

PLAT RECORDING SHEET

PLAT NAME: Raymond Franz Parkway Street Dedication

PLAT NO: _____

ACREAGE: 2.06

LEAGUE: Micajah Autrey Survey

ABSTRACT NUMBER: A-100

NUMBER OF BLOCKS: 0

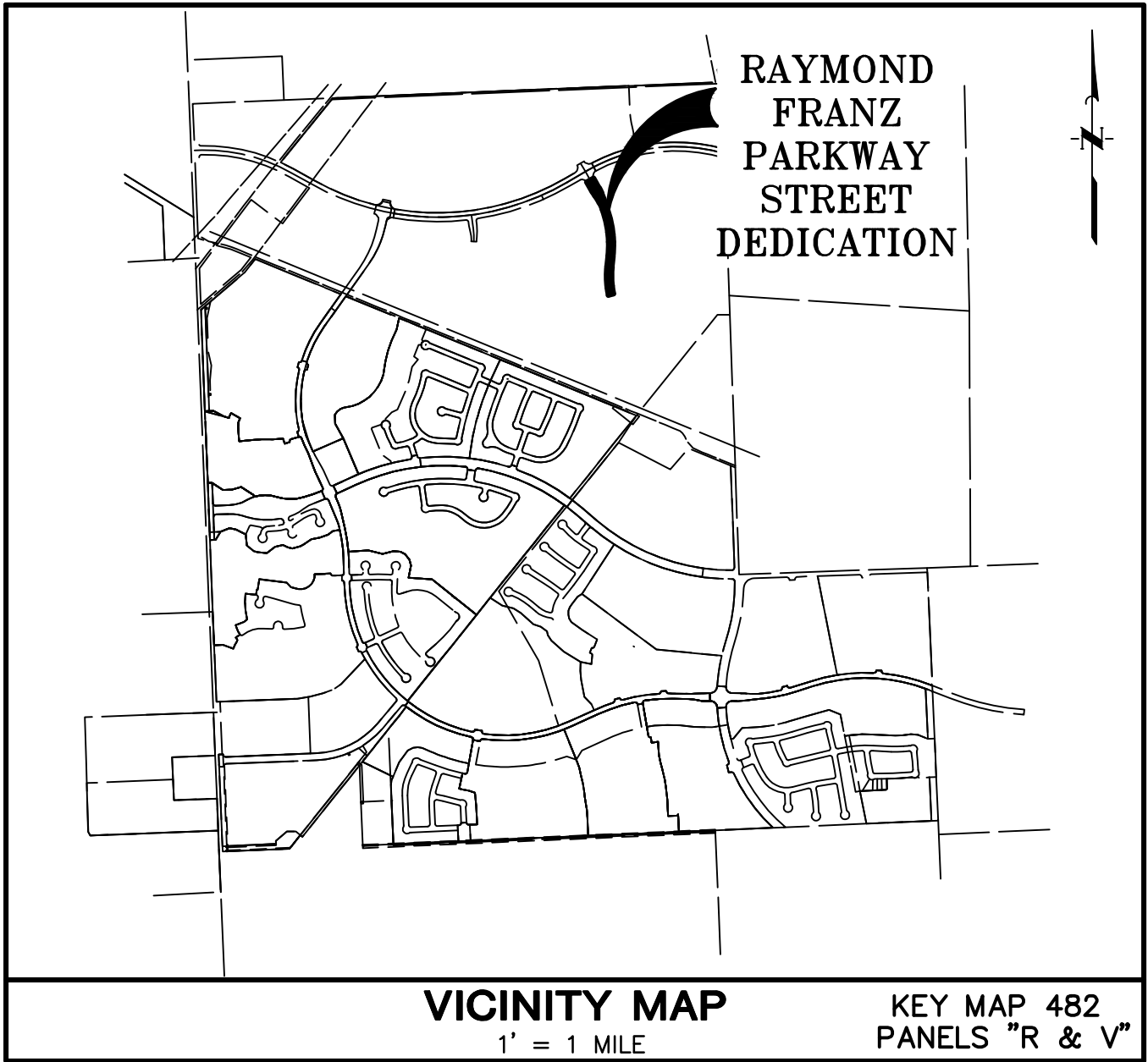
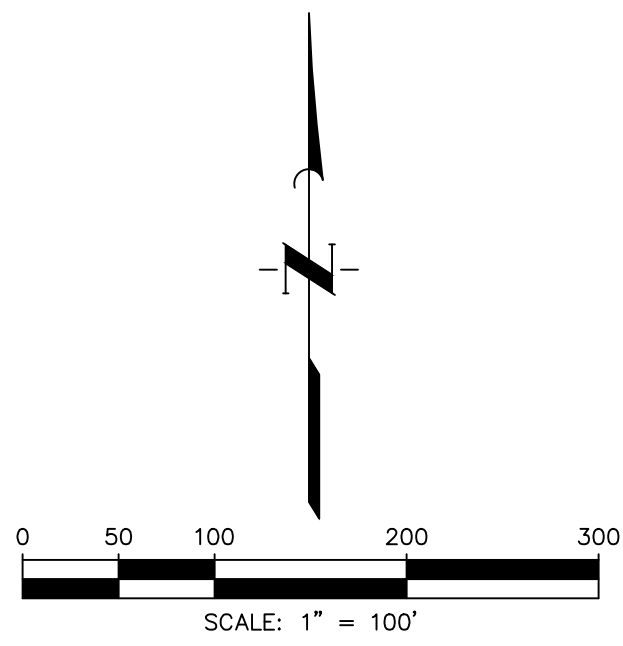
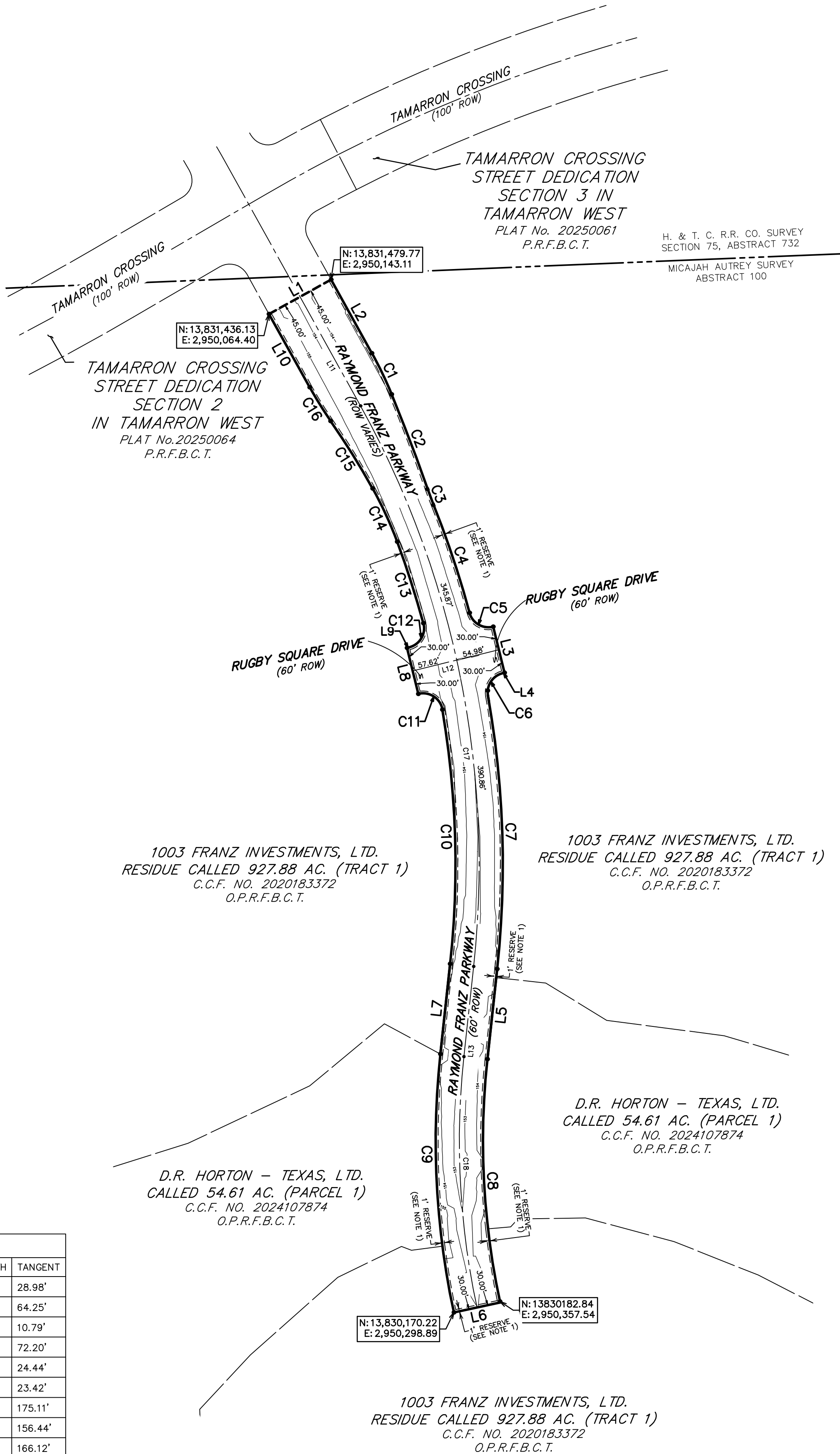
NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: D.R. Horton – Ltd.

(DEPUTY CLERK)

DISTRICT NAMES	
WCD	N/A
MMD/MUD	FBC MUD No 222
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.I.S.D.
FIRE	FORT BEND COUNTY EMERGENCY SERVICES DISTRICT No 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF FULSHEAR, ETJ
UTILITIES CO.	CENTERPOINT ENERGY
FBC ASSISTANCE	DISTRICT No 7



- Legend
- AC "Acre"
 - AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - Eam "Easement"
 - IRF "Found 5/8" Iron Rod w/cap stamped "Quiddity Eng. Property Corner"
 - No. "Number"
 - O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - P.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - Vol . . Pg "Volume and Page"
 - WLE "Waterline Easement"
 - "Set 3/4-inch Iron Rod w/cap stamped "Quiddity Eng. Property Corner" as Per Certification"

- General Notes
1. 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 plots where such streets abut adjacent acreage tracts, the condition of such dedicated 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 thereto shall revert to and re-vest in the dedicator, his heirs, assigns or successors.
 2. Raymond Franz Parkway Street Dedication lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar CISD, Fort Bend County, & Fort Bend County Drainage District, Fort Bend County Assistance District No.7 and Fort Bend County Emergency Services District No.4.
 3. According to the Flood Insurance Rate Map (FIRM) No. 48157C0085M for Fort Bend County, Texas effective January 29, 2021, this section lies within Zone "X", which includes areas of minimum flood hazard.
 4. Elevations shown hereon are based on NGS Monument HGCSO 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCSO 66 1986. Located +/- 72-feet East of the centerline of F.M. Highway 1463 and +/-0.34 miles North of the intersection of F.M. Highway 1463 and Churchill Farms Boulevard, Katy, Tx. Holding an elevation of 136.21 feet (NAVD88).
 5. 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.
 6. This plat is located in lighting zone LZ3.
 7. The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, and may be brought to surface by applying the following combined scale factor of 1.0001144334.
 8. 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.
 9. There are no pipelines or pipeline easements within the platted area shown hereon.
 10. This plat was prepared from information by DHI TITLE AGENCY, dated March 25, 2025. The surveyor has not abstracted the subject tract.
 11. 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 12. 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.
 13. Contours shown hereon are NAVD 88 datum.
 14. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility.
 16. All property to drain into the drainage easement only through an approved drainage structure.

LINE TABLE	
LINE	BEARING
L1	N60°59'46"E
L2	S29°00'14"E
L3	S13°46'02"E
L4	S76°13'58"W
L5	S06°10'20"W
L6	S77°50'56"W
L7	N06°10'20"E
L8	S13°46'02"E
L9	S76°13'58"W
L10	N29°00'14"W
L11	S29°00'14"E
L12	N76°13'58"E
L13	S06°10'20"W

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	6'38"06"	57.90'	N25°41'11"W	57.87'
C2	2400.00'	3'04'01"	128.46'	N20°50'08"W	128.45'
C3	500.00'	2'28'24"	21.58'	S20°32'19"E	21.58'
C4	1230.00'	6'43'06"	144.22'	N18°24'58"W	144.14'
C5	25.00'	88°42'37"	38.71'	S59°24'44"E	34.96'
C6	25.00'	86°15'54"	37.64'	S33°06'01"W	34.18'
C7	1230.00'	16°12'17"	347.87'	N01°55'48"W	346.72'
C8	970.00'	18°19'25"	310.21'	S02°59'22"E	308.89'
C9	1030.00'	18°19'25"	329.40'	S02°59'22"E	328.00'
C10	1170.00'	15°50'43"	323.57'	N01°45'01"W	322.54'
C11	25.00'	94°05'40"	41.06'	N56°43'12"W	36.60'
C12	25.00'	91°24'49"	39.89'	N30°31'33"E	35.79'
C13	1170.00'	5°18'49"	108.51'	N17°50'16"W	108.47'
C14	500.00'	8°30'29"	74.25'	N24°44'55"W	74.18'
C15	1000.00'	5°46'50"	100.89'	N31°53'35"W	100.85'
C16	500.00'	5°46'46"	50.43'	S31°53'37"E	50.41'
C17	1200.00'	35°10'34"	736.73'	N11°24'57"W	725.21'
C18	1000.00'	18°19'25"	319.81'	S02°59'22"E	318.44'

FINAL PLAT OF
RAYMOND FRANZ
PARKWAY
STREET DEDICATION
A SUBDIVISION OF 2.06 ACRES OF LAND
OUT OF THE
MICAJAH AUTREY SURVEY, A-100
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS
MAY 2025

OWNER
D.R. Horton – Ltd.
A Texas Limited Partnership
6744 Horton Vista Drive, Suite 100
Richmond, Texas 77407
281.269.6842

ENGINEER/PLANNER/SURVEYOR:
 QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22299 & 30086100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, D.R. Horton - Texas, Ltd., a Texas Limited Partnership, by D.R. Horton Inc., a Delaware Corporation, its Authorized Agent acting by and through Ernie S. Loeb, its Vice President, being officers D.R. Horton Inc., a Delaware Corporation, its Authorized Agent, owner hereinafter referred to as Owners of the 2.06 acre tract described in the above and foregoing map of Raymond Franz Parkway Street Dedication, do hereby make and establish said subdivision and development plan 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, or permanent access easements), 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 on 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 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 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 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 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 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 shall hereby be 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 dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bays, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Fulshear, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose 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, and any subsequent amendments.

IN TESTIMONY WHEREOF, D.R. Horton - Texas, Ltd., a Texas Limited Partnership by D.R. Horton Inc., a Delaware Corporation, it's Authorized Agent has caused these presents to be signed by Ernie S. Loeb, its Vice President of Land, thereunto authorized, this 2nd day of July, 2025

D.R. Horton - Texas, Ltd.,
a Texas Limited Partnership

By: D.R. Horton Inc., a Delaware Corporation,
it's Authorized Agent.

By: Ernie S. Loeb
Ernie S. Loeb
Vice President

STATE OF TEXAS §
COUNTY OF Ft Bend §

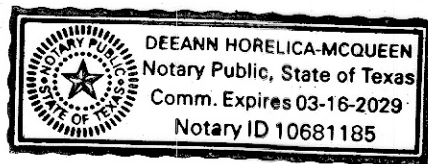
BEFORE ME, the undersigned authority, on this day personally appeared Ernie Loeb, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of July, 2025

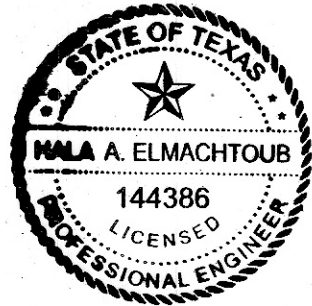
Notary Public in and for the State of Texas

Deanna Morelica McQueen
Print Name

My commission expires: 3/16/2029



I, Hala A. Elmachtoub, 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.



Hala Elmachtoub
Hala A. Elmachtoub, PE
Professional Engineer No. 144386

I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and other points of reference were marked on the ground before I signed and sealed this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum 5/8-inch diameter iron rod with surveyor's cap.



Chris D. Kalkomey
Chris D. Kalkomey
Texas Registration No. 5869
Registered Professional Land Surveyor

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a 2.06 tract of land in the Micajah Autrey Survey, Abstract 100, Fort Bend County, Texas, being out of and a part of the residue of a called 927.88 acre tract recorded under County Clerk's File Number 2020183372, Official Public Records, Fort Bend County, Texas, and being all of that certain called 1.54 acre tract (Tract 5) recorded under County Clerk's File Number 2025010231, Official Public Records, Fort Bend County, Texas, and a portion of that certain called 54.61 acre tract (Parcel 1) recorded under County Clerk's File Number 2024107874, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a 5/8 inch iron rod with cap marked "Quiddity" set for the northeast corner of said called 1.54 acre tract, same being a point in the south line of the adjoining Tamarron Crossing Street Dedication Section 2 in Tamarron West, according to map or plat thereof recorded under Plat Number 20250064, Plat records, Fort Bend County, Texas, for the northeast corner and Place of Beginning of the herein described tract;

Thence along the east line of the herein described tract, same being the east line of said called 1.54 acre tract, a west line of the residue of said called 927.88 acre tract, and the southwest line of said called 54.61 acre tract, with the following courses and distances:

South 29 degrees 00 minutes 14 seconds East, 106.71 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 06 degrees 38 minutes 06 seconds, an arc length of 57.90 feet, a radius of 500.00 feet, and a chord bearing South 25 degrees 41 minutes 11 seconds East, 57.87 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 03 degrees 04 minutes 01 second, an arc length of 128.46 feet, a radius of 2,400.00 feet, and a chord bearing South 20 degrees 50 minutes 08 seconds East, 128.45 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 02 degrees 28 minutes 24 seconds, an arc length of 21.58 feet, a radius of 500.00 feet, and a chord bearing South 20 degrees 32 minutes 19 seconds East, 21.58 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 06 degrees 43 minutes 06 seconds, an arc length of 144.22 feet, a radius of 1,230.00 feet, and a chord bearing South 18 degrees 24 minutes 58 seconds East, 144.14 feet to the beginning of a reverse curve to the left;

Thence departing the east line of said called 1.54 acre tract and the west line of the residue of said called 927.88 acre tract, crossing the residue of said called 927.88 acre tract with said reverse curve to the left, having a central angle of 88 degrees 42 minutes 37 seconds, an arc length of 38.71 feet, a radius of 25.00 feet, and a chord bearing South 59 degrees 24 minutes 44 seconds East, 34.96 feet;

South 13 degrees 46 minutes 02 seconds East, 60.00 feet;

South 76 degrees 13 minutes 58 seconds West, 2.35 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 86 degrees 15 minutes 54 seconds, an arc length of 37.64 feet, a radius of 25.00 feet, and a chord bearing South 33 degrees 06 minutes 01 second West, 34.18 feet to the beginning of a reverse curve to the right, being in the east line of said called 1.54 acre tract and the west line of the residue of said called 927.88 acre tract;

Thence continuing along the east line of said called 1.54 acre tract and the west line of the residue of said called 927.88 acre tract with said reverse curve to the right, having a central angle of 16 degrees 12 minutes 17 seconds, an arc length of 347.87 feet, a radius of 1,230.00 feet, and a chord bearing South 01 degree 55 minutes 48 seconds East, 346.72 feet;

South 06 degrees 10 minutes 20 seconds West, at 11.04 feet pass a point in the lower north line of said 54.61 acre tract, and continue along the east line of said called 1.54 acre tract and the lower north line of said 54.61 acre tract for a total distance of 115.00 feet to the southeast corner of said 1.54 acre tract, being a point in the lower north line of said called 54.61 acre tract, also being at the beginning of a curve to the left;

Thence crossing said called 54.61 acre tract with said curve to the left, having a central angle of 18 degrees 19 minutes 25 seconds, at an arc length of 215.65 feet, pass a point in the southeast line of said 54.61 acre tract and continue along the southwest line of said 54.61 acre tract and a north line of the residue of said called 927.88 acre tract for a total arc length of 310.21 feet, a radius of 970.00 feet, and a chord bearing South 02 degrees 59 minutes 22 seconds East, 308.89 feet to the southeast corner of the herein described tract;

Thence South 77 degrees 50 minutes 56 seconds West along the south line of the herein described tract, same being the southwest line of said called 54.61 acre tract and a north line of the residue of said called 927.88 acre tract, 60.00 feet to the southwest corner of the herein described tract, being a point in a non-tangent curve to the right;

Thence along the west line of the herein described tract, same being the southwest line of said called 54.61 acre tract, an east line of the residue of said called 927.88 acre tract and the west line of said called 1.54 acre tract, with the following courses and distances:

Thence with said non-tangent curve to the right, having a central angle of 18 degrees 19 minutes 25 seconds, at an arc length of 85.13 feet, depart the southwest line of said called 54.61 acre tract, and continue crossing said called 54.61 acre tract for a total arc length of 329.40 feet, a radius of 1,030.00 feet, and a chord bearing North 02 degrees 59 minutes 22 seconds West, 328.00 feet;

North 06 degrees 10 minutes 20 seconds East, at 7.68 feet pass the southwest corner of said called 1.54 acre tract, being a point in the lower north line of said called 54.61 acre tract, and continue along the west line of said called 1.54 acre tract for a total distance of 115.00 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 15 degrees 50 minutes 43 seconds, an arc length of 323.57 feet, a radius of 1,170.00 feet, and a chord bearing North 01 degree 45 minutes 01 second West, 322.54 feet to the beginning of a compound curve to the left;

Thence departing the west line of said called 1.54 acre tract and the east line of the residue of said called 927.88 acre tract, crossing the residue of said called 927.88 acre tract with said compound curve to the left, having a central angle of 94 degrees 05 minutes 40 seconds, an arc length of 41.06 feet, a radius of 25.00 feet, and a chord bearing North 56 degrees 43 minutes 12 seconds West, 36.60 feet;

North 13 degrees 46 minutes 02 seconds West, 60.00 feet;

North 76 degrees 13 minutes 58 seconds East, 2.57 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 91 degrees 24 minutes 48 seconds, an arc length of 39.89 feet, a radius of 25.00 feet, and a chord bearing North 30 degrees 31 minutes 33 seconds East, 35.79 feet to the beginning of a compound curve to the left, being in the west line of said called 1.54 acre tract and the east line of the residue of said called 927.88 acre tract;

Thence continuing along the west line of said called 1.54 acre tract and the east line of the residue of said called 927.88 acre tract with said compound curve to the left, having a central angle of 05 degrees 18 minutes 49 seconds, an arc length of 108.51 feet, a radius of 1,170.00 feet, and a chord bearing North 17 degrees 50 minutes 16 seconds West, 108.47 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 08 degrees 30 minutes 29 seconds, an arc length of 74.25 feet, a radius of 500.00 feet, and a chord bearing North 24 degrees 44 minutes 55 seconds West, 74.18 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 05 degrees 46 minutes 50 seconds, an arc length of 100.89 feet, a radius of 1,000.00 feet, and a chord bearing North 31 degrees 53 minutes 35 seconds West, 100.85 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 05 degrees 46 minutes 46 seconds, an arc length of 50.43 feet, a radius of 500.00 feet, and a chord bearing North 31 degrees 53 minutes 37 seconds West, 50.41 feet;

North 29 degrees 00 minutes 14 seconds West, 106.28 feet to the northwest corner of the herein described tract, same being the northwest corner of said called 1.54 acre tract, and being a point in the south line of said adjoining called 5.83 acre tract;

Thence North 60 degrees 59 minutes 46 seconds East along the north line of the herein described tract, same being the north line of said called 1.54 acre tract and the south line of said adjoining called 5.83 acre tract, 90.00 feet to the Place of Beginning and containing 2.06 acres of land, more or less.

This plat of Raymond Franz Parkway Street Dedication was approved by the City Planning Commission of the City of Fulshear, Texas

This 3rd day of May, 2024

Amy Pearce
Amy Pearce, Chair

Grace Malveaux
Grace Malveaux, Co-Chair

This plat of Raymond Franz Parkway Street Dedication was approved on May 21, 2024 by the City of Fulshear City Council and signed on this 06 day of August, 2025

Donald McRoy
Donald McRoy, Mayor

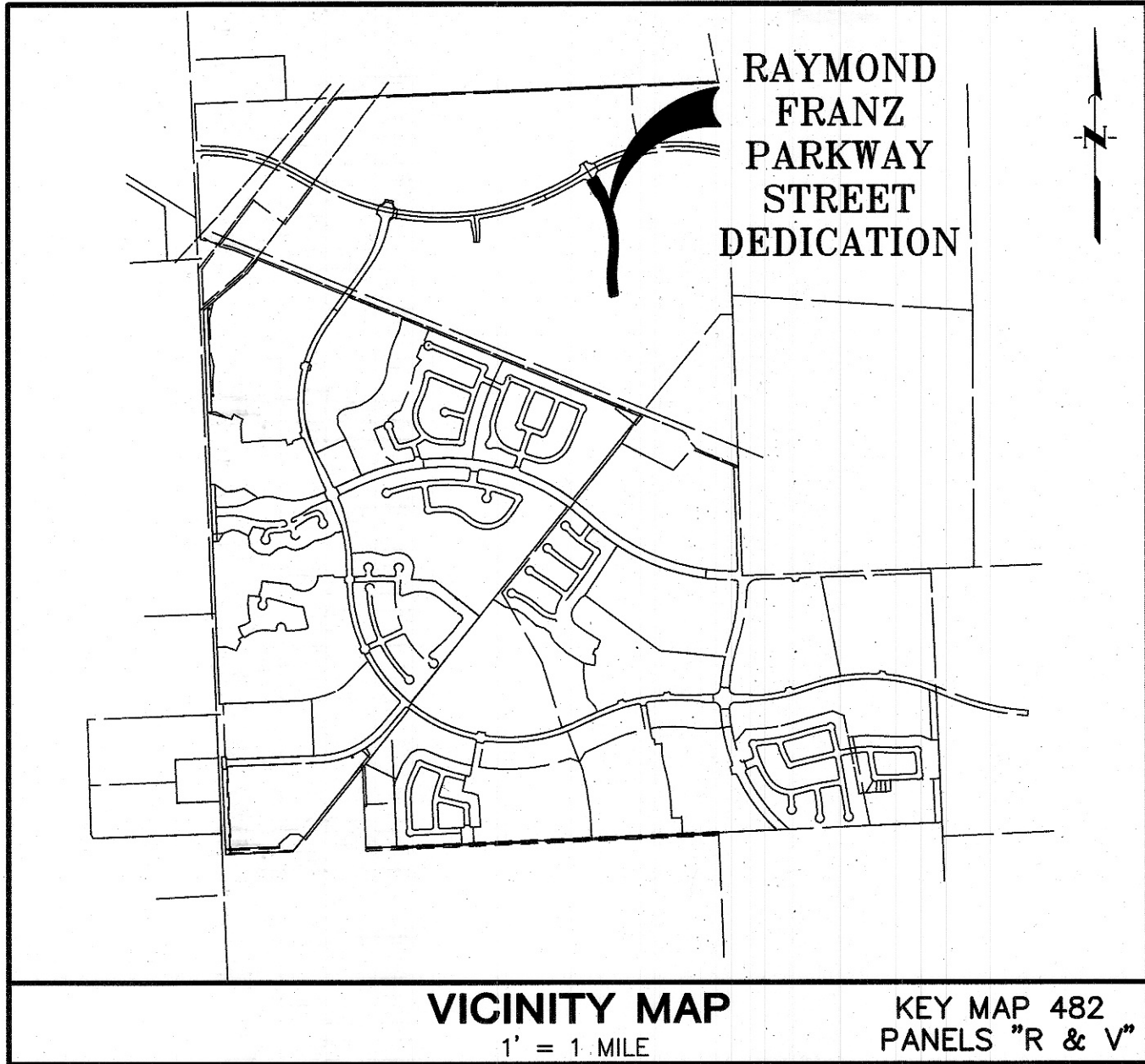
Mariela Rodriguez
Mariela Rodriguez, City Secretary

STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration 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.

Laura Richard
Fort Bend County, Texas
Deputy



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

Date _____

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

FINAL PLAT OF RAYMOND FRANZ PARKWAY STREET DEDICATION

A SUBDIVISION OF 2.06 ACRES OF LAND
OUT OF THE
MICAJAH AUTREY SURVEY, A-100
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS
MAY 2025

OWNER
D.R. Horton - Ltd.
A Texas Limited Partnership
6744 Horton Vista Drive, Suite 100
Richmond, Texas 77407
281.269.6842

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. P-23290 & L20040200
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000