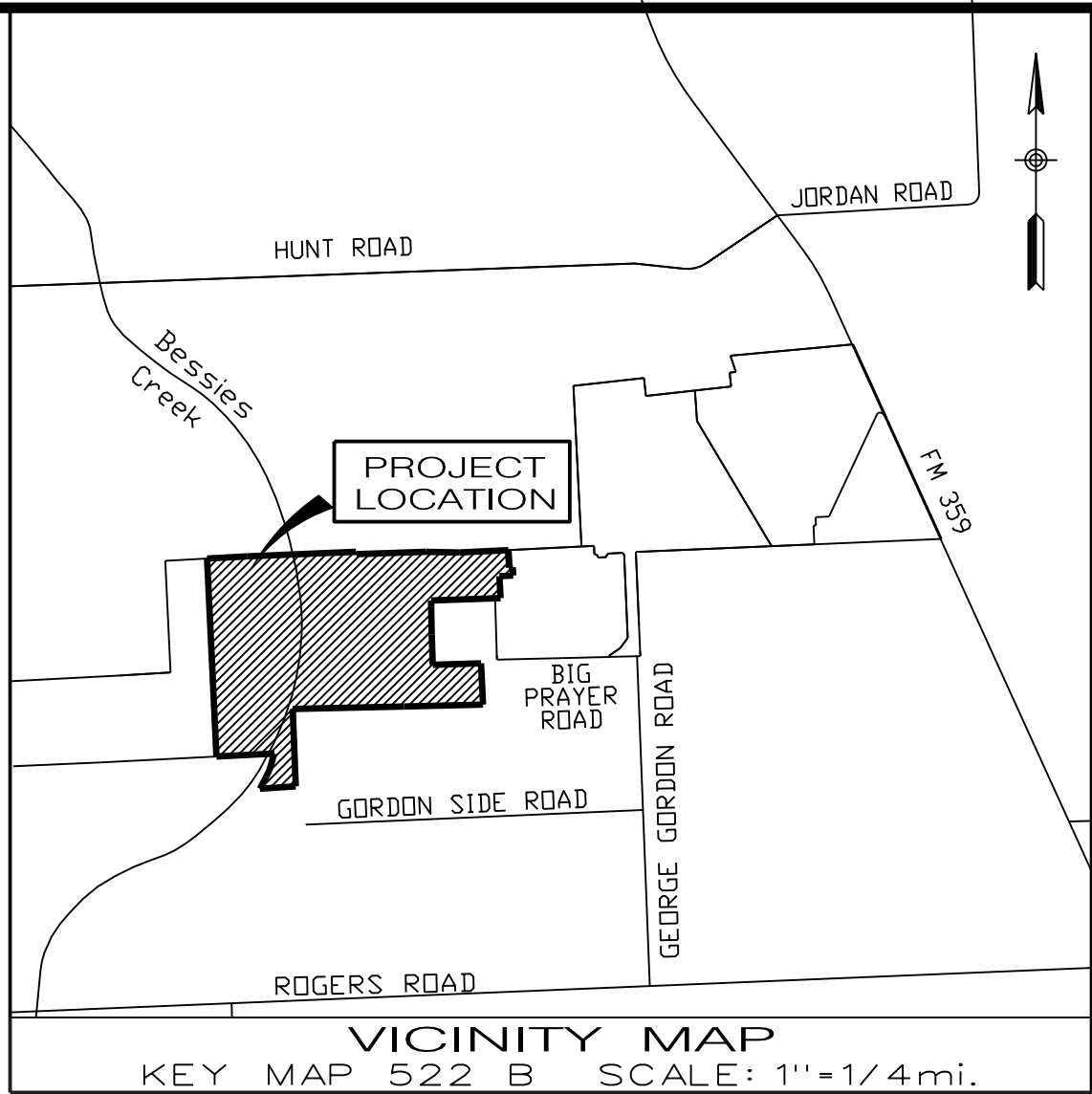
BY: _____
AMY PEARCE, CHAIRMAN

BY: _____
JOAN BERGER, CO-CHAIRMAN

THIS PLAT OF SUMMERVIEW SECTION FIVE, WAS APPROVED ON _____, 2024, BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS DAY OF _____, 2024, PROVIDED HOWEVER THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX MONTHS THEREAFTER.

BY: _____
AARON GROFF, MAYOR

BY: _____
MARIELA RODRIGUEZ, CITY SECRETARY



I, J. STACY SLAWINSKI, 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 _____, 2024.

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 _____, 2024, AT _____, O'CLOCK (A.M. OR P.M.), IN PLAT NUMBER _____ OF THE PLAT RECORDS OF SAID COUNTY.

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

LAURA RICHARD
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

**SUMMERVIEW
SECTION FIVE**
BEING A SUBDIVISION OF 53.37 ACRES
LOCATED IN THE
ISAAC N. CHARLES SURVEY, A-17 AND
THE JOSEPH SAN PIERRE SURVEY, A-81
FORT BEND COUNTY, TEXAS
CITY OF FULSHEAR, E.T.J.

112 LOTS 3 BLOCKS 4 RESERVES

DATE: MAY, 2024

OWNER:

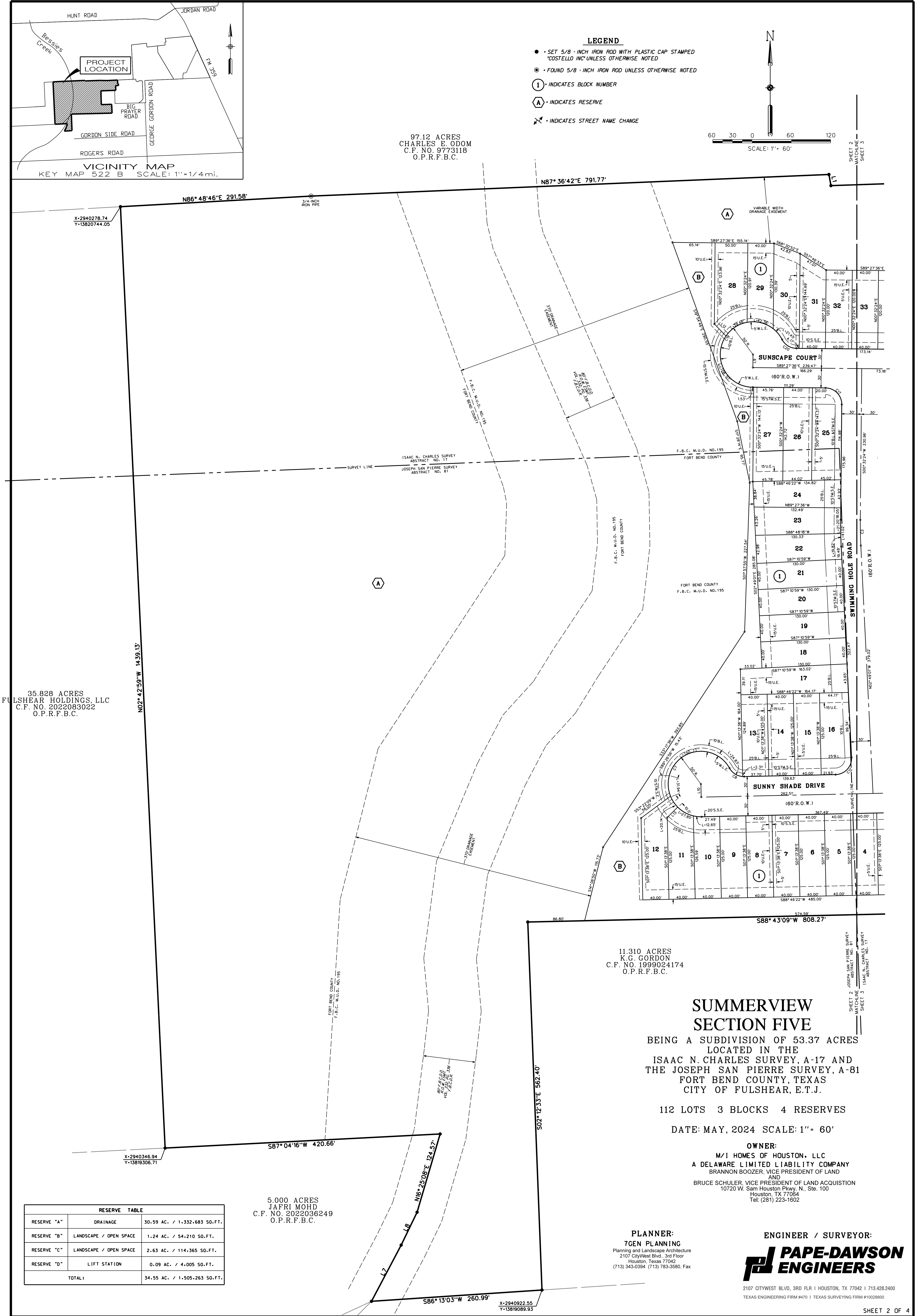
M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BRANNON BOOZER, VICE PRESIDENT OF LAND
AND
BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION
10720 W. Sam Houston Pkwy. N., Ste. 100
Houston, TX 77064
Tel: (281) 223-1602

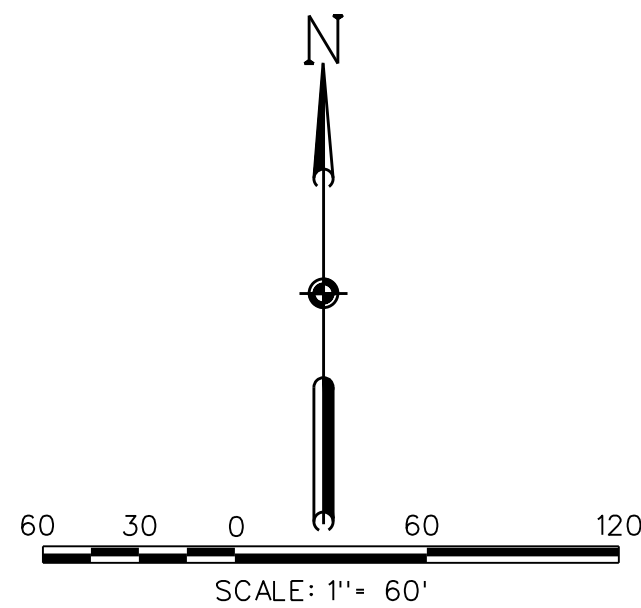
PLANNER:
7GEN PLANNING
Planning and Landscape Architecture
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 / (713) 783-3580, Fax

ENGINEER / SURVEYOR:

**PAPE-DAWSON
ENGINEERS**

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

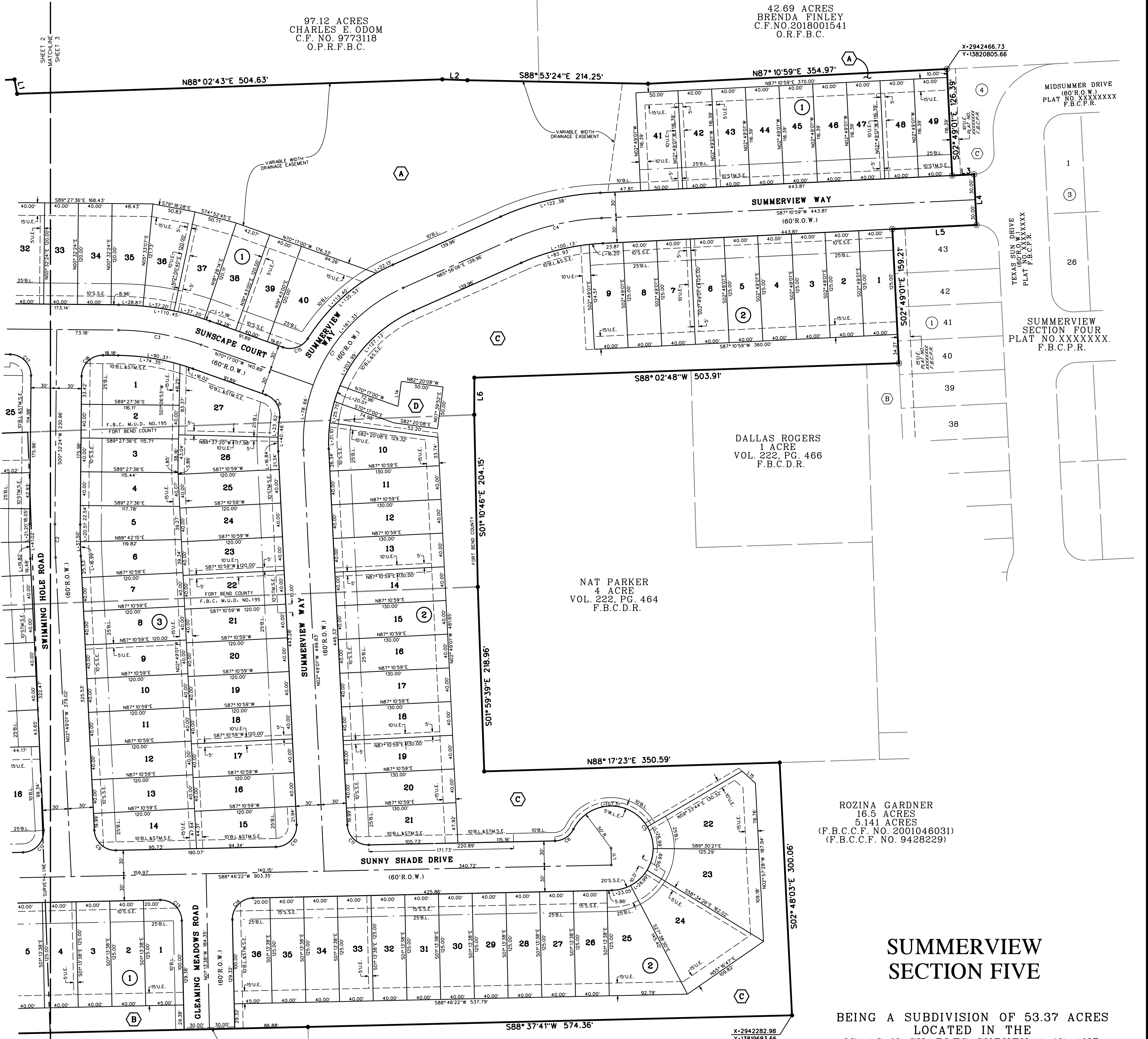
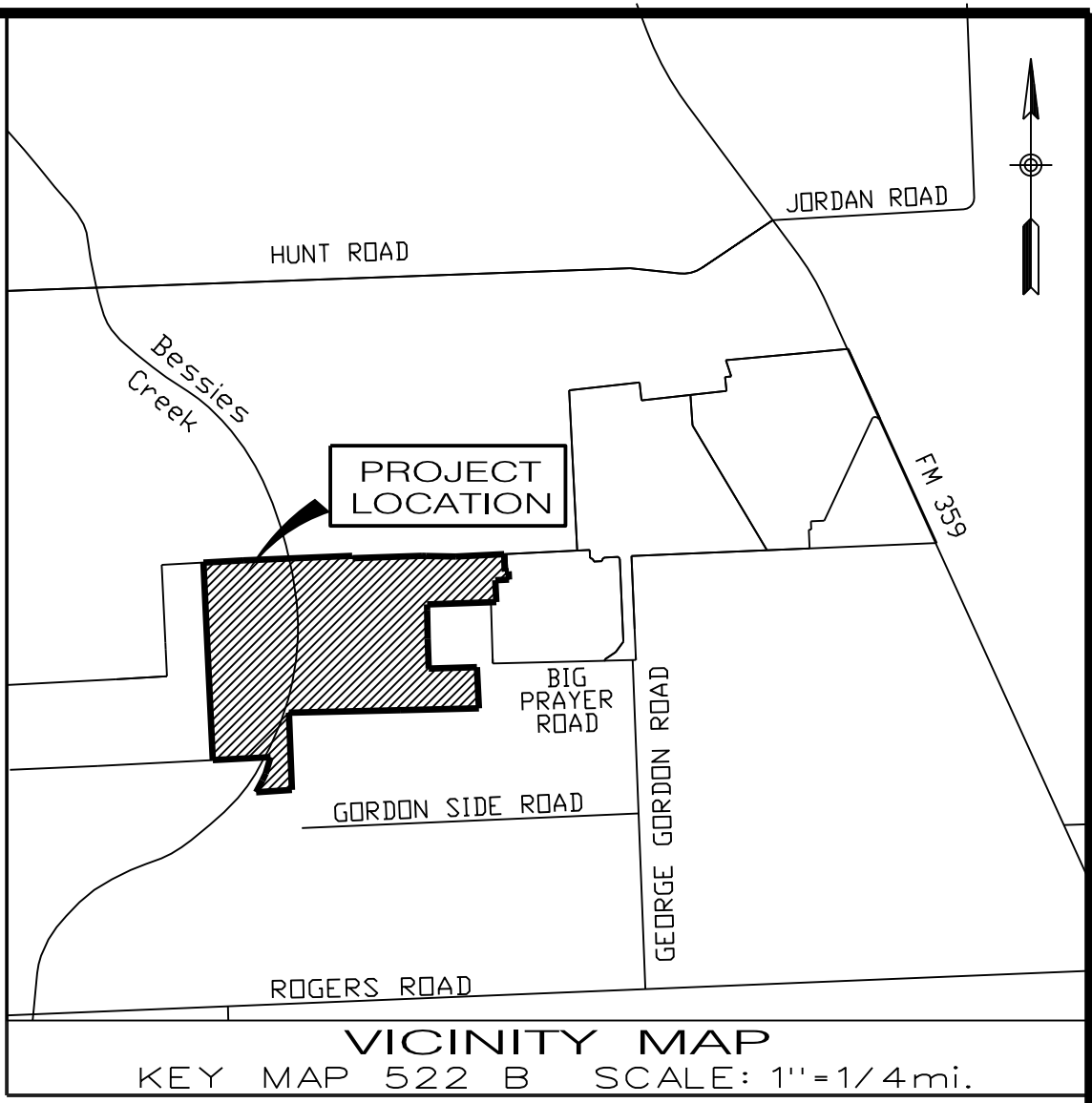




LEGEND	
●	• SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
⊙	• FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
①	• INDICATES BLOCK NUMBER
A	• INDICATES RESERVE
↗	• INDICATES STREET NAME CHANGE

ABBREVIATION TABLE	
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
F.M.E.	FORCE MAIN EASEMENT
W.L.E.	WATER LINE EASEMENT
HL&P	HOUSTON LIGHTING AND POWER
O.R.F.B.C.	OFFICIAL RECORDS OF FORT BEND COUNTY
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS

RESERVE TABLE		
RESERVE "A"	DRAINAGE	30.59 AC. / 1,332,683 SQ.FT.
RESERVE "B"	LANDSCAPE / OPEN SPACE	1.24 AC. / 54,210 SQ.FT.
RESERVE "C"	LANDSCAPE / OPEN SPACE	2.63 AC. / 114,365 SQ.FT.
RESERVE "D"	LIFT STATION	0.09 AC. / 4,005 SQ.FT.
TOTAL:		34.55 AC. / 1,505,263 SQ.FT.



SUMMERVIEW SECTION FIVE

BEING A SUBDIVISION OF 53.37 ACRES
LOCATED IN THE
ISAAC N. CHARLES SURVEY, A-17 AND
THE JOSEPH SAN PIERRE SURVEY, A-81
FORT BEND COUNTY, TEXAS
CITY OF FULSHEAR, E.T.J.

112 LOTS 3 BLOCKS 4 RESERVES

DATE: MAY, 2024 SCALE: 1"=60'

OWNER:
M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BRANNON BOOZER, VICE PRESIDENT OF LAND
AND
BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION
10720 W. Sam Houston Pkwy. N., Ste. 100
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Tel: (281) 223-1602

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ENGINEER / SURVEYOR:

PAPE-DAWSON
ENGINEERS

2107 CITYWEST BLVD., 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1022880

CURVE DATA TABLE					
NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	239.99	200.00	68° 45' 8"	N31° 33' 33"E	225.85
C2	39.26	670.00	3° 21' 26"	S01° 08' 18"E	39.25
C3	100.41	300.00	19° 10' 36"	S79° 52' 18"E	99.94
C4	111.25	300.00	21° 14' 52"	N76° 33' 33"E	110.62
C5	211.34	50.00	242° 10' 55"	N32° 19' 06"W	85.63
C6	27.13	25.00	62° 10' 55"	S57° 40' 54"W	25.82
C7	211.34	50.00	242° 10' 55"	S29° 51' 49"W	85.63
C8	27.13	25.00	62° 10' 55"	S60° 08' 11"E	25.82
C9	38.58	25.00	88° 24' 37"	S47° 01' 20"E	34.86
C10	39.96	25.00	91° 35' 23"	N42° 58' 40"E	35.84
C11	38.58	25.00	88° 24' 37"	S47° 01' 20"E	34.86
C12	39.96	25.00	91° 35' 23"	N42° 58' 40"E	35.84
C13	39.27	25.00	90° 0' 0"	S46° 13' 38"E	35.36
C14	39.27	25.00	90° 0' 0"	S43° 46' 22"W	35.36
C15	33.84	25.00	77° 32' 39"	S70° 56' 41"W	31.31
C16	33.84	25.00	77° 32' 39"	N31° 30' 40"W	31.31
C17	39.27	25.00	90° 0' 0"	S44° 27' 36"E	35.36
C18	39.27	25.00	90° 0' 0"	S45° 32' 24"W	35.36
C19	211.34	50.00	242° 10' 55"	S31° 37' 52"W	85.63
C20	27.13	25.00	62° 10' 55"	S58° 22' 08"E	25.82

LINE DATA TABLE		
NUMBER	DIRECTION	DISTANCE (FEET)
L1	S10° 24' 59"E	17.30
L2	S87° 55' 14"E	29.83
L3	N87° 10' 59"E	26.00
L4	S02° 49' 01"E	60.00
L5	S87° 10' 59"W	100.00
L6	S00° 11' 26"W	43.96
L7	N27° 50' 38"E	97.08
L8	N25° 50' 11"E	55.76
L9	N00° 32' 24"E	20.00
L10	N01° 13' 38"W	20.00
L11	N01° 13' 38"W	20.00
L12	N44° 05' 13"W	25.57
L13	S45° 10' 41"W	22.51
L14	S07° 39' 52"W	30.02
L15	S47° 57' 28"E	21.21

GENERAL NOTES:

- THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, ORDER NO. 2024-0194 DATED MARCH 21, 2024, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.000116603.
- THERE ARE NO PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0085M DATED JANUARY 29, 2021.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
- ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE AS SHOWN ON THE PLAT.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, FORT BEND COUNTY DRAINAGE DISTRICT, CAD 7, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT FORT BEND ESD #4, CITY OF FULSHEAR ETJ, AND 49.41 ACRES OUT OF THE 53.37 ACRES TOTAL PROPERTY PLATTED AREA IS LOCATED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 195.
- ALL EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS ASSOCIATION, FORT BEND MUNICIPAL UTILITY DISTRICT NO. 195, OR OTHER PERPETUAL PRIVATE ENTITY.
- CONTROL BENCHMARK: NATIONAL GEODETIC SURVEY (NGS) MARKER NO. N1505 X (PID NO. AW5483); TOP OF A STAINLESS ROD IN SLEEVE ACCESSED THROUGH A 5-INCH LOGO CAP, THE MARKER IS LOCATED ON THE NORTH SIDE OF FM1093 APPROXIMATELY 1.34 MILES WEST OF THE CITY OF FULSHEAR (FM359), NORTH ON A DIRT DRIVE APPROXIMATELY 142 FEET FROM THE CENTERLINE OF FM1093, 13 FEET WEST OF THE CENTER OF THE DIRT DRIVE, AND 3 FEET SOUTH OF THE WESTERLY GATE POST. ELEVATION = 109.50 FEET (NAVD88, 1991 ADJUSTMENT).
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 115.06' 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 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.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE (5) FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAYS WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE 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 IS REQUIRED TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN ZONE "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE 2004.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE, WHILE WOODEN POSTS AND paneled wooden fences along the PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND paneled wooden fences BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- CONTOURS SHOWN HEREON ARE NAVD 88 DATUM.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- A ONE-FOOT RESERVE (1' RESERVE) HAS BEEN 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 CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE TITLE FEE THERE TO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
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NUMBER	DIRECTION	DISTANCE (FEET)
L1	S10° 24' 59"E	17.30
L2	S87° 55' 14"E	29.83
L3	N87° 10' 59"E	26.00
L4	S02° 49' 01"E	60.00
L5	S87° 10' 59"W	100.00
L6	S00° 11' 26"W	43.96
L7	N27° 50' 38"E	97.08
L8	N25° 50' 11"E	55.76
L9	N00° 32' 24"E	20.00
L10	N01° 13' 38"W	20.00
L11	N01° 13' 38"W	20.00
L12	N44° 05' 13"W	25.57
L13	S45° 10' 41"W	22.51
L14	S07° 39' 52"W	30.02
L15	S47° 57' 28"E	21.21

RESERVE TABLE		
RESERVE "A"	DRAINAGE	30.59 AC. / 1,332.683 SO.FT.
RESERVE "B"	LANDSCAPE / OPEN SPACE	1.24 AC. / 54,210 SO.FT.
RESERVE "C"	LANDSCAPE / OPEN SPACE	2.63 AC. / 114,365 SO.FT.
RESERVE "D"	LIFT STATION	0.09 AC. / 4,005 SO.FT.
TOTAL:		34.55 AC. / 1,505,263 SO.FT.

ABBREVIATION TABLE	
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
F.M.E.	FORCE MAIN EASEMENT
W.L.E.	WATER LINE EASEMENT
HL&P	HOUSTON LIGHTING AND POWER
O.R.F.B.C.	OFFICIAL RECORDS OF FORT BEND COUNTY
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS

METES AND BOUNDS DESCRIPTION

53.37 ACRES

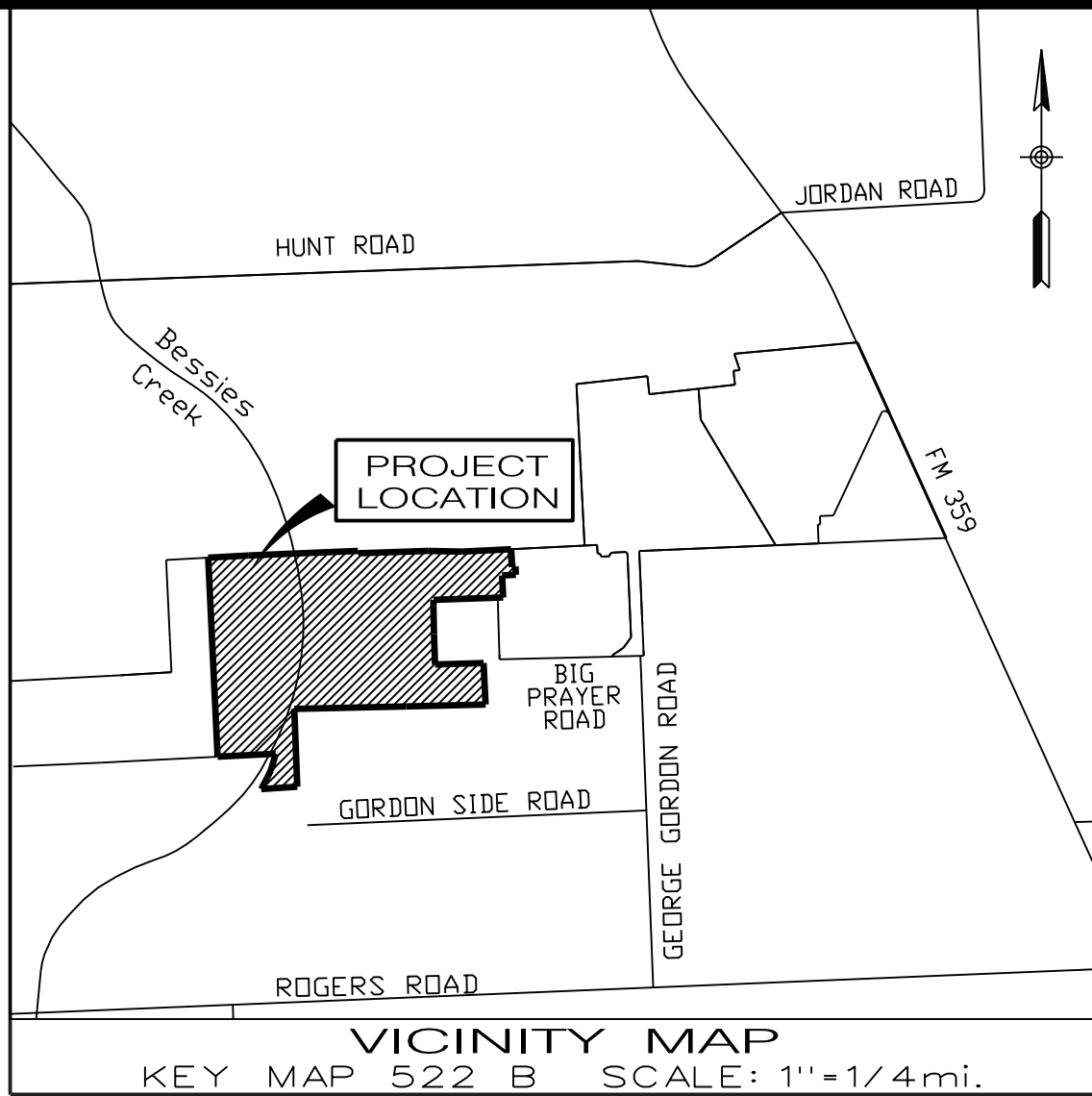
Being a 53.37 acre tract of land located in the Isaac N. Charles Survey Abstract No. 17 and in the Joseph San Pierre Survey, Abstract No. 81, in Fort Bend County, Texas; said 53.37 acre tract being a portion of a called 102.886 acre tract of land (Parcel 4), all of a called 20.133 acre tract of land (Parcel 5) and all of a called 3.109 acre tract of land (Parcel 6) recorded in the name of M/I Homes of Houston, LLC, in Clerk's File Number (C.F. No.) 2020165125 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.) and being all of a called 13.413 acre tract of land recorded in the name of M/I Homes of Houston, LLC, in C.F. No. 2022055456 of the O.P.R.F.B.C.; said 53.37 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System (NAD 83), South Central Zone and referenced to the north line of said 102.886 acre tract):

Commencing at a 1-inch iron pipe found at the northeast corner of a called 35.028 acre tract of land recorded in C.F. No. 2016015026 of the O.P.R.F.B.C. and the northwest corner of a called 35.828 acre tract of land recorded in C.F. No. 2022083022 of the O.P.R.F.B.C., being on the south line of a called 97.12 acre tract of land recorded in C.F. No. 9773118 of the O.P.R.F.B.C.;

Thence, with the north line of said 35.828 acre tract and the south line of said 97.12 acre tract, North 86 degrees 48 minutes 46 seconds East, a distance of 280.01 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the northeast corner of said 35.828 acre tract, the northwest corner of aforesaid 13.413 acre tract and the **Point of Beginning** of the herein described tract;

- Thence, with the north line of said 13.413 acre tract and the south line of said 97.12 acre tract, North 86 degrees 48 minutes 46 seconds East, a distance of 291.58 feet to a 3/4-inch iron pipe found;
- Thence, continuing with the north line of said 13.413 acre tract and the south line of said 97.12 acre tract, North 87 degrees 36 minutes 42 seconds East, at a distance of 131.06 feet passing the northeast corner of said 13.413 acre tract and the northwest corner of aforesaid 102.886 acre tract (Parcel 4), continuing with the north line of said 102.886 acre tract and the south line of said 97.12 acre tract, in all, a distance of 791.77 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- Thence, continuing with the common line of said 102.886 acre tract and said 97.12 acre tract, South 10 degrees 24 minutes 59 seconds East, a distance of 17.30 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- Thence, continuing with said common line, North 88 degrees 02 minutes 43 seconds East, a distance of 504.63 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- Thence, continuing with said common line, South 87 degrees 55 minutes 14 seconds East, a distance of 29.83 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- Thence, continuing with said common line, South 88 degrees 53 minutes 24 seconds East, at a distance of 84.92 feet passing the southeast corner of aforesaid 97.12 acre tract and the southwest corner of a called 42.69 acre tract of land recorded in C.F. No. 2018001541 of the O.P.R.F.B.C., continuing with the south line of said 42.69 acre tract and the north line of aforesaid 102.886 acre tract, in all, a distance of 214.25 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- Thence, with the common line of said 42.69 acre tract and said 102.886 acre tract, North 87 degrees 10 minutes 59 seconds East, a distance of 354.97 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

- Thence, through and across said 102.886 acre tract, the following five (5) courses:
- South 02 degrees 49 minutes 01 seconds East, a distance of 126.39 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
 - North 87 degrees 10 minutes 59 seconds East, a distance of 26.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
 - South 02 degrees 49 minutes 01 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
 - South 87 degrees 10 minutes 59 seconds West, a distance of 100.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
 - South 02 degrees 49 minutes 01 seconds East, a distance of 159.21 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
 - Thence, continuing through and across said 102.886 acre tract, South 88 degrees 02 minutes 48 seconds West, at a distance of 38.40 feet passing an interior corner of said 102.886 acre tract and the northeast corner of a called 1 acre tract of land recorded in Volume 222, Page 466 of the Fort Bend County Deed Records (F.B.C.D.R.), continuing with the north line of said 1 acre tract, the north line of a called 4 acre tract of land recorded in Volume 222, Page 464 of the F.B.C.D.R. and a southerly line of said 102.886 acre tract, in all, a distance of 503.91 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the northwest corner of said 4 acre tract and an interior corner of said 102.886 acre tract;
 - Thence, with the common line of said 4 acre tract and said 102.886 acre tract, South 00 degrees 11 minutes 26 seconds West, a distance of 43.96 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the northeast corner of aforesaid 3.109 acre tract (Parcel 6);
 - Thence, with the common line of said 3.109 acre tract and said 4 acre tract, South 01 degrees 10 minutes 46 seconds East, a distance of 204.15 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the southeast corner of said 3.109 acre tract and the most northerly northeast corner of aforesaid 20.133 acre tract (Parcel 5);
 - Thence, with the common line of said 20.133 acre tract and said 4 acre tract, South 01 degrees 59 minutes 39 seconds East, a distance of 218.96 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the southwest corner of said 4 acre tract and an interior corner of said 20.133 acre tract;
 - Thence, continuing with said common line, North 88 degrees 17 minutes 23 seconds East, a distance of 350.59 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the most easterly northeast corner of said 20.133 acre tract, being on the west line of a called 5.141 acre tract of land recorded in C.F. No. 2001046031 of the O.P.R.F.B.C.;
 - Thence, with the common line of said 20.133 acre tract and said 5.141 acre tract, South 02 degrees 48 minutes 03 seconds East, a distance of 300.06 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the most easterly southeast corner of said 20.133 acre tract and the northeast corner of a called 16.5 acre tract of land recorded in C.F. No. 9428229 of the O.P.R.F.B.C.;
 - Thence, with the common line of said 20.133 acre tract and said 16.5 acre tract, South 88 degrees 37 minutes 41 seconds West, a distance of 574.36 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the northwest corner of said 16.5 acre tract and the northeast corner of a called 11.310 acre tract of land recorded in C.F. No. 1999024174 of the O.P.R.F.B.C.;
 - Thence, with the common line of said 20.133 acre tract and said 11.310 acre tract, South 88 degrees 43 minutes 09 seconds West, a distance of 808.27 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the northwest corner of said 11.310 acre tract and an interior corner of said 20.133 acre tract;
 - Thence, continuing with the common line of said 20.133 acre tract and said 11.310 acre tract, South 02 degrees 12 minutes 33 seconds East, a distance of 562.40 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the most southerly southeast corner of said 20.133 acre tract and the southwest corner of said 11.310 acre tract, being on the north line of a called 9.152 acre tract of land recorded in C.F. No. 2003116488 of the O.P.R.F.B.C.;
 - Thence, with the common line of said 20.133 acre tract and said 9.152 acre tract, South 86 degrees 13 minutes 03 seconds West, a distance of 260.99 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the most southerly southwest corner of said 20.133 acre tract, the northwest corner of said 9.152 acre tract, the northeast corner of a called 5.009 acre tract of land recorded in C.F. No. 2018009878 of the O.P.R.F.B.C. and the southeast corner of a called 5.000 acre tract of land recorded in C.F. No. 2022036249 of the O.P.R.F.B.C.;
 - Thence, with the common line of said 20.133 acre tract and said 5.000 acre tract, North 27 degrees 50 minutes 38 seconds East, a distance of 97.08 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
 - Thence, continuing with said common line, North 25 degrees 50 minutes 11 seconds East, a distance of 55.76 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
 - Thence, continuing with said common line, North 16 degrees 25 minutes 08 seconds East, a distance of 124.57 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the northeast corner of said 5.000 acre tract and an interior corner of said 20.133 acre tract;
 - Thence, continuing with the common line of said 20.133 acre tract and said 5.000 acre tract, South 87 degrees 04 minutes 16 seconds West, at a distance of 176.15 feet passing the most westerly southwest corner of said 20.133 acre tract and the southeast corner of aforesaid 13.413 acre tract, continuing with the common line of said 13.413 acre tract and said 5.000 acre tract, in all, a distance of 420.66 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the southwest corner of said 13.413 acre tract and the southeast corner of aforesaid 35.828 acre tract;
 - Thence, with the common line of said 13.413 acre tract and said 35.828 acre tract, North 02 degrees 42 minutes 59 seconds West, a distance of 1,439.13 feet to the **Point of Beginning** and containing 53.37 acres of land.



VICINITY MAP
KEY MAP 522 B SCALE: 1"=1/4 mi.

SUMMERVIEW SECTION FIVE

BEING A SUBDIVISION OF 53.37 ACRES
LOCATED IN THE
ISAAC N. CHARLES SURVEY, A-17 AND
THE JOSEPH SAN PIERRE SURVEY, A-81
FORT BEND COUNTY, TEXAS
CITY OF FULSHEAR, E.T.J.

112 LOTS 3 BLOCKS 4 RESERVES

DATE: MAY, 2024

OWNER:

M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BRANNON BOOZER, VICE PRESIDENT OF LAND
AND
BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION
10720 W. Sam Houston Pkwy. N., Ste. 100
Houston, TX 77064
Tel. (281) 223-1602

PLANNER:

7GEN PLANNING
Planning and Landscape Architecture
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

ENGINEER / SURVEYOR:

**PAPE-DAWSON
ENGINEERS**

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800