

PLAT RECORDING SHEET

PLAT NAME: Briscoe Falls Sec 6

PLAT NO: _____

ACREAGE: 23.68

LEAGUE: William Andrews League and John Foster 2-1/2 League Grant

ABSTRACT NUMBER: A-3 & A-26

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 83

NUMBER OF RESERVES: 8

OWNERS: KB Home Lone Star, Inc.,

(DEPUTY CLERK)

| DISTRICT NAMES | |
|----------------------------|------------------------------------|
| COUNTY ASSISTANCE DISTRICT | DISTRICT No. 11 |
| WCID | N/A |
| MMD/MUD | FBC MUD No. 142 |
| LID | N/A |
| DID | FORT BEND COUNTY DRAINAGE DISTRICT |
| SCHOOL | LAMAR C.T.S.D. |
| FIRE | FORT BEND COUNTY ESD No. 4 |
| IMPACT FEE AREA | N/A |
| CITY OR CITY ETJ | HOUSTON ETJ |
| UTILITIES CO. | CENTERPOINT ENERGY |

LEGEND

- AC "Acres"
BL "Building Line"
DE "Drainage Easement"
GBL "Garage Building Line"
C.C.F. "County Clerk's File"
D.R.F.B.C.T. "Dead Records, Fort Bend County, Texas"
Easmt "Easement"
F.B.C.M.U.D. "Fort Bend County Municipal Utility District"
IRF "Found 5/8-inch Iron Rod with Cap Stamped "Quiddity"
No. "Number"
O.R.F.B.C.T. "Official Records, Fort Bend County, Texas"
O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
P.R.F.B.C.T. "Plot Records, Fort Bend County, Texas"
ROW "Right-of-Way"
SSS "Sanitary Sewer Easement"
Sq. Ft. "Square Feet"
STM SE "Storm Sewer Easement"
UE "Utility Easement"
VOL_PG "Volume and Page"
WLE "Water Line Easement"
Set 3/4-inch Iron Rod with (cap stamped "Quiddity Eng. Property Corner") as per certification"
Street Name Break"
Block Number"

RESTRICTED RESERVE A
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.04 AC
1,569 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.70 AC
30,575 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.29 AC
12,504 Sq. Ft.

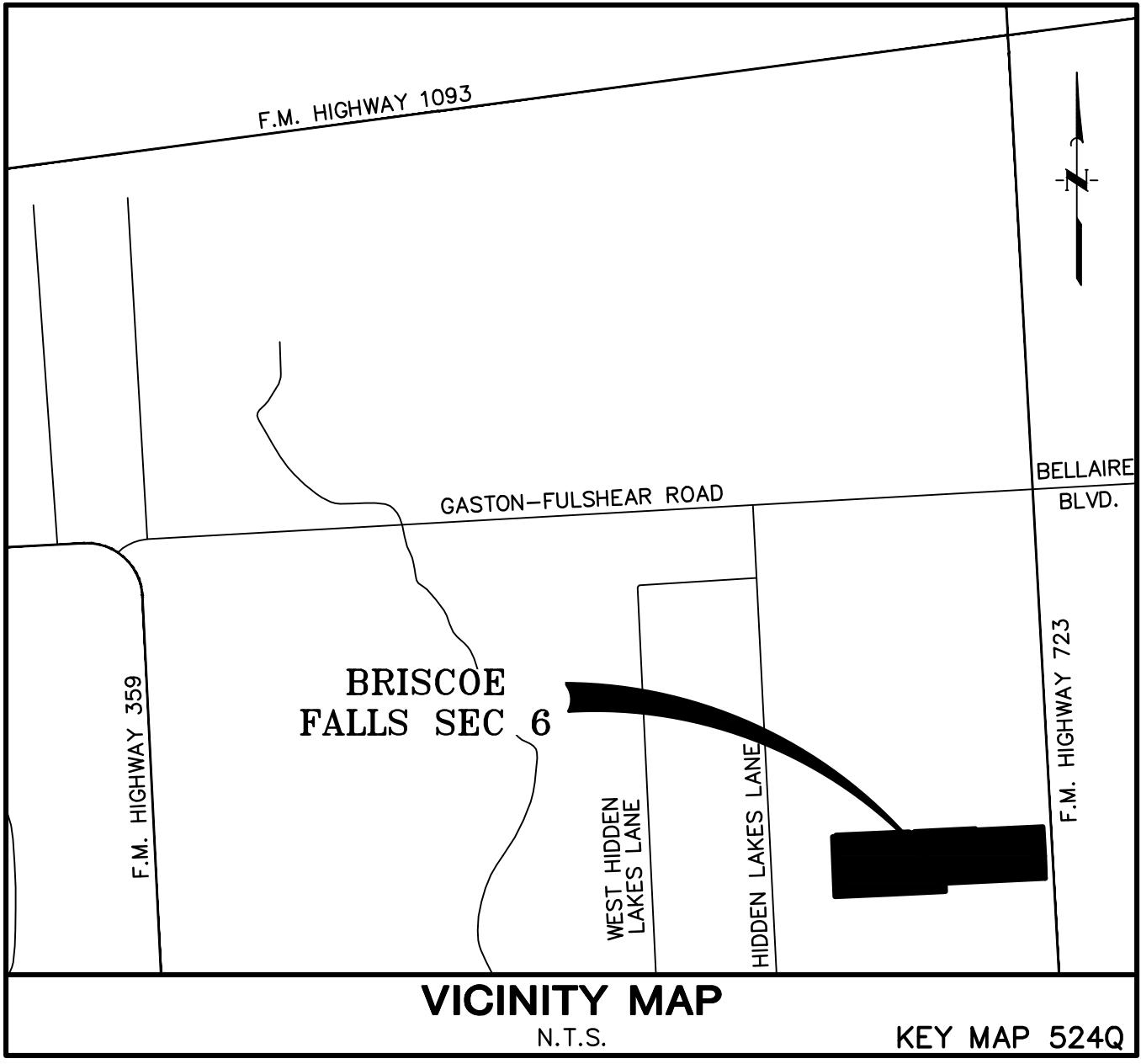
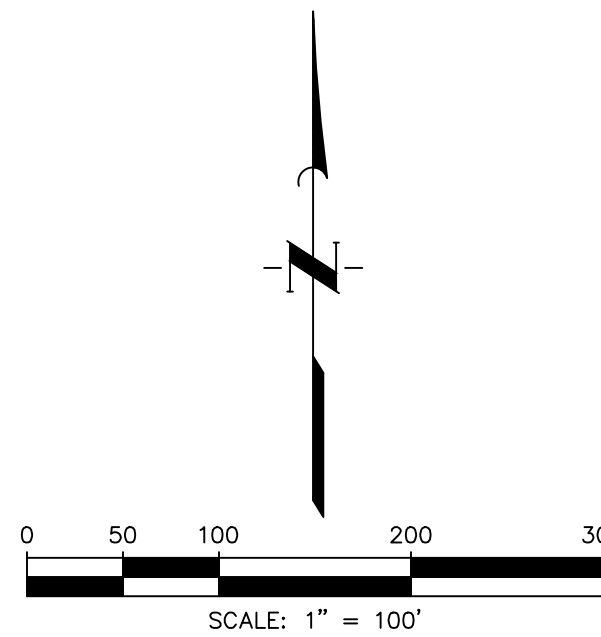
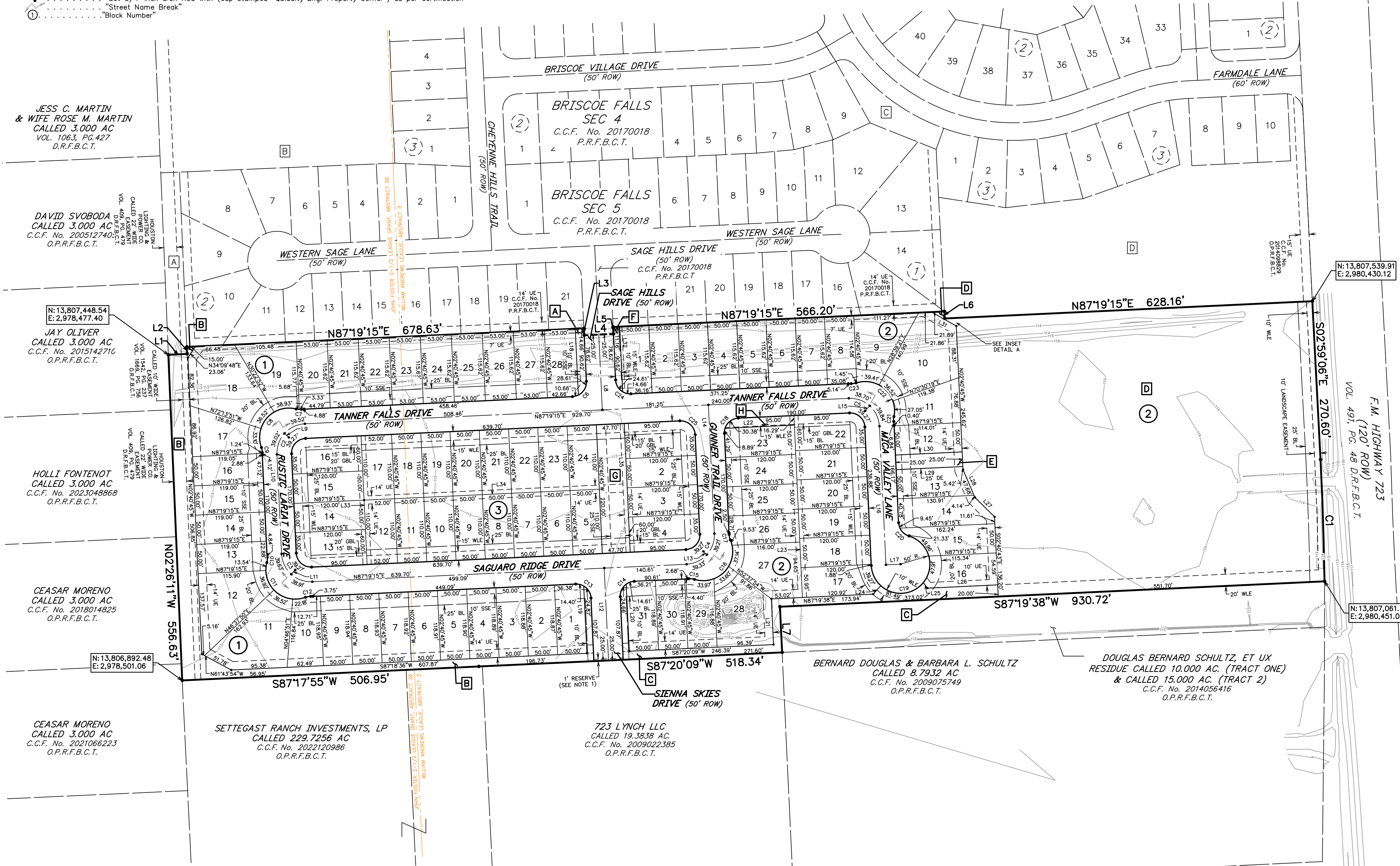
RESTRICTED RESERVE D
Restricted to Drainage
and Detention
Purposes Only
0.51 AC
283,734 Sq. Ft.

RESTRICTED RESERVE E
Restricted to Drainage
and Detention
Purposes Only
0.07 AC
2,850 Sq. Ft.

RESTRICTED RESERVE F
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.03 AC
1,175 Sq. Ft.

RESTRICTED RESERVE G
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.24 AC
10,495 Sq. Ft.

RESTRICTED RESERVE H
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.04 AC
1,826 Sq. Ft.



GENERAL NOTES

- One-foot reserve dedicated 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 the dedication being that when the adjacent property is subdivided in a recorded subdivision 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 dedicant, his heirs, assigns or successors.
- All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- All easements are centered on lot lines unless shown otherwise.
- All building lines along street right-of-ways as shown on the plat.
- Unless otherwise indicated the building lines (BL) whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- This tract is located within the extraterritorial jurisdiction of the City of Houston, Fort Bend County, Texas, Fort Bend County Municipal Utility District No. 142, Lamar Consolidated Independent School District, Fort Bend CAD No. 11, Fort Bend County ESD No. 4 and Fort Bend County Drainage District.
- Per the Flood Insurance Rate Map (FIRM) No. 48157C0115L for Fort Bend County, Texas as revised April 2, 2014, Briscoe Falls Sec 6 is located within Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance Floodplain.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage District Criteria Manual which allows street ponding with intense rainfall events.
- The top of all floor slabs shall be a minimum of 118.00' 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" above any down gradient roadway or drainage restraint, whichever is higher.
- Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- Elevations shown hereon are based on T&D01 control points H-123 and H-124 as shown on FM 723 Survey Control Index Sheet dated 10-14-2019 (NAVD88). All bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observation.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be bought to surface by applying the following combined scale factor of 0.99988030.
- This property lies within lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
- 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 drainage structure.
- Ownership and maintenance of all drainage easements and reserves is the responsibility of Fort Bend County Municipal Utility District No. 142.
- 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 owners 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.
- All utility easements are fourteen feet (14') wide unless otherwise noted.
- All lots shall have adequate wastewater collection service.
- A minimum distance of 10' shall be maintained between residential dwellings.
- 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.
- All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.
- This plat was prepared from information furnished by City Planning Letter, Effective date February 27, 2025. The Surveyor has not abstracted the above property.
- All contours shown hereon are based upon NAVD88 datum.
- There are no pipeline easements within the platted area.

BRISCOE FALLS SEC 6

A SUBDIVISION OF 23.68 ACRES OF LAND
OUT OF THE
WILLIAM ANDREWS LEAGUE, A-3 AND
THE JOHN FOSTER 2-1/2 LEAGUE GRANT, A-26
ALSO BEING A REPLAT OF A PORTION OF
RESTRICTED RESERVE "A", BLOCK 1 AND ALL OF RESTRICTED RESERVE
"B", BLOCK 2, BRISCOE FALLS SEC 5
RECORDED IN COUNTY CLERK FILE NO. 20170018
OF THE O.P.R.F.B.C.T.
FORT BEND COUNTY, TEXAS
83 LOTS 8 RESERVES 3 BLOCKS
FEBRUARY 2025

REASON FOR REPLAT: TO CREATE 83 LOTS, 8 RESERVES, AND 3 BLOCKS

DEVELOPER
KB HOME LONE STAR, INC.,
a TEXAS CORPORATION
11314 RICHMOND AVENUE
HOUSTON, TEXAS 77082
281-668-3800

ENGINEER/PLANNER/SURVEYOR:

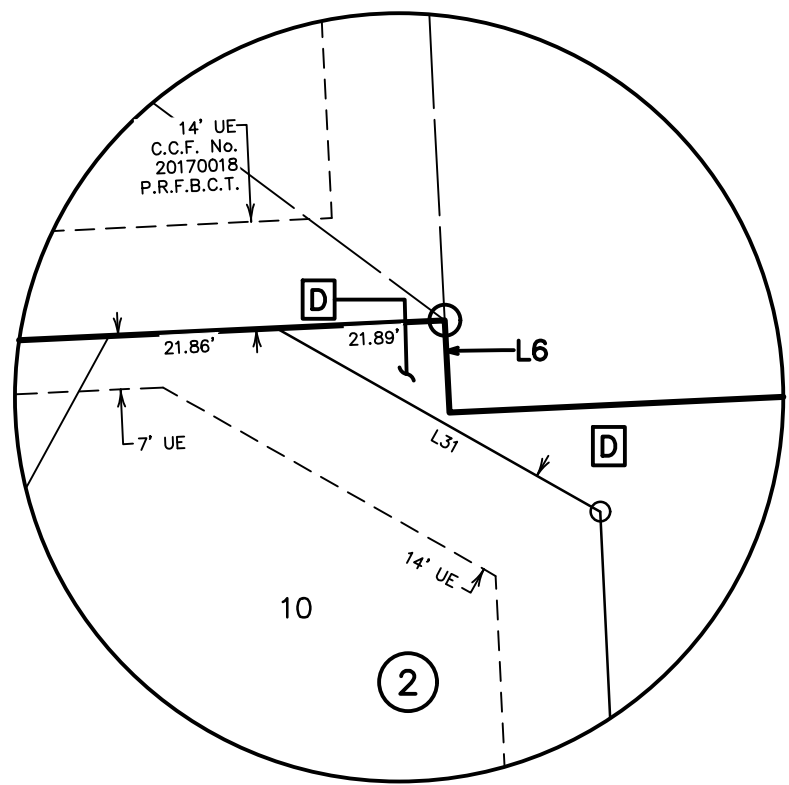
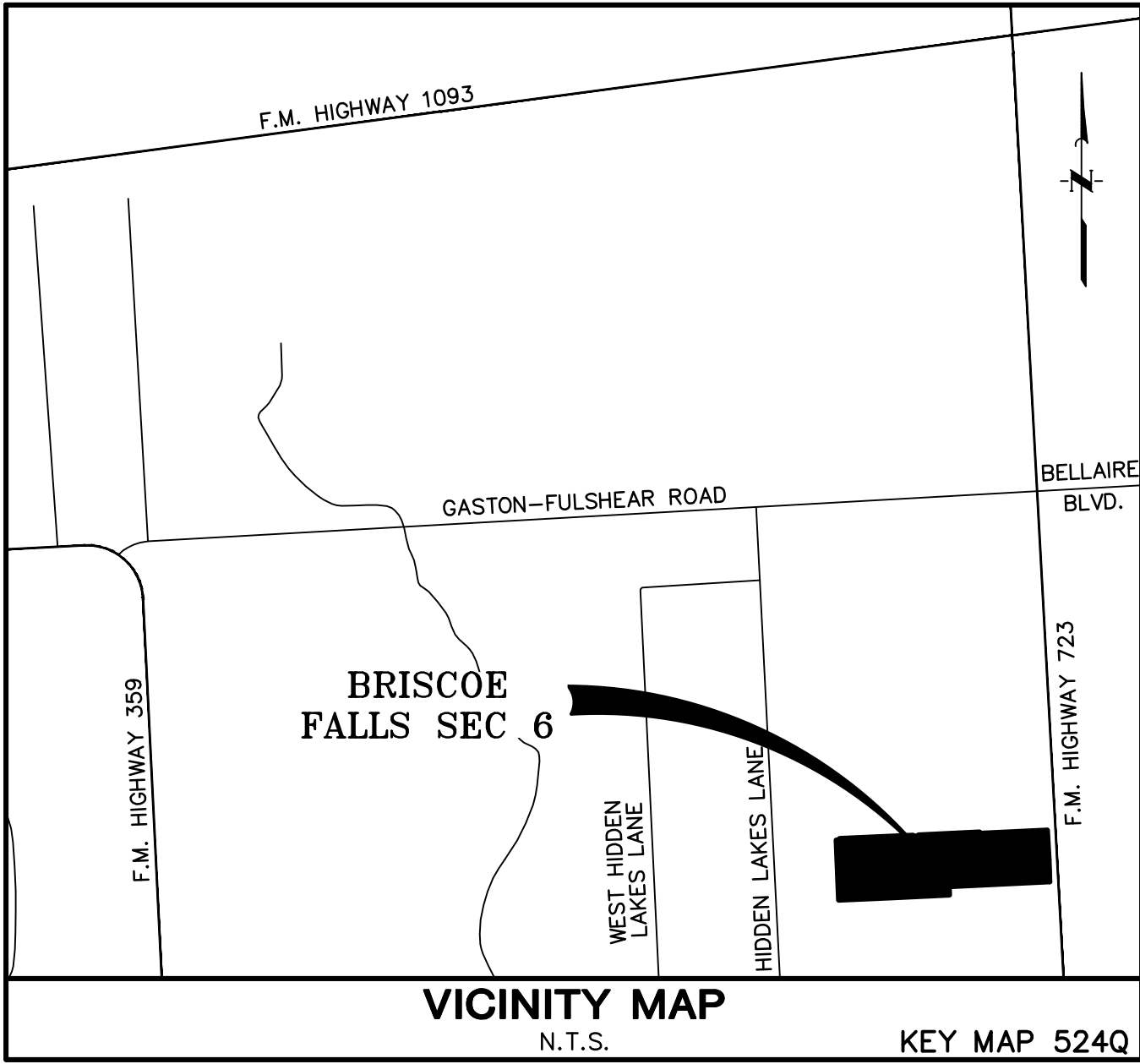
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 30048000
2322 W. Grand Parkway North, Suite 350 Katy, TX 77460 • 832.913.4000

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N87°19'15"E | 32.07' |
| L2 | N02°43'45"W | 12.00' |
| L3 | S02°40'45"E | 12.00' |
| L4 | N87°19'15"E | 50.00' |
| L5 | N02°40'45"W | 12.00' |
| L6 | S02°55'08"E | 12.00' |
| L7 | S02°41'19"E | 78.00' |
| L8 | S02°40'45"E | 128.62' |
| L9 | S47°58'13"E | 10.16' |
| L10 | S02°40'45"E | 170.00' |
| L11 | S41°54'20"W | 9.95' |
| L12 | S02°40'45"E | 157.87' |
| L13 | S47°44'52"E | 8.04' |
| L14 | S02°40'45"E | 220.00' |
| L15 | S41°40'15"W | 11.56' |
| L16 | S02°40'45"E | 236.88' |
| L17 | S87°19'15"W | 25.00' |
| L18 | N02°40'45"W | 113.38' |
| L19 | N02°40'45"W | 114.83' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L20 | S02°40'45"E | 114.73' |
| L21 | S02°41'19"E | 78.00' |
| L22 | N87°19'15"E | 118.44' |
| L23 | S02°40'45"E | 310.95' |
| L24 | N42°19'17"E | 19.41' |
| L25 | N35°33'56"W | 11.78' |
| L26 | N87°19'15"E | 120.22' |
| L27 | S45°10'10"E | 46.81' |
| L28 | N23°26'36"W | 51.81' |
| L29 | N87°19'15"E | 114.01' |
| L30 | N87°19'15"E | 114.01' |
| L31 | N60°27'21"W | 48.41' |
| L32 | N02°40'45"W | 111.44' |
| L33 | N02°40'45"W | 220.00' |
| L34 | S87°19'15"W | 402.00' |
| L35 | N02°40'45"W | 220.00' |

| CURVE TABLE | | | | | | |
|-------------|----------|-------------|------------|---------------|--------------|---------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1 | 6390.00' | 1°51'57" | 208.10' | S01°52'53"E | 208.09' | 104.06' |
| C2 | 50.00' | 90°00'00" | 78.54' | S42°19'15"W | 70.71' | 50.00' |
| C3 | 50.00' | 90°00'00" | 78.54' | S47°40'45"E | 70.71' | 50.00' |
| C4 | 50.00' | 90°00'00" | 78.54' | N42°19'15"E | 70.71' | 50.00' |
| C5 | 50.00' | 90°00'00" | 78.54' | N47°40'45"W | 70.71' | 50.00' |
| C6 | 25.00' | 90°00'00" | 39.27' | N42°19'15"E | 35.36' | 25.00' |
| C7 | 25.00' | 20°38'06" | 9.00' | S86°05'33"E | 8.96' | 4.55' |
| C8 | 50.00' | 124°23'26" | 108.55' | S42°01'47"W | 88.45' | 94.81' |
| C9 | 25.00' | 20°38'06" | 9.00' | N09°50'52"W | 8.96' | 4.55' |
| C10 | 25.00' | 20°49'09" | 9.08' | N04°02'09"E | 9.03' | 4.59' |
| C11 | 50.00' | 125°04'46" | 109.15' | S48°05'40"E | 88.73' | 96.21' |
| C12 | 25.00' | 20°49'09" | 9.08' | S79°46'32"W | 9.03' | 4.59' |
| C13 | 25.00' | 90°00'00" | 39.27' | N47°40'45"W | 35.36' | 25.00' |
| C14 | 25.00' | 90°00'00" | 39.27' | S42°19'15"W | 35.36' | 25.00' |
| C15 | 25.00' | 22°26'15" | 9.79' | N83°30'39"W | 9.73' | 4.96' |
| C16 | 50.00' | 130°54'41" | 114.24' | N42°15'08"E | 90.96' | 109.49' |
| C17 | 25.00' | 22°26'15" | 9.79' | S11°59'05"E | 9.73' | 4.96' |
| C18 | 25.00' | 90°00'00" | 39.27' | S42°19'15"W | 35.36' | 25.00' |
| C19 | 50.00' | 250°31'44" | 218.63' | N52°03'23"E | 81.65' | 70.71' |

| CURVE TABLE | | | | | | |
|-------------|--------|-------------|------------|---------------|--------------|---------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C20 | 25.00' | 70°31'44" | 30.77' | S37°56'37"E | 28.87' | 17.68' |
| C21 | 25.00' | 19°24'39" | 8.47' | S01°47'54"W | 8.43' | 4.28' |
| C22 | 50.00' | 119°40'06" | 104.43' | N48°19'50"W | 86.46' | 86.03' |
| C23 | 25.00' | 19°24'39" | 8.47' | N81°32'26"E | 8.43' | 4.28' |
| C24 | 25.00' | 90°00'00" | 39.27' | S47°40'45"E | 35.36' | 25.00' |
| C25 | 25.00' | 90°00'00" | 39.27' | N47°40'45"W | 35.36' | 25.00' |



SCALE: 1" = 25'


INSET DETAIL A

BRISCOE FALLS SEC 6

A SUBDIVISION OF 23.68 ACRES OF LAND
OUT OF THE
WILLIAM ANDREWS LEAGUE, A-3 AND
THE JOHN FOSTER 2-1/2 LEAGUE GRANT, A-26
ALSO BEING A REPLAT OF A PORTION OF
RESTRICTED RESERVE "A", BLOCK 1 AND ALL OF RESTRICTED RESERVE
"B", BLOCK 2, BRISCOE FALLS SEC 5
RECORDED IN COUNTY CLERK FILE NO. 20170018
OF THE O.P.R.F.B.C.T.
FORT BEND COUNTY, TEXAS
83 LOTS 8 RESERVES 3 BLOCKS
FEBRUARY 2025

REASON FOR REPLAT: TO CREATE 83 LOTS, 8 RESERVES, AND 3 BLOCKS

DEVELOPER
KB HOME LONE STAR, INC.,
a TEXAS CORPORATION
11314 RICHMOND AVENUE
HOUSTON, TEXAS 77082
281-668-3800

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 30048300
2322 W. Grand Parkway North, Suite 350 • Katy, TX 77469 • 832.913.4000

