

PLAT RECORDING SHEET

PLAT NAME: Olympia Falls Sec 6

PLAT NO: _____

ACREAGE: 15.351

LEAGUE: Thomas Hobermaker Survey

ABSTRACT NUMBER: 191

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 77

NUMBER OF RESERVES: 3

OWNERS: KB Home Lone Star Inc.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, KB HOME LONE STAR INC., A TEXAS CORPORATION, ACTING BY AND THROUGH, RYAN HAWKINS, SENIOR DIRECTOR OF LAND DEVELOPMENT AND MARC A. TINDALL, EXECUTIVE VICE PRESIDENT, BEING OFFICERS OF KB HOME LONE STAR INC., A TEXAS CORPORATION, OWNER HEREINAFTER REFERRED TO AS OWNER OF THE 15.351 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF OLYMPIA FALLS SEC 6, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION 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 DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON 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 FIFTEEN (15' 0") 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 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, THE KB HOME LONE STAR INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RYAN HAWKINS, ITS SENIOR DIRECTOR OF LAND DEVELOPMENT, THEREINTO AUTHORIZED, ATTESTED BY ITS EXECUTIVE VICE PRESIDENT, MARC A. TINDALL, THIS 8th DAY OF May, 2025.

KB HOME LONE STAR INC.,
A TEXAS CORPORATION

BY: [Signature]
RYAN HAWKINS, SENIOR DIRECTOR OF LAND DEVELOPMENT

ATTEST: [Signature]
MARC A. TINDALL, EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN HAWKINS, SENIOR DIRECTOR OF LAND DEVELOPMENT OF KB HOME LONE STAR INC., A TEXAS CORPORATION, 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, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 8th DAY OF MAY, 2025.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
SUZANNE BRANN
Notary Public, State of Texas
Comm. Expires 09-30-2028
Notary ID 13270464

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARC A. TINDALL, EXECUTIVE VICE PRESIDENT OF KB HOME LONE STAR INC., A TEXAS CORPORATION, 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, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 8th DAY OF MAY, 2025.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
SUZANNE BRANN
Notary Public, State of Texas
Comm. Expires 09-30-2028
Notary ID 13270464

I, AARON G. FERGUSON, 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 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 (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

[Signature] 3/25/25
AARON G. FERGUSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6601

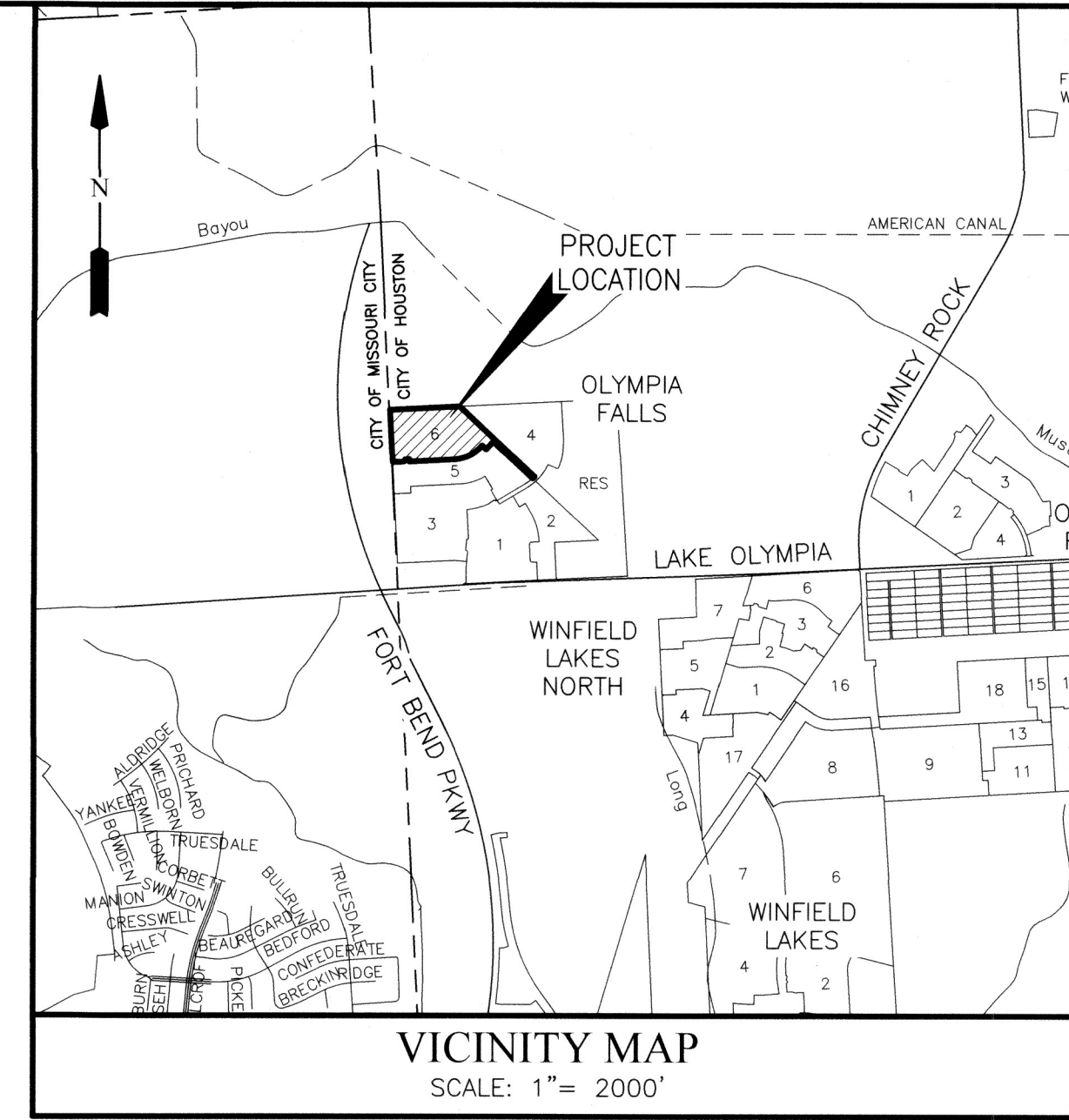
I, KENYA FRANCO, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

[Signature] 4/10/2025
KENYA FRANCO, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 141387

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OLYMPIA FALLS SEC 6 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 02 DAY OF July, 2025.

BY: [Signature]
LISA M. CLARK, CHAIR
OR M. SONNY GARZA, VICE-CHAIR

BY: [Signature]
VONN TRAM, 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 _____, 2025.

VINCENT M. MORALES, JR. PRECINCT 1, COUNTY COMMISSIONER
GRADY PRESTAGE PRECINCT 2, COUNTY COMMISSIONER
KP GEORGE COUNTY JUDGE
W. A. (ANDY) MEYERS PRECINCT 3, COUNTY COMMISSIONER
DEXTER L. MCCOY PRECINCT 4, COUNTY COMMISSIONER

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 RECORDATION IN MY OFFICE ON _____, 2025 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

OLYMPIA FALLS SEC 6

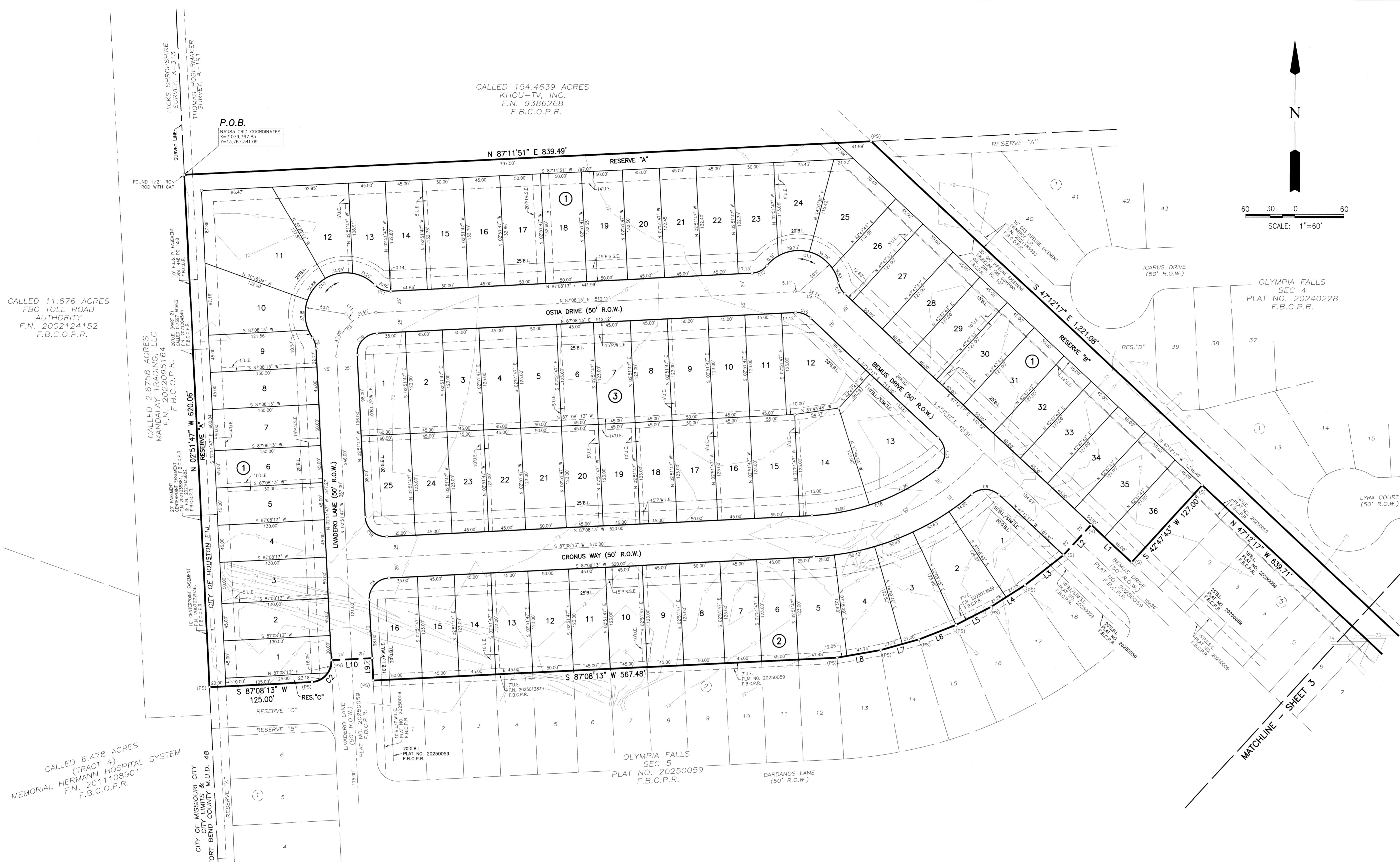
A SUBDIVISION OF 15.351 ACRES OF LAND SITUATED IN THE THOMAS HOBERMAKER SURVEY, ABSTRACT 191, FORT BEND COUNTY, TEXAS.

77 LOTS 3 RESERVES (1.523 ACRES) 3 BLOCKS
MARCH 24, 2025 JOB NO. 1750-4114.310

OWNER:
KB HOME LONE STAR INC.
A TEXAS CORPORATION
RYAN HAWKINS, SENIOR DIRECTOR OF LAND DEVELOPMENT
11320 RICHMOND AVENUE, HOUSTON, TEXAS 77082
PH. (281) 496-4266

SURVEYOR: **LJA Surveying, Inc.**
3600 W Sam Houston Parkway S Suite 175 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 T.B.P.E.L.S. Firm No. 10194382
ENGINEER: **LJA Engineering, Inc.**
3600 W Sam Houston Parkway S Suite 600 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

Date/Time : Mon, 24 May 2025 8:03am Path/Name : E:\Proj\sk\PLATTING\7500\INFL\Olympia Falls Sec 6.dwg CAD: ALEXIS S MYLAR CHECK: SLR

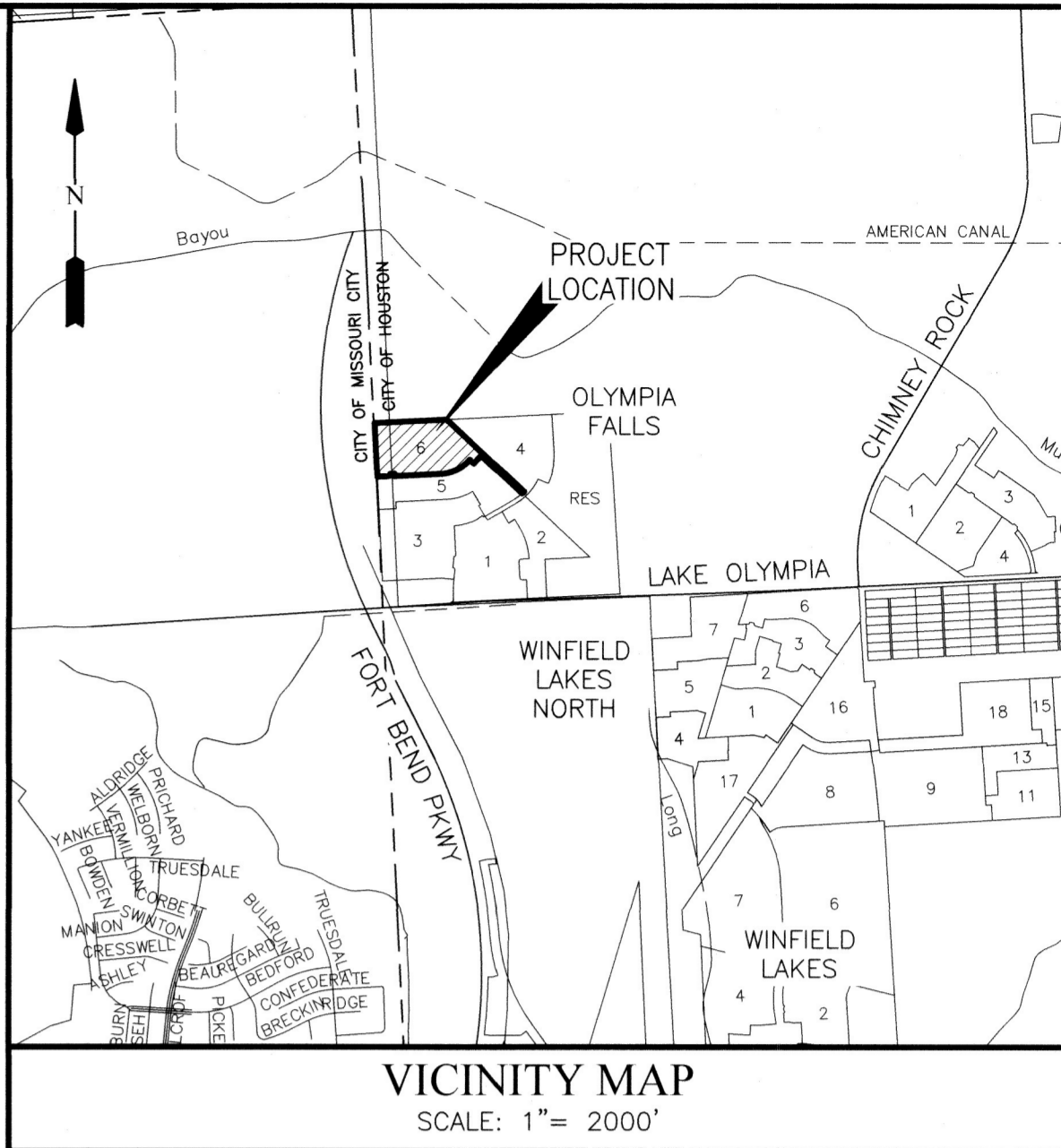
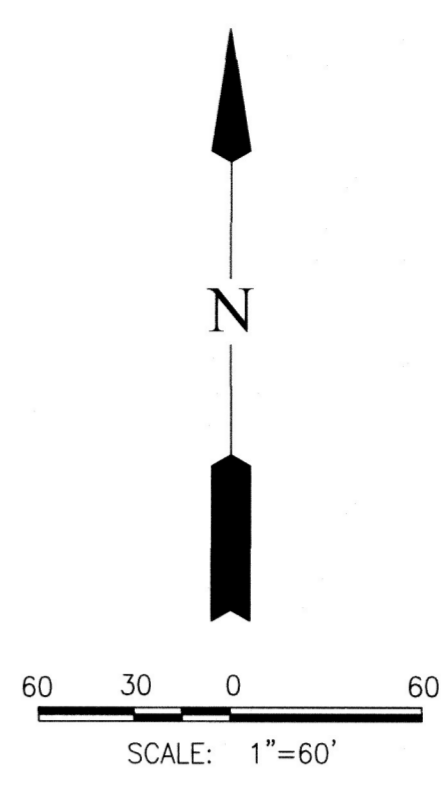


11.676 ACRES
FBC TOLL ROAD
AUTHORITY
F.N. 2002124152
F.B.C.O.P.R.

6.478 ACRES
(TRACT 4)
HERMANN HOSPITAL SYSTEM
F.N. 2011108901
F.B.C.O.P.R.

154.4639 ACRES
KHOU-TV, INC.
F.N. 9386268
F.B.C.O.P.R.

P.O.B.
NAD83 GRID COORDINATES
X=3,079,367.85
Y=13,767,341.09



- LEGEND**
- B.L. INDICATES BUILDING LINE
 - G.B.L. INDICATES GARAGE BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - P.W.E. INDICATES PRIVATE WATERLINE EASEMENT
 - P.S.S.E. INDICATES PRIVATE SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.N. INDICATES FILE NUMBER
 - R.O.W. INDICATES RIGHT-OF-WAY
 - RES. INDICATES RESERVE
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - (PS) INDICATES PREVIOUSLY SET 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"
 - (S) INDICATES SET 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.646	28,147	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
B	0.850	37,046	RESTRICTED TO OPEN SPACE
C	0.027	1,190	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.523	66,383	

LINE	BEARING	DISTANCE
L1	N 47°12'17" W	66.88'
L2	S 42°47'43" W	50.00'
L3	S 52°19'44" W	59.36'
L4	S 57°20'02" W	48.43'
L5	S 63°04'35" W	48.48'
L6	S 68°49'39" W	48.58'
L7	S 74°35'33" W	48.72'
L8	S 80°15'03" W	53.81'
L9	N 02°51'47" W	27.00'
L10	S 87°08'13" W	50.00'
L11	S 38°53'48" E	12.00'
L12	S 02°51'47" E	71.00'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	575.00'	2°59'48"	30.07'	S 46°43'50" W	30.07'
C2	25.00'	90°00'00"	39.27'	S 42°08'13" W	35.36'
C3	50.00'	90°00'00"	78.54'	N 42°08'13" E	70.71'
C4	50.00'	45°39'30"	39.84'	S 70°02'02" E	38.80'
C5	300.00'	45°36'21"	238.79'	S 64°20'03" W	232.54'
C6	25.00'	82°52'48"	36.16'	N 88°38'41" W	33.09'
C7	325.00'	37°13'18"	211.13'	S 68°31'34" W	207.44'
C8	25.00'	90°00'00"	39.27'	S 42°08'13" W	35.36'
C9	25.00'	32°06'32"	14.01'	N 18°55'03" W	13.83'
C10	50.00'	170°26'22"	148.74'	N 50°14'52" E	99.65'
C11	25.00'	48°19'51"	21.09'	S 68°41'52" E	20.47'
C12	25.00'	47°55'20"	20.91'	N 63°10'33" E	20.31'
C13	50.00'	128°22'33"	112.03'	S 76°35'50" E	90.02'
C14	25.00'	34°47'43"	15.18'	S 29°48'25" E	14.95'
C15	25.00'	90°00'00"	39.27'	N 42°08'13" E	35.36'
C16	25.00'	45°39'30"	19.92'	S 70°02'02" E	19.40'
C17	25.00'	99°59'34"	43.63'	S 02°47'30" W	38.30'
C18	275.00'	34°20'55"	164.86'	S 69°57'45" W	162.40'
C19	25.00'	90°00'00"	39.27'	N 47°51'47" W	35.36'

OLYMPIA FALLS SEC 6

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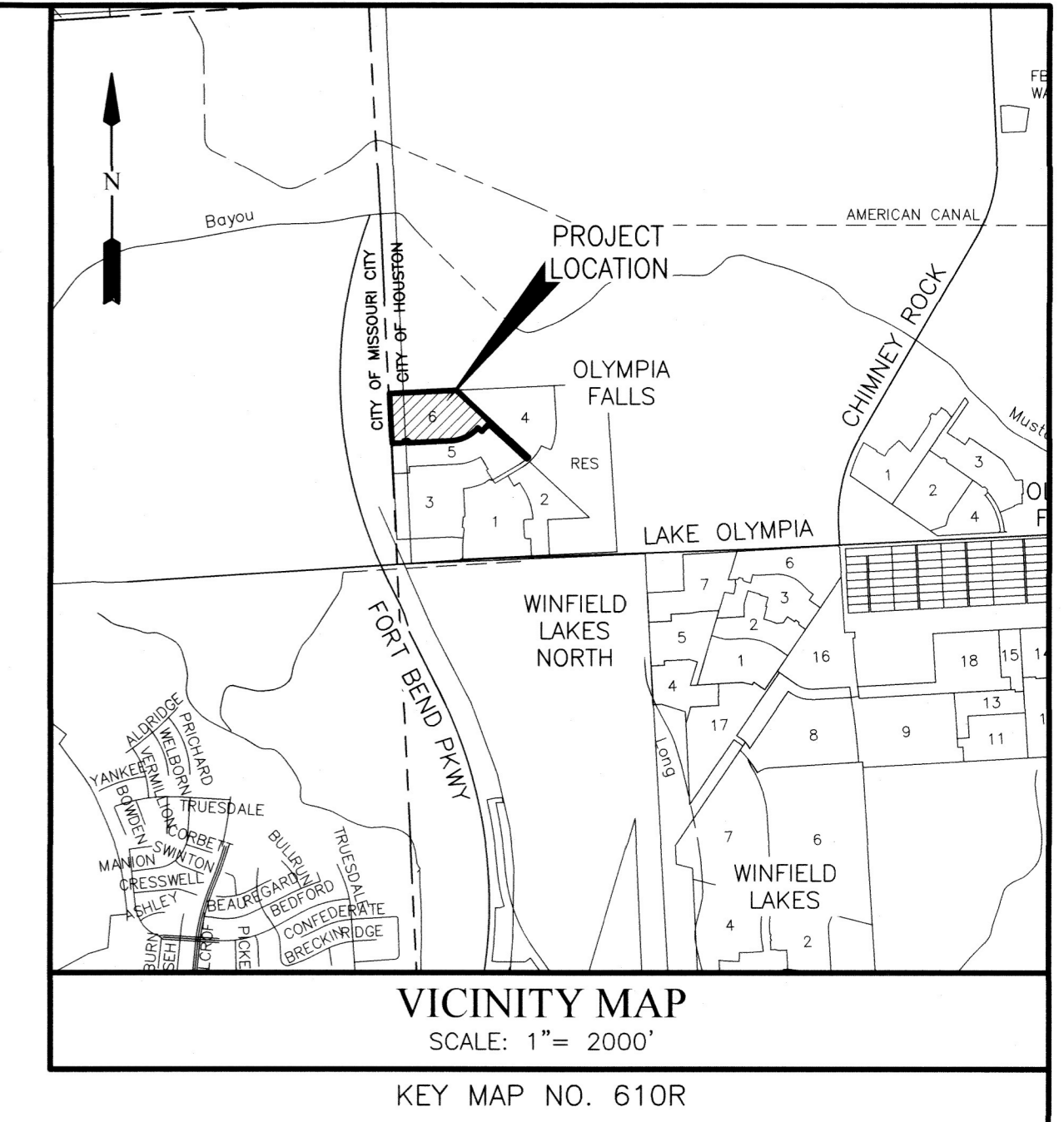
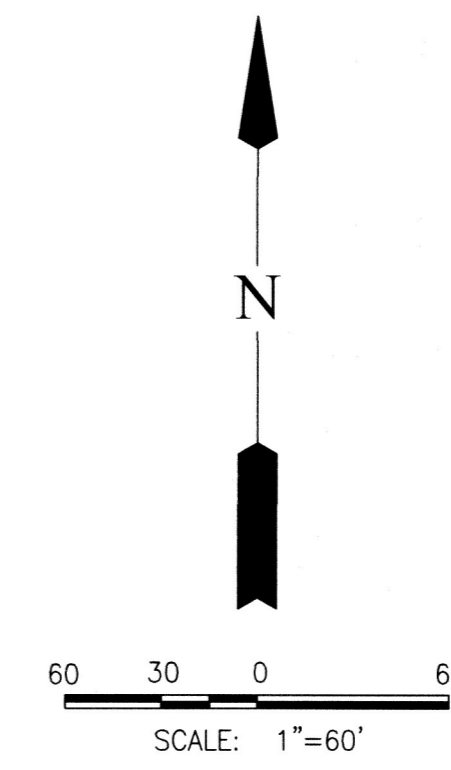
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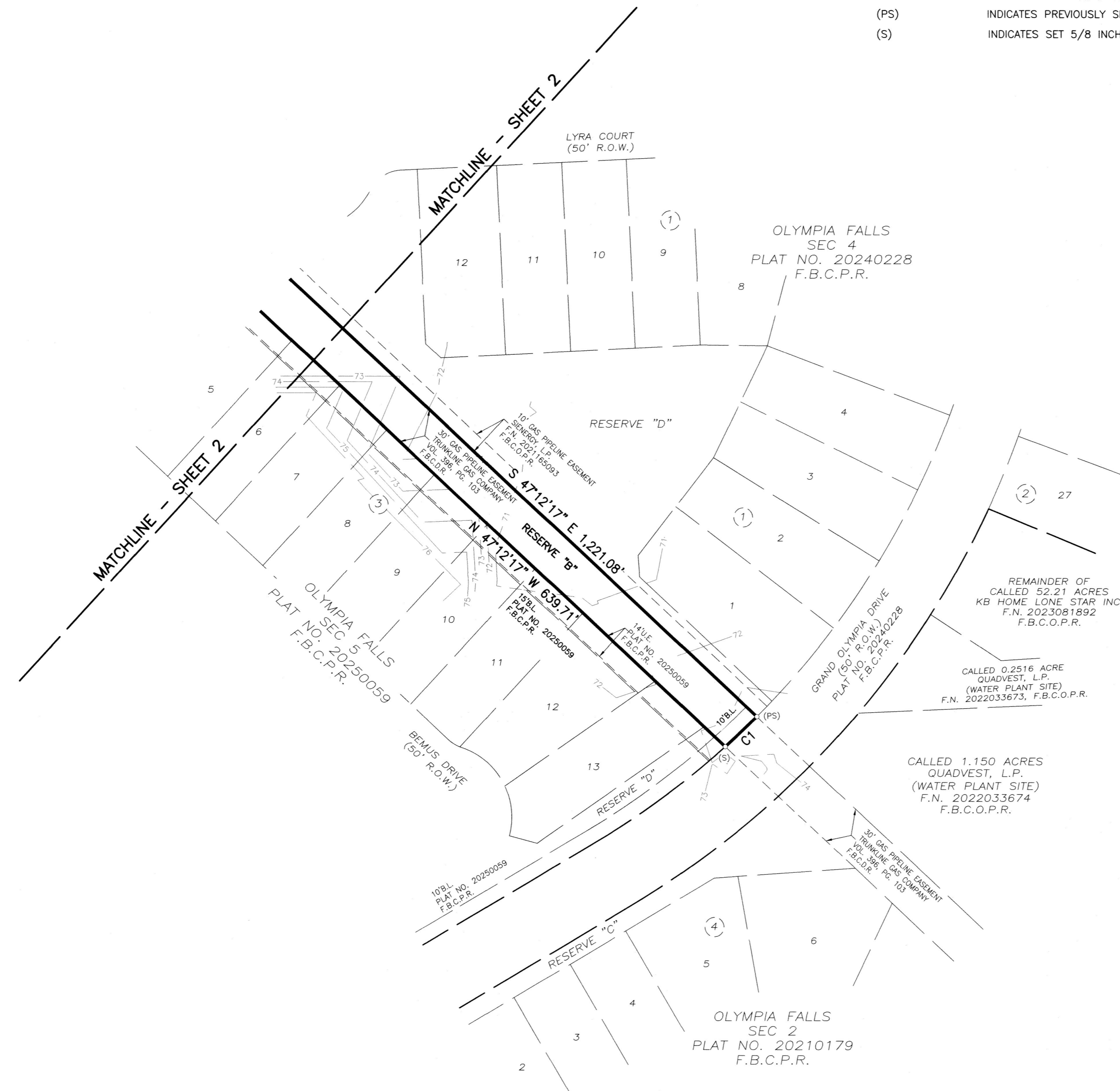
LEGEND

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(PS)	INDICATES PREVIOUSLY SET 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"
(S)	INDICATES SET 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"



NOTES:

- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), 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.
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999987.
- 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.
- 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.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
- BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED ON THE FIRM MAP), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOR INSURANCE RATE MAP NO. 48157C0295L AND MAP NO. 48157C0315L, REVISED APRIL 2, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION ARE AS SHOWN.
- BENCHMARK: MISSOURI CITY CONTROL MONUMENT PCM-003: A 4-INCH BRASS DISK IN CONCRETE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SIENNA PARKWAY AND TRAMMEL FRESNO ROAD. THE POINT IS LOCATED +/- .51 FEET WEST OF THE CENTERLINE OF THE SOUTHBOUND LANE OF SIENNA PARKWAY AND +/- .43 SOUTH OF THE CENTERLINE OF TRAMMEL FRESNO ROAD. ELEVATION = 66.07 FEET (NAVD88 2001 ADJ).
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 75.10 FEET ABOVE MEAN SEA LEVEL (NAVD 88, 2001 ADJ.). 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.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD88, 2001 ADJUSTMENT.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF HOUSTON AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 168, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND I.S.D., FORT BEND ESD 7, THE ETJ OF THE CITY OF HOUSTON AND FORT BEND COUNTY.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 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.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 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 A.D.A. REQUIREMENTS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 3.
- 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.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF DRAINAGE RESERVE "A" IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 168.
- SUBJECT TO A BLANKET EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2021118889 AND 2021158172.
- FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- THIS TRACT IS SUBJECT TO INGRESS, EGRESS, AND ACCESS EASEMENT GRANTED TO BLUE RIDGE TOWER CORPORATION AND KHOU-TV, INC., AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2018110242. THE SAID TEMPORARY ACCESS EASEMENT SHALL AUTOMATICALLY TERMINATE UPON THE RECORDING OF THIS PLAT.
- SUBJECT TO A TEMPORARY WATER LINE EASEMENT AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2021056534. THE SAID TEMPORARY WATER LINE EASEMENT SHALL AUTOMATICALLY TERMINATE UPON THE RECORDING OF THIS PLAT.
- SUBJECT TO A TEMPORARY ACCESS EASEMENT AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2021136332, 2021136333. THE SAID TEMPORARY ACCESS EASEMENT SHALL AUTOMATICALLY TERMINATE UPON THE RECORDING OF THIS PLAT.



RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	
A	0.646	28,147	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	
B	0.850	37,046	RESTRICTED TO OPEN SPACE	
C	0.027	1,190	RESTRICTED TO LANDSCAPE/OPEN SPACE	
TOTAL	1.523	66,383		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 47°12'17" W	66.88'
L2	S 42°47'43" W	50.00'
L3	S 52°19'44" W	59.36'
L4	S 57°20'02" W	48.43'
L5	S 63°04'35" W	48.48'
L6	S 68°49'39" W	48.58'
L7	S 74°35'33" W	48.72'
L8	S 80°15'03" W	53.81'
L9	N 02°51'47" W	27.00'
L10	S 87°08'13" W	50.00'
L11	S 38°53'48" E	12.00'
L12	S 02°51'47" E	71.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	575.00'	2°59'48"	30.07'	S 46°43'50" W	30.07'
C2	25.00'	90°00'00"	39.27'	S 42°08'13" W	35.36'
C3	50.00'	90°00'00"	78.54'	N 42°08'13" E	70.71'
C4	50.00'	45°39'30"	39.84'	S 70°02'02" E	38.80'
C5	300.00'	45°36'21"	238.79'	S 64°20'03" W	232.54'
C6	25.00'	82°52'48"	36.16'	N 88°38'41" W	33.09'
C7	325.00'	37°13'18"	211.13'	S 68°31'34" W	207.44'
C8	25.00'	90°00'00"	39.27'	S 42°08'13" W	35.36'
C9	25.00'	32°06'32"	14.01'	N 18°55'03" W	13.83'
C10	50.00'	170°26'22"	148.74'	N 50°14'52" E	99.65'
C11	25.00'	48°19'51"	21.09'	S 68°41'52" E	20.47'
C12	25.00'	47°55'20"	20.91'	N 63°10'33" E	20.31'
C13	50.00'	128°22'33"	112.03'	S 76°35'50" E	90.02'
C14	25.00'	34°47'43"	15.18'	S 29°48'25" E	14.95'
C15	25.00'	90°00'00"	39.27'	N 42°08'13" E	35.36'
C16	25.00'	45°39'30"	19.92'	S 70°02'02" E	19.40'
C17	25.00'	99°59'34"	43.63'	S 02°47'30" W	38.30'
C18	275.00'	34°20'55"	164.86'	S 69°57'45" W	162.40'
C19	25.00'	90°00'00"	39.27'	N 47°51'47" W	35.36'

OLYMPIA FALLS SEC 6

A SUBDIVISION OF 15.351 ACRES OF LAND SITUATED IN THE THOMAS HOBERMAKER SURVEY, ABSTRACT 191, FORT BEND COUNTY, TEXAS.

77 LOTS 3 RESERVES (1.523 ACRES) 3 BLOCKS

MARCH 24, 2025 JOB NO. 1750-4114.310

OWNER:

KB HOME LONE STAR INC.

A TEXAS CORPORATION

RYAN HAWKINS, SENIOR DIRECTOR OF LAND DEVELOPMENT
11320 RICHMOND AVENUE, HOUSTON, TEXAS 77082
PH. (281) 496-4266

SURVEYOR:

ENGINEER:

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3600 W Sam Houston Parkway S
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T.B.P.E.L.S. Firm No. 10194382

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