

PLAT RECORDING SHEET

PLAT NAME: Glendale Lakes Sec 16

PLAT NO: _____

ACREAGE: 22.687

LEAGUE: I & G.N. Railroad CO. Survey and A.B. Langerman Survey

ABSTRACT NUMBER: A-352 & A-456

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 62

NUMBER OF RESERVES: 5

OWNERS: KB Home Lone Star, Inc., Hannover Estates, LTD., Headway Estates, LTD.,

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, KB HOME LONE STAR, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH RYAN HAWKINS, VICE PRESIDENT OF LAND DEVELOPMENT, AND MARK EUBANKS, SENIOR VICE PRESIDENT OF FINANCE, BOTH BEING OFFICERS OF KB HOME LONE STAR IN, A TEXAS CORPORATION, OWNERS OF THE 22.687 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF GLENDALE LAKES SEC. 16, 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, 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 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. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL 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 THE 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, WE 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 AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

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 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 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, 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, THE KB HOME LONE STAR, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RYAN HAWKINS, ITS VICE PRESIDENT OF LAND DEVELOPMENT, HEREUNTO AUTHORIZED, ATTESTED BY MARK EUBANKS, ITS SENIOR VICE PRESIDENT OF FINANCE, BOTH BEING OFFICERS OF KB HOME LONE STAR, INC., A TEXAS CORPORATION AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2025.

KB HOME LONE STAR, INC., A TEXAS CORPORATION

BY: _____
RYAN HAWKINS, VICE PRESIDENT OF LAND DEVELOPMENT

ATTEST: _____
MARK EUBANKS, SENIOR VICE PRESIDENT OF FINANCE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN HAWKINS, VICE PRESIDENT OF LAND DEVELOPMENT AND MARK EUBANKS, SENIOR VICE PRESIDENT OF FINANCE, 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 AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME:

MY COMMISSION EXPIRES: _____

I, RICHARD LE, 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.

RICHARD LE
TEXAS REGISTRATION NO. 110060

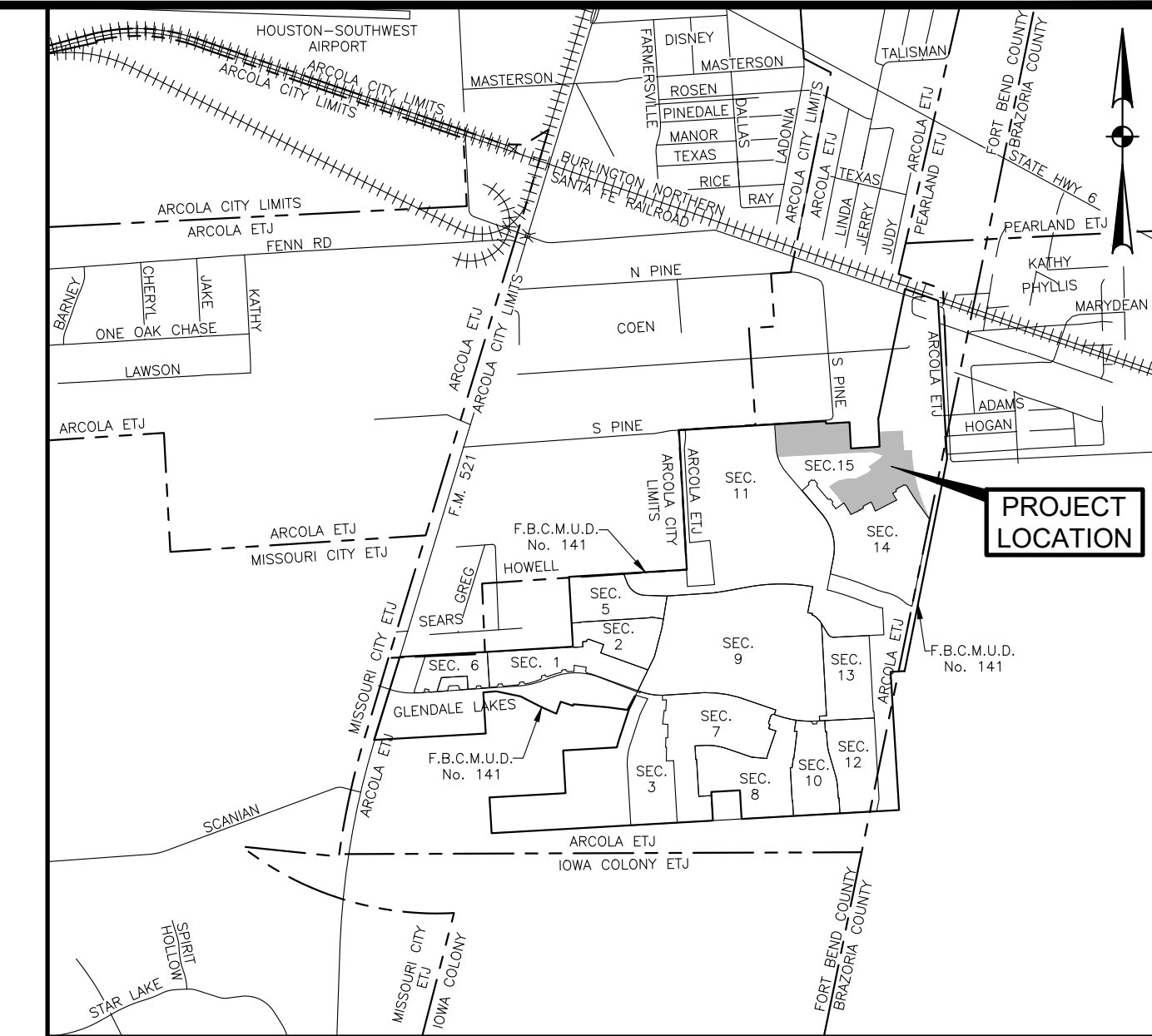
I, ANTHONY R. PEACOCK, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE EIGHTH OF ONE INCH (5/8") AND A LENGTH OF THREE (3) FEET UNLESS OTHERWISE NOTED.

ANTHONY R. PEACOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5047

APPROVED MY MOTION ADOPTED BY THE CITY COUNCIL
ON _____ DAY OF _____, 2025.

CITY OF ARCOLA

BY: _____ VEEDA V. WILLIAMS, PH.D., MAYOR
ATTEST (SEAL): _____ INGRID FLORNOY, CITY SECRETARY



KEY MAP
VICINITY MAP
SCALE: 1" = 1/2 MILE

I, J. STACY SLAWNSKI, 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 SLAWNSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2025.

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 _____, 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

NOTES:

- 1. PROJECT BENCH MARK: NGS MONUMENT AW2032 0.5 MILE SOUTH ALONG STATE HIGHWAY 288 FROM THE INTERSECTION OF STATE HIGHWAY 6 AT ARCOLA, AT ARCOLA RAILROAD JUNCTION, AT THE CROSSING OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY AND THE MISSOURI PACIFIC RAILROAD, IN THE TOP AND 0.5 FOOT EAST OF THE WEST END OF THE NORTH CONCRETE HEADWALL OF A 24-INCH PIPE CULVERT UNDER THE RAILROAD, 8.9 FEET NORTH OF THE NORTH RAIL OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY, 15.4 FEET EAST OF THE EAST RAIL OF THE MISSOURI PACIFIC RAILROAD, 101 FEET WEST OF THE CENTER LINE OF THE HIGHWAY, AND ABOUT LEVEL WITH THE TRACKS. ELEVATION = 63.00 FEET NAVD88
- 2. TEMPORARY BENCH MARK "A" (T.B.M.): BEING A BOX CUT ON TOP OF A CURB INLET ON THE NORTH LINE OF GLENDALE LAKES DRIVE, ACROSS FROM EAST ENTRANCE TO HERITAGE ROSE ELEMENTARY SCHOOL, APPROXIMATELY 95' FROM THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY. ELEVATION = 60.68 FEET NAVD88
- 3. THIS PLAT WAS PREPARED TO MEET CITY OF ARCOLA AND FORT BEND COUNTY REQUIREMENTS.
- 4. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 141, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND INDEPENDENT SCHOOL DISTRICT (I.S.D.), FORT BEND EMERGENCY SERVICES DISTRICT (ESD) NO. 7, THE CITY OF ARCOLA ETJ AND FORT BEND COUNTY.
- 5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48157C045L REVISED DATE APRIL 2, 2014, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 6. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- 7. THERE ARE NO EXISTING PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- 8. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 62.67 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 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 9. ALL RESIDENTIAL LOTS SHALL HAVE A FIVE (5) FOOT SIDE LOT BUILDING LINE UNLESS OTHERWISE NOTED.
- 10. 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.
- 11. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE L22.
- 12. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- 13. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986796.
- 14. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-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 DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 15. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDE OF ALL DEDICATED RIGHT-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..
- 16. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 17. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED STRUCTURE.
- 18. RESTRICTED RESERVES "A", "B", "C", "D" AND "E" TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.
- 19. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 20. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

FINAL PLAT OF GLENDALE LAKES

SEC 16

A SUBDIVISION OF 22.687 ACRES OF LAND
LOCATED IN I. & G.N. RAILROAD CO. SURVEY,
A-352 AND THE A.B. LANGERMAN SURVEY, A-456
FORT BEND COUNTY, TEXAS

62 LOTS 4 BLOCKS 5 RESERVES
DATE: AUGUST 4, 2025 SCALE: 1" = 60'

OWNER: KB HOME LONE STAR, INC., A TEXAS CORPORATION
OWNER: HANNOVER ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP
OWNER: HEADWAY ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP
11314 RICHMOND AVENUE HOUSTON, TEXAS 77082 281-668-3940
1616 VOSS, SUITE 618 HOUSTON, TEXAS 77057 915-855-1005
1616 VOSS, SUITE 618 HOUSTON, TEXAS 77057 915-855-1005

ENGINEER: _____ SURVEYOR: _____

RG Miller

DCCM

R.G. Miller Engineers, Inc. | Firm Reg. No. 487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller.com

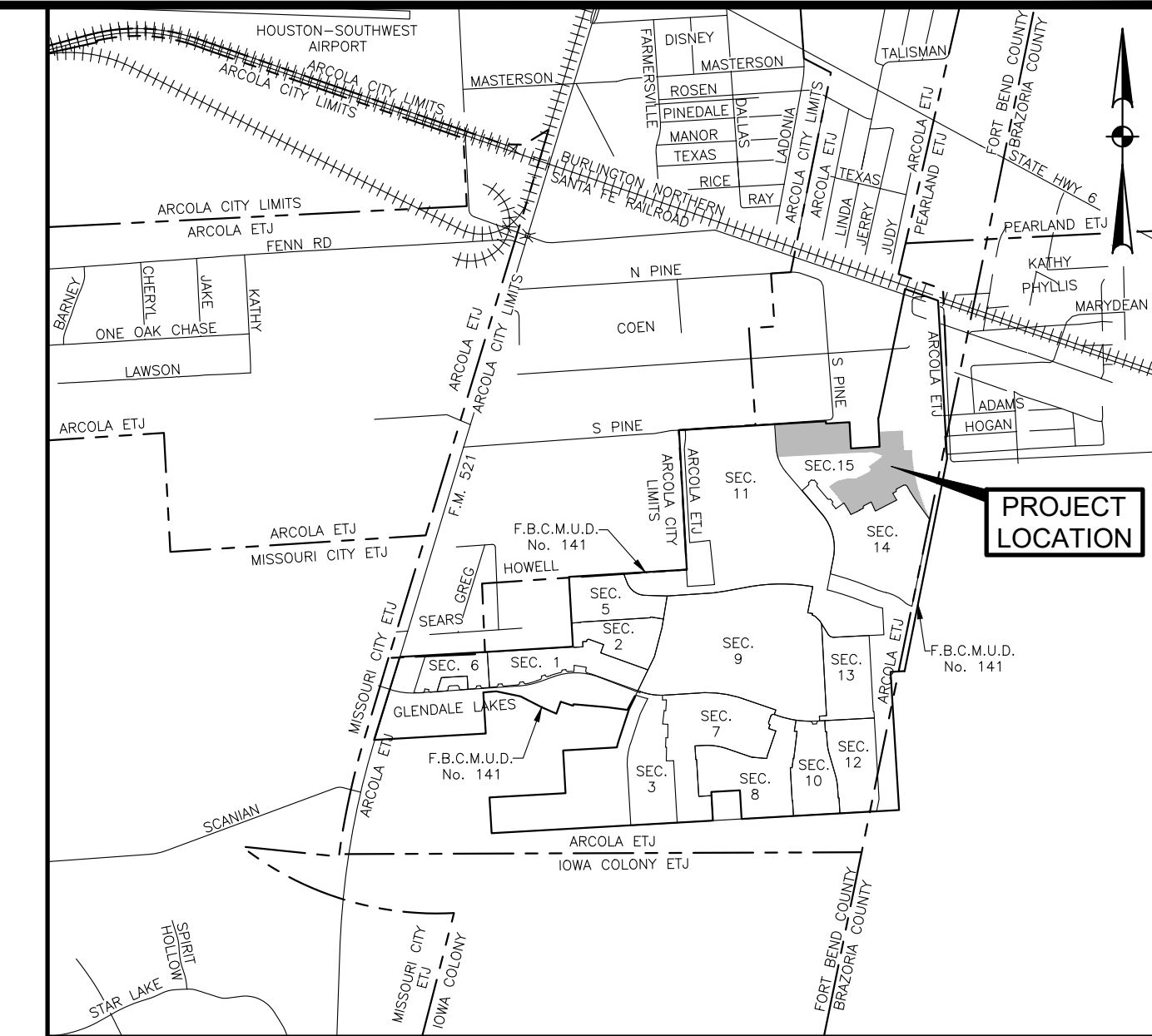
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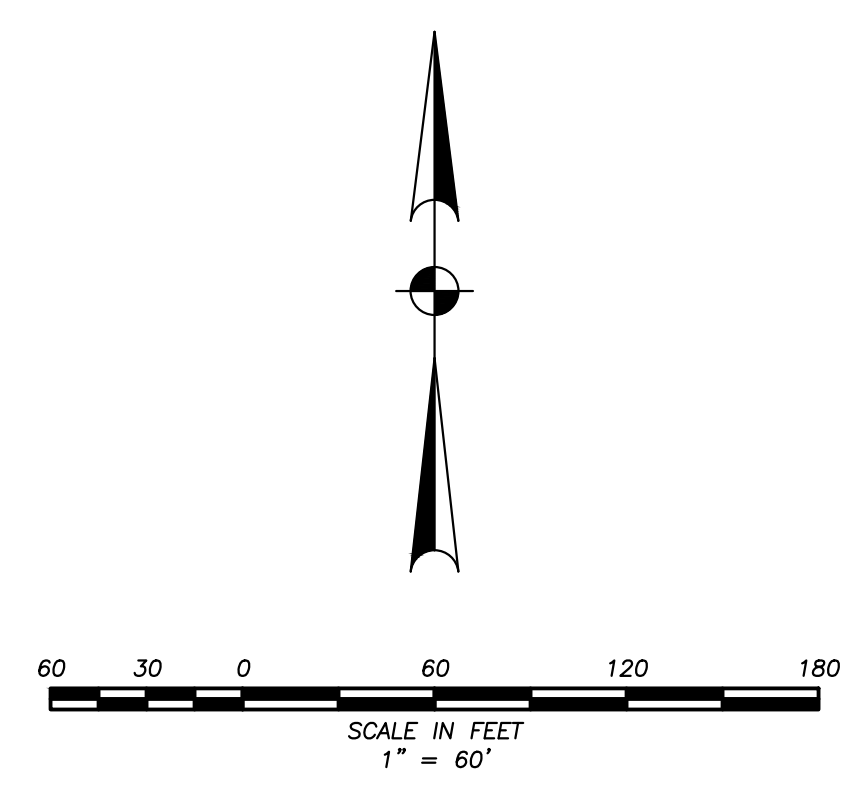
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

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KEY MAP
VICINITY MAP
SCALE: 1" = 1/2 MILE



FINAL PLAT OF GLENDALE LAKES

SEC 16

A SUBDIVISION OF 22.687 ACRES OF LAND
LOCATED IN I. & G.N. RAILROAD CO. SURVEY,
A-352 AND THE A.B. LANGERMAN SURVEY, A-456
FORT BEND COUNTY, TEXAS

62 LOTS 4 BLOCKS 5 RESERVES
DATE: AUGUST 4, 2025 SCALE: 1" = 60'

OWNER: KB HOME LONE STAR, INC., A TEXAS CORPORATION 11314 RICHMOND AVENUE HOUSTON, TEXAS 77082 281-668-3940	OWNER: HANNOVER ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP 1616 VOSS, SUITE 618 HOUSTON, TEXAS 77057 915-855-1005	OWNER: HEADWAY ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP 1616 VOSS, SUITE 618 HOUSTON, TEXAS 77057 915-855-1005
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ENGINEER
RG Miller

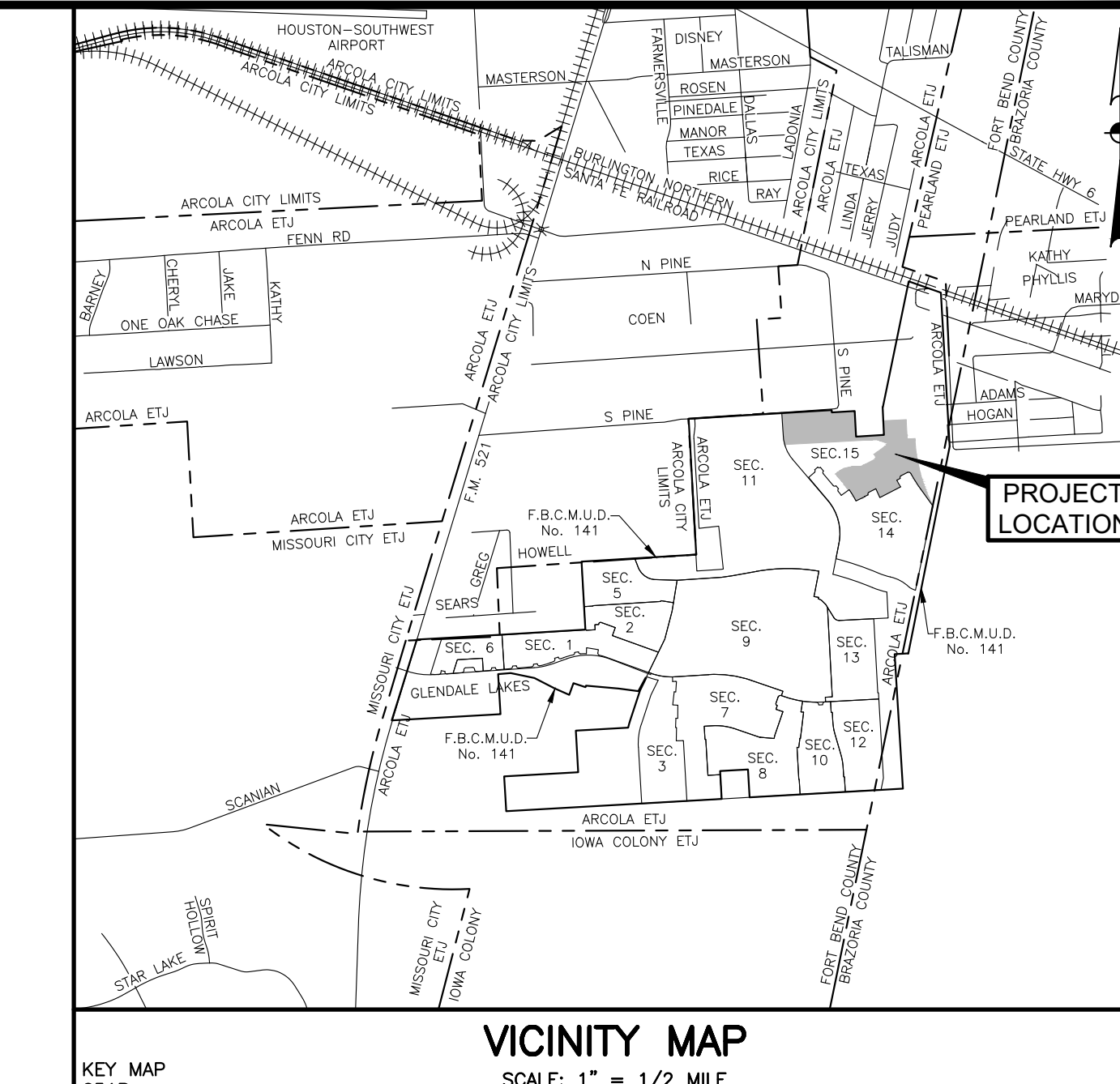
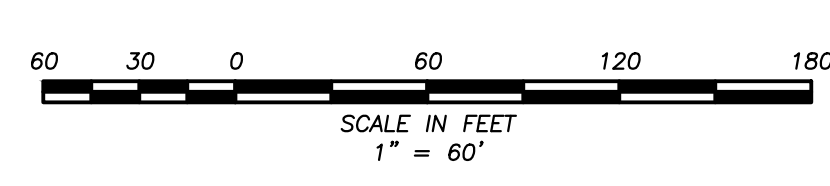
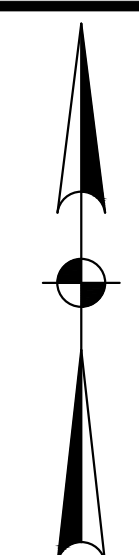
SURVEYOR
MillerSurvey

DCCM

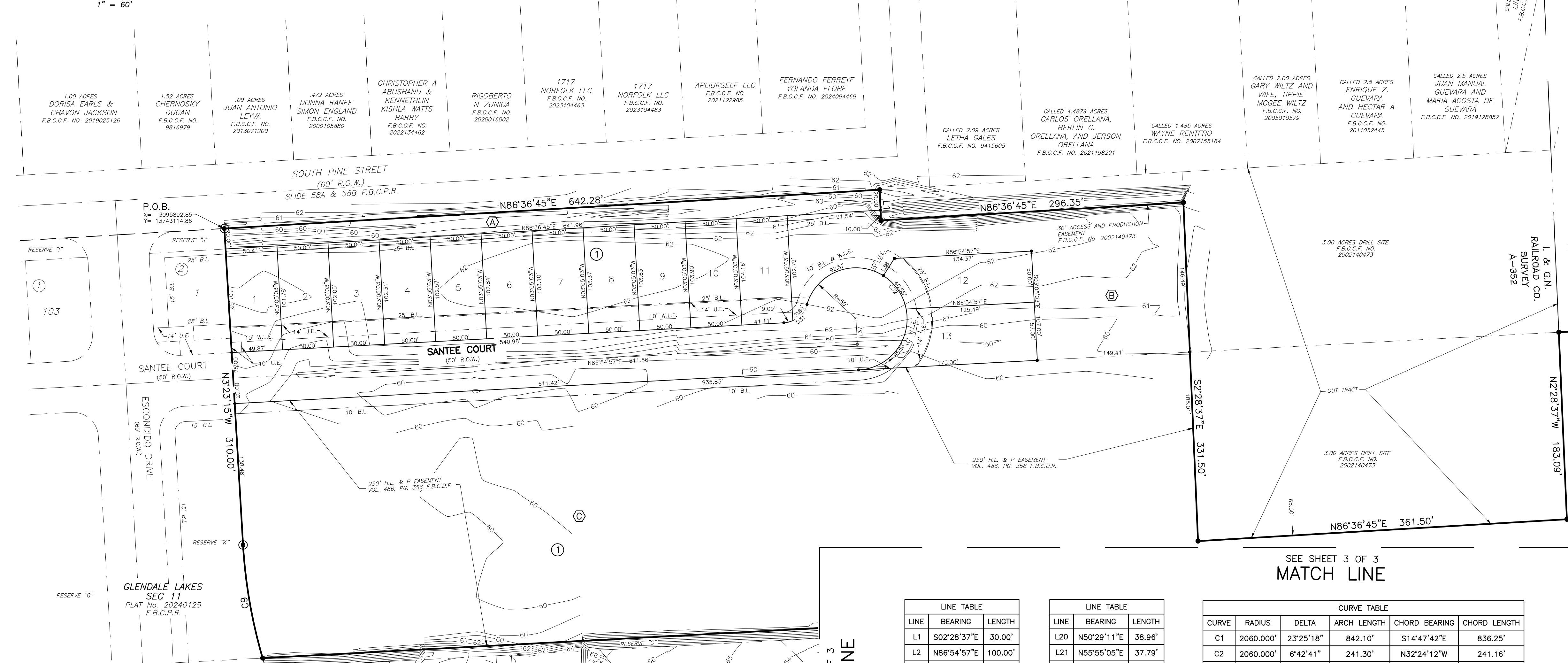
DCCM

R.G. Miller Engineers, Inc. | TxEng F - 487
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1760 W. Sam Houston Pkwy N.
Houston, TX 77043
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KEY MAP
VICINITY MAP
SCALE: 1" = 1/2 MILE



SEE SHEET 3 OF 3
MATCH LINE

LINE TABLE

LINE	BEARING	LENGTH
L1	S02°28'37"E	30.00'
L2	N86°54'57"E	100.00'
L3	S03°05'03"E	25.89'
L4	S26°30'21"E	26.43'
L5	S11°42'05"W	24.39'
L6	S62°43'49"W	90.32'
L7	S61°17'17"W	50.00'
L8	N24°20'17"W	125.16'
L9	S62°43'49"W	100.31'
L10	S64°03'01"W	50.00'
L11	S64°12'32"W	125.16'
L12	N26°36'43"W	36.02'
L13	N29°17'32"W	44.67'
L14	N31°58'21"W	44.67'
L15	N34°39'10"W	44.67'
L16	N37°19'58"W	44.67'
L17	N40°15'10"W	52.66'
L18	N49°48'07"E	5.39'
L19	N40°11'53"W	175.00'

LINE TABLE

LINE	BEARING	LENGTH
L20	N50°29'11"E	38.96'
L21	N55°55'05"E	37.79'
L22	N62°11'51"E	37.79'
L23	N68°28'37"E	37.79'
L24	N74°45'22"E	37.79'
L25	N81°02'08"E	37.79'
L26	N86°20'13"E	39.05'
L27	N86°54'57"E	114.39'
L28	N27°16'11"W	9.43'
L29	N62°43'49"E	185.00'
L30	N27°16'11"W	45.58'
L31	N69°13'02"W	147.46'
L32	N28°42'43"W	56.26'
L33	N77°30'22"E	19.44'
L34	N35°27'29"W	62.57'
L35	S49°48'07"W	71.65'
L36	N27°16'11"W	10.00'
L37	N03°05'03"W	25.00'
L38	S32°23'56"W	20.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARCH LENGTH	CHORD BEARING	CHORD LENGTH
C1	2060.000'	23°25'18"	842.10'	S14°47'42"E	836.25'
C2	2060.000'	6°42'41"	241.30'	N32°24'12"W	241.16'
C3	35.000'	88°13'18"	53.89'	N73°09'30"W	48.72'
C4	25.000'	91°26'33"	39.90'	S17°00'33"W	35.80'
C5	2260.000'	2°29'25"	98.23'	S29°57'26"E	98.22'
C6	25.000'	88°40'48"	38.69'	S18°23'25"W	34.95'
C7	1080.000'	0°09'31"	2.99'	S25°52'13"E	2.99'
C8	100.000'	8°51'34"	15.46'	N31°41'58"W	15.45'
C9	500.000'	12°53'44"	112.53'	N09°50'07"W	112.30'
C10	500.000'	14°46'32"	128.94'	S70°07'06"W	128.59'
C11	1105.000'	9°30'30"	183.38'	N30°42'14"W	183.17'
C12	75.000'	94°44'25"	124.01'	N82°49'41"W	110.36'
C13	2260.000'	0°03'47"	2.49'	N28°40'50"W	2.49'
C14	25.000'	88°37'15"	38.67'	N72°57'33"W	34.93'
C15	1080.000'	9°30'30"	179.23'	N30°42'14"W	179.02'
C16	50.000'	94°44'25"	82.68'	N82°49'41"W	73.57'
C17	100.000'	94°44'25"	165.35'	S82°49'41"E	147.15'
C18	1130.000'	4°02'52"	79.83'	S33°26'02"E	79.82'
C19	25.000'	85°51'34"	37.46'	S74°20'23"E	34.06'
C20	25.000'	90°00'00"	39.27'	N17°43'49"E	35.36'
C21	25.000'	89°59'58"	39.27'	S72°16'12"E	35.36'
C22	25.000'	57°46'09"	25.21'	N33°50'45"E	24.15'
C23	50.000'	274°38'20"	239.67'	S37°43'09"E	67.79'
C24	25.000'	36°52'12"	16.09'	S81°09'55"W	15.81'
C25	25.000'	90°00'00"	39.27'	S17°43'49"W	35.36'
C26	25.000'	90°00'00"	39.27'	S72°16'11"E	35.36'
C27	530.000'	13°46'59"	127.50'	N69°37'19"E	127.19'
C28	30.000'	87°21'52"	45.74'	N32°49'52"E	41.44'
C29	30.000'	89°36'53"	46.92'	N58°56'58"W	42.28'
C30	470.000'	13°30'46"	110.85'	S69°29'13"W	110.59'
C31	25.000'	70°31'44"	30.77'	N51°39'05"E	28.87'
C32	50.000'	250°31'44"	218.63'	S38°20'55"E	81.65'
C33	2085.000'	3°39'59"	133.42'	S07°10'08"E	133.40'

LEGEND

AC.	=	ACRE
A.E.	=	AERIAL EASEMENT
BL.	=	BUILDING LINE
ETJ.	=	EXTRATERRITORIAL JURISDICTION
F.B.C.C.F.	=	FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R.	=	FORT BEND COUNTY DEED RECORDS
F.B.C.F.R.	=	FORT BEND COUNTY PLAT RECORDS
LTD.	=	LIMITED
NO.	=	NUMBER
R.	=	RADIUS
R.O.W.	=	RIGHT-OF-WAY
S.S.E.	=	SANITARY SEWER EASEMENT
S.T.M.S.E.	=	STORM SEWER EASEMENT
U.E.	=	UTILITY EASEMENT
VOL.	=	VOLUME
W.L.E.	=	WATER LINE EASEMENT
X	=	EASTING COORDINATE
Y	=	NORTHING COORDINATE
H.L. & P.	=	HOUSTON LIGHTING & POWER
①	=	BLOCK NUMBER
●	=	SET 5/8-INCH IRON ROD W/MILLER SURVEY CAP(UNLESS OTHERWISE NOTED)
⊙	=	FOUND 5/8-INCH IRON ROD W/MILLER SURVEY CAP(UNLESS OTHERWISE NOTED)
—	=	STREET NAME CHANGE

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO LANDSCAPE/ OPEN SPACE	0.2948 AC. - 12,842 S.F.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO GREEN SPACE/ OPEN SPACE	0.7746 AC. - 33,741 S.F.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO LANDSCAPE/ UTILITY USE	7.62 AC. - 332,053 S.F.
(D)	RESTRICTED RESERVE "D"	RESTRICTED TO LANDSCAPE/ OPEN SPACE	0.6905 AC. - 30,077 S.F.
(E)	RESTRICTED RESERVE "E"	RESTRICTED TO LANDSCAPE/ OPEN SPACE	0.8751 AC. - 38,118 S.F.
TOTAL			10.26 AC. - 446,831 S.F.

FINAL PLAT OF GLENDALE LAKES

SEC 16

A SUBDIVISION OF 22.687 ACRES OF LAND LOCATED IN I. & G.N. RAILROAD CO. SURVEY, A-352 AND THE A.B. LANGERMANN SURVEY, A-456 FORT BEND COUNTY, TEXAS

62 LOTS 4 BLOCKS 5 RESERVES
DATE: AUGUST 4, 2025 SCALE: 1" = 60'

OWNER: KB HOME LONE STAR, INC., A TEXAS CORPORATION 11314 RICHMOND AVENUE HOUSTON, TEXAS 77082 281-668-3940	OWNER: HANNOVER ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP 1616 VOSS, SUITE 618 HOUSTON, TEXAS 77057 915-855-1005	OWNER: HEADWAY ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP 1616 VOSS, SUITE 618 HOUSTON, TEXAS 77057 915-855-1005
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ENGINEER
RG Miller

SURVEYOR
MillerSurvey

DCCM

DCCM

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