

PLAT RECORDING SHEET

PLAT NAME: Emerald Cove

PLAT NO: _____

ACREAGE: 18.14

LEAGUE: Benjamin Orsburn Survey

ABSTRACT NUMBER: A-390

NUMBER OF BLOCKS: 6

NUMBER OF LOTS: 112

NUMBER OF RESERVES: 10

OWNERS: Capital United Partners, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, CAPITAL UNITED PARTNERS, LLC ACTING BY AND THROUGH ATTESTED BY _____ OWNER
HEREINAFTER REFERRED TO AS OWNERS OF THE 18.14 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF EMERALD COVE, 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 ELEVEN FEET, SIX INCHES (11' 6") FOR 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 (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) 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 FEET (20' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, 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, 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 COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

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 AMENDMENT.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE AREA COVERED BY THE PREVIOUS PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, the CAPITAL UNITED PARTNERS, LLC has caused these presents to be signed by _____, and attested by _____, thereunto authorized, this ____ day of _____, 2025.

CAPITAL UNITED PARTNERS, LLC

By: _____
Print: _____
Title: _____

Attest: _____
Print: _____
Title: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ and _____, known to me 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 considerations therein expressed

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, DANIEL VILLA, JR., 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.

DANIEL VILLA, JR. PE, RPLS
TEXAS REGISTRATION NO. 6751



I, _____, 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.

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of EMERALD COVE 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 _____ day of _____, 2025

By: _____
Lisa M. Clark, Chair or
M. Sonny Garza, Vice Chairman

By: _____
Vonn Tran,
Secretary

LOT SIZE (BLOCK 2)	
LOT NO.	LOT SIZE (SQARE FEET)
1	3,286
2	3,500
3	4,192
4	4,983
5	11,761
6	11,413
7	3,754
8	3,745
9	3,745
10	3,745
11	3,745
12	3,745
13	3,745
14	3,745
15	3,745
16	4,226

LOT SIZE (BLOCK 3)	
LOT NO.	LOT SIZE (SQARE FEET)
1	3,635
2	3,650
3	3,650
4	3,650
5	3,650
6	3,650
7	3,650
8	3,650
9	4,237
10	4,320
11	3,726
12	3,734
13	3,741
14	3,749
15	3,756
16	3,764
17	3,772
18	3,763

LOT SIZE (BLOCK 4)	
LOT NO.	LOT SIZE (SQARE FEET)
1	4,237
2	3,441
3	3,441
4	3,441
5	3,441
6	3,441
7	3,441
8	3,441
9	3,441
10	3,441
11	4,245
12	4,246
13	3,426
14	3,433
15	3,439
16	3,446
17	3,453
18	3,460
19	3,466
20	3,473
21	3,480
22	4,294

LOT SIZE (BLOCK 5)	
LOT NO.	LOT SIZE (SQARE FEET)
1	4,292
2	4,292
3	4,292
4	4,485
5	4,065
6	4,060

LOT SIZE (BLOCK 1)			
LOT NO.	LOT SIZE (SQARE FEET)	LOT NO.	LOT SIZE (SQARE FEET)
1	3,695	26	3,700
2	3,700	27	3,700
3	3,700	28	3,700
4	3,700	29	3,700
5	3,700	30	3,700
6	3,700	31	3,700
7	3,700	32	5,840
8	3,700	33	8,711
9	3,700	34	5,717
10	3,700	35	3,595
11	3,700	36	3,589
12	3,700	37	3,584
13	3,700	38	3,578
14	3,700	39	3,572
15	3,700	40	3,566
16	3,700	41	3,560
17	3,700	42	3,554
18	3,700	43	3,549
19	3,700	44	3,543
20	3,700	45	3,505
21	3,700	46	3,500
22	3,700	47	3,494
23	3,700	48	3,488
24	3,700	49	3,482
25	3,700	50	3,688

COMPENSATING OPEN SPACE TABLE --- SUBURBAN AREA

- A. TOTAL AREA OF LOTS < 5,000 SQ. FT.: 107
- B. TOTAL AREA OF LOTS < 5,000 SQ. FT.: 397,814 SQ. FT.
- C. AVERAGE LOT SIZE < 5,000 SQ. FT.: 3,717 SQ. FT.
- D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C): 300 SQ. FT.
- E. COMPENSATING OPEN SPACE REQUIRED (A X D): 32,100 SQ. FT.
- F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED: 33,622 SQ. FT.

RESERVE TABLE		
RESERVE	RESERVE TYPE	AREA
A	RESTRICTED TO COMPENSATING OPEN SPACE	0.2201 ACRE/9,589 SQ. FT.
B	RESTRICTED TO COMPENSATING OPEN SPACE	0.1166 ACRE/5,081 SQ. FT.
C	RESTRICTED TO COMPENSATING OPEN SPACE	0.0238 ACRE/1,040 SQ. FT.
D	RESTRICTED TO COMPENSATING OPEN SPACE	0.2016 ACRE/8,783 SQ. FT.
E	RESTRICTED TO COMPENSATING OPEN SPACE	0.0467 ACRE/2,034 SQ. FT.
F	RESTRICTED TO COMPENSATING OPEN SPACE	0.1208 ACRE/5,261 SQ. FT.
G	RESTRICTED TO COMPENSATING OPEN SPACE	0.0421 ACRE/1,834 SQ. FT.
H	RESTRICTED TO LANDSCAPE/ OPEN SPACE	0.0524 ACRE/2,283 SQ. FT.
I	UNRESTRICTED	3.4216 ACRES/149,045 SQ. FT.
J	RESTRICTED TO LANDSCAPE/ OPEN SPACE	0.0444 ACRE/1,936 SQ. FT.

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00	42.05	40.82	N 26°17'22" W	48°11'01"
C2	95.00	69.33	67.80	N 71°17'20" W	41°48'42"
C3	95.00	149.21	134.34	S 22°48'29" W	89°59'28"
C4	170.00	139.27	135.41	S 25°39'54" E	46°56'22"
C5	1050.00	438.14	434.97	S 74°32'26" W	23°54'30"
C6	30.00	47.83	42.92	N 47°49'50" W	91°20'28"
C7	30.00	47.25	42.52	N 42°57'52" E	90°14'34"
C8	30.00	27.82	26.83	N 24°24'29" E	53°07'48"
C9	30.00	19.43	19.09	N 69°31'46" E	37°06'46"
C10	30.00	47.00	42.34	S 47°02'08" E	89°45'26"
C11	30.00	27.82	26.83	S 26°43'20" E	53°07'48"
C12	30.00	19.18	18.85	N 73°36'03" W	36°37'38"
C13	50.00	78.54	70.71	N 43°05'09" E	90°00'00"
C14	50.00	78.54	70.71	S 43°05'09" W	90°00'00"
C15	25.00	39.27	35.36	S 43°05'09" W	90°00'00"
C16	50.00	2.97	2.97	N 86°23'11" E	3°23'54"
C17	50.00	25.76	25.48	N 69°55'33" E	29°31'24"
C18	50.00	24.91	24.65	S 40°53'40" W	28°32'21"
C19	50.00	24.91	24.65	N 12°21'19" E	28°32'21"
C20	170.00	64.67	64.28	S 13°05'17" E	21°47'47"
C21	170.00	74.60	74.00	N 38°33'28" W	25°08'35"
C22	25.00	39.15	35.27	S 42°56'44" W	89°43'10"
C23	25.00	39.39	35.44	N 47°03'16" W	90°16'50"
C24	25.00	13.79	13.62	N 76°23'18" W	31°36'46"
C25	25.00	25.60	24.49	S 31°14'53" E	58°40'04"
C26	25.00	39.27	35.36	S 43°05'09" W	90°00'00"
C27	25.00	39.27	35.36	N 43°05'09" E	90°00'00"
C28	50.00	78.54	70.71	N 43°05'09" E	90°00'00"
C29	25.00	25.60	24.49	N 27°25'10" E	58°40'04"
C30	25.00	13.67	13.50	S 72°25'10" W	31°19'56"
C31	50.00	26.18	25.88	S 13°05'09" W	30°00'00"
C32	50.00	26.18	25.88	S 43°05'09" W	30°00'00"
C33	50.00	26.18	25.88	S 73°05'09" W	30°00'00"
C34	25.00	39.27	35.36	N 46°54'51" W	90°00'00"
C35	25.00	39.27	35.36	S 43°05'09" W	90°00'00"
C36	25.00	39.15	35.27	S 42°56'44" W	89°43'10"
C37	25.00	39.39	35.44	N 47°03'16" W	90°16'50"
C38	25.00	39.24	35.33	S 42°50'38" W	89°55'21"
C39	50.00	78.47	70.66	S 42°50'38" W	89°55'21"
C40	75.00	117.71	105.99	S 42°50'38" W	89°55'21"
C41	25.00	39.18	35.29	S 47°00'57" E	89°47'49"
C42	25.00	39.27	35.36	N 43°05'09" E	90°00'00"
C43	30.00	46.98	42.32	N 47°03'12" W	89°43'20"
C44	30.00	47.27	42.53	N 42°56'53" E	90°16'32"
C45	30.00	9.83	9.79	N 78°41'42" E	18°46'53"
C46	30.00	37.43	35.05	S 33°33'26" W	71°29'39"

ABBREVIATIONS LEGEND

- A. ABSTRACT
- A.E. AERIAL EASEMENT
- B.L. BUILDING LINE
- FND FOUND
- F.B.C.C.F. No. FORT BEND COUNTY CLERK'S FILE NUMBER
- F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
- I.R. IRON ROD
- R.O.W. RIGHT OF WAY
- SQ. FT. SQUARE FEET
- VOL. VOLUME
- PG. PAGE
- U.E. UTILITY EASEMENT
- U.T.S. UNABLE TO SET
- W.L.E. WATER LINE EASEMENT
- STM. SEW. ESMT. STORM SEWER EASEMENT
- SAN. SEW. ESMT. SANITARY SEWER EASEMENT
- ESMT. EASEMENT NUMBER
- No. No.

SYMBOLS LEGEND

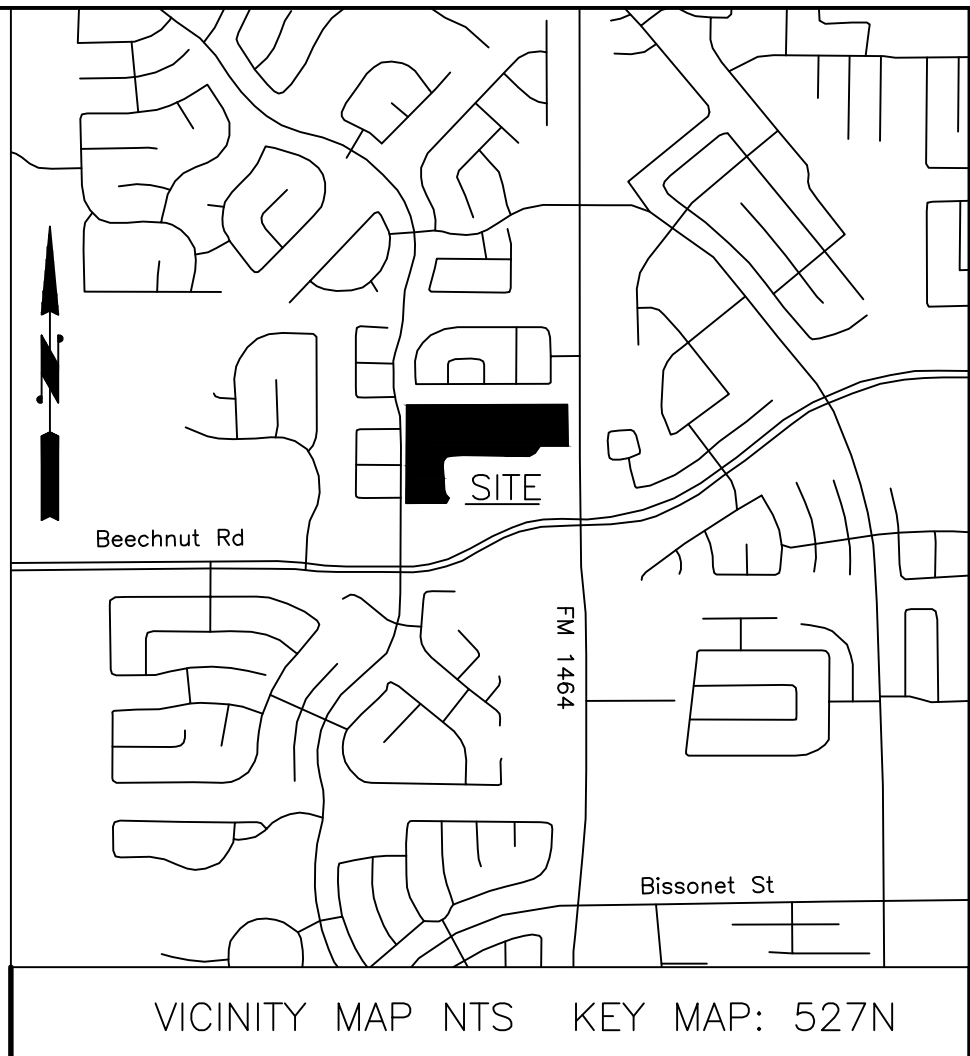
- IRON ROD FOUND
- 5/8" I.R. W/ "DVJ 10194609" CAP SET
- LOT CORNER

LINE TABLE:

LINE	BEARING	DISTANCE
LT	S 01°54'51" E	198.40'

NOTES:

- This plat is based on a city planning search report prepared by charter title company, file no. 2022-0418 effective date of November 29, 2023, and is subject to all terms, conditions, leases and encumbrances stipulated therein.
- The coordinates shown hereon are Texas South Central Zone Number 4204 State Plan Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale 0.99988193.
- This property lies within unshaded zone "X" as per flood insurance rate maps, map numbers 48147C0140L dated April 02, 2014.
- This property lies within Fort Bend County, and Fort Bend Independent School District, Fort Bend County Mud No. 30, Harris-Fort Bend ESD No. 100, Fort Bend LID No. 12, and Fort Bend County Drainage District.
- Control Benchmark: Fort Bend County Marker Number 106, A Bronze Disk in concrete. Elevation=91.81' NAVD88.
- 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 95.50 feet above mean sea level, NAVD 88, 2001 adjustment, in addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot 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 easement, whichever is higher.
- Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides 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 the A.D.A..
- Unless otherwise indicated, the Building Line (B.L.) whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provision 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 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.
- 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.
- All easements shown on lot lines are centered unless otherwise noted.
- This plat lies within zone "LZ3" of the Fort Bend County Lighting Ordinance Zone, dated June, 2004.
- All lots shall have adequate wastewater collection service.
- 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.
- There are no pipelines or pipeline easements within the platted area shown hereon.
- A minimum distance of 10 feet shall be maintained between dwellings.
- Absent written authorizations 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 lot lines are permitted, they too may be removed by public utilities at the property owners 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.



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 COMMISSIONER'S 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 COMMISSIONER'S 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.

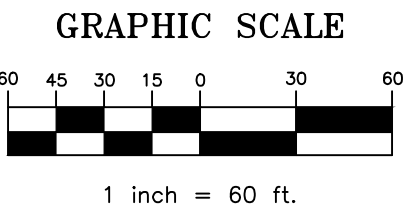
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAS ABOVE WRITTEN.

ABBREVIATIONS LEGEND

- A ABSTRACT
- A.E. AERIAL EASEMENT
- B.L. BUILDING LINE
- FND FOUND
- F.B.C.C.F. No. FORT BEND COUNTY CLERK'S FILE NUMBER
- F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
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- SAN. SEW. ESMT. SANITARY SEWER EASEMENT
- ESMT. EASEMENT
- No. NUMBER

SYMBOLS LEGEND

- IRON ROD FOUND
- 5/8" I.R. W/ "DVJ 10194609" CAP SET
- LOT CORNER



LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 01°54'51" E	98.40'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00	42.05	40.92	N 26°12'22" W	48°11'01"
C2	95.00	69.33	67.80	N 71°17'20" W	41°48'42"
C3	95.00	149.21	134.34	S 42°48'29" W	89°59'28"
C4	170.00	139.27	135.41	S 25°39'34" E	46°56'22"
C5	1050.00	458.14	454.37	S 74°30'29" W	23°54'30"
C6	30.00	47.83	42.97	N 47°45'50" W	91°20'28"
C7	30.00	47.25	42.52	N 42°57'52" E	90°14'34"
C8	30.00	27.82	26.83	N 24°24'29" E	53°07'48"
C9	30.00	19.18	18.85	N 73°35'03" W	36°37'38"
C10	30.00	47.00	42.34	N 47°02'08" E	89°45'26"
C11	30.00	27.82	26.83	S 28°43'20" E	53°07'48"
C12	30.00	19.18	18.85	N 73°35'03" W	36°37'38"
C13	50.00	78.54	70.71	N 43°05'09" E	90°00'00"
C14	50.00	78.54	70.71	S 43°05'09" W	90°00'00"
C15	25.00	39.27	35.36	S 43°05'09" W	90°00'00"
C16	50.00	23.97	22.97	N 89°23'11" E	32°33'54"
C17	50.00	25.76	25.48	N 69°55'33" E	29°31'24"
C18	50.00	24.91	24.65	S 40°53'40" W	28°32'21"
C19	50.00	24.91	24.65	N 12°21'19" E	28°32'21"
C20	170.00	64.67	64.28	S 13°05'17" E	21°47'47"
C21	170.00	74.60	74.00	N 36°33'28" W	25°08'35"
C22	25.00	39.15	35.27	S 42°56'44" W	89°43'10"
C23	25.00	39.15	35.44	N 47°03'12" W	90°16'50"
C24	25.00	13.79	13.62	N 76°23'18" W	31°36'46"
C25	25.00	25.60	24.49	S 31°14'53" E	58°40'04"
C26	25.00	39.27	35.36	S 43°05'09" W	90°00'00"
C27	25.00	39.27	35.36	N 43°05'09" E	90°00'00"
C28	50.00	78.54	70.71	N 43°05'09" E	90°00'00"
C29	25.00	25.60	24.49	N 27°25'10" E	58°40'04"
C30	25.00	13.67	13.50	S 72°51'00" W	31°19'56"
C31	50.00	26.18	25.88	S 43°05'09" W	30°00'00"
C32	50.00	26.18	25.88	S 43°05'09" W	30°00'00"
C33	50.00	26.18	25.88	S 73°05'09" W	30°00'00"
C34	25.00	39.27	35.36	N 45°54'51" W	90°00'00"
C35	25.00	39.27	35.36	S 43°05'09" W	90°00'00"
C36	25.00	39.15	35.27	S 42°56'44" W	89°43'10"
C37	25.00	39.15	35.44	N 47°03'12" W	90°16'50"
C38	25.00	39.24	35.33	S 42°56'44" W	89°55'21"
C39	50.00	78.47	70.66	S 42°50'38" W	89°55'21"
C40	70.00	117.71	105.99	S 42°50'38" W	89°55'21"
C41	25.00	39.18	35.44	N 47°03'12" W	89°47'49"
C42	25.00	39.27	35.36	N 43°05'09" E	90°00'00"
C43	30.00	46.98	42.32	N 47°03'12" W	89°43'20"
C44	30.00	47.27	42.53	N 42°56'53" E	90°16'32"
C45	30.00	9.83	9.79	N 78°41'42" E	18°46'53"
C46	30.00	37.43	35.05	S 33°33'26" W	71°29'39"

EMERALD COVE

A SUBDIVISION OF 18.14 ACRES OF LAND, BEING A REPLAT OF RESTRICTED RESERVE "H" AND UNRESTRICTED RESERVE "G", BLOCK 1, CAPITAL UNITED PARTNERS LLC PLAT No. 20240246, F.B.C.P.R. LOCATED IN THE BENJAMIN ORSBURN SURVEY, A-390 FORT BEND COUNTY, TEXAS

SCALE: 1"=60' SEPTEMBER 2025

6 BLOCKS 112 LOTS 11 RESERVES

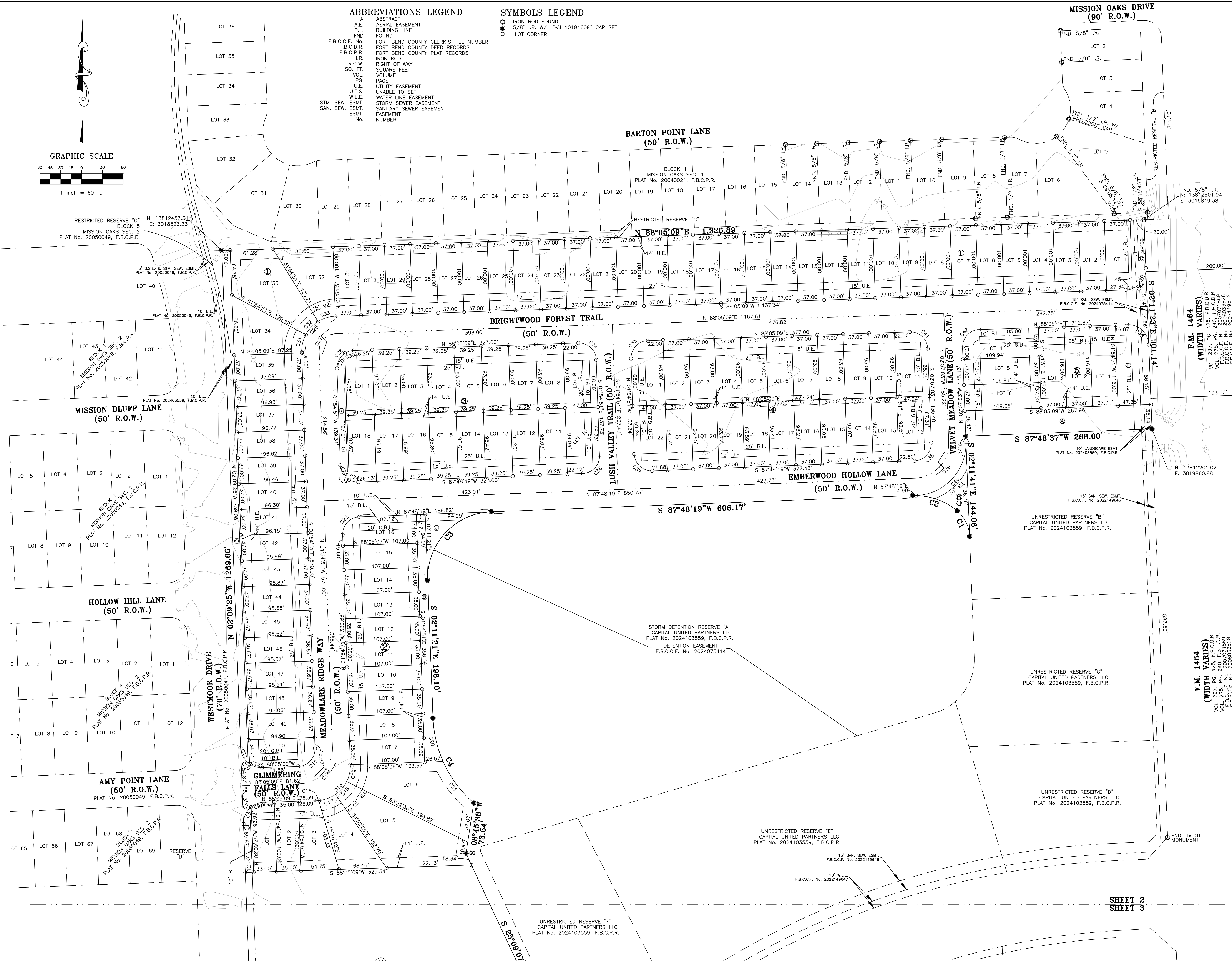
REASON FOR REPLAT: TO CREATE 112 LOTS, 10 RESTRICTED RESERVES AND 1 UNRESTRICTED RESERVE

OWNER:

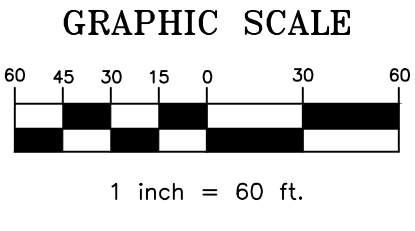
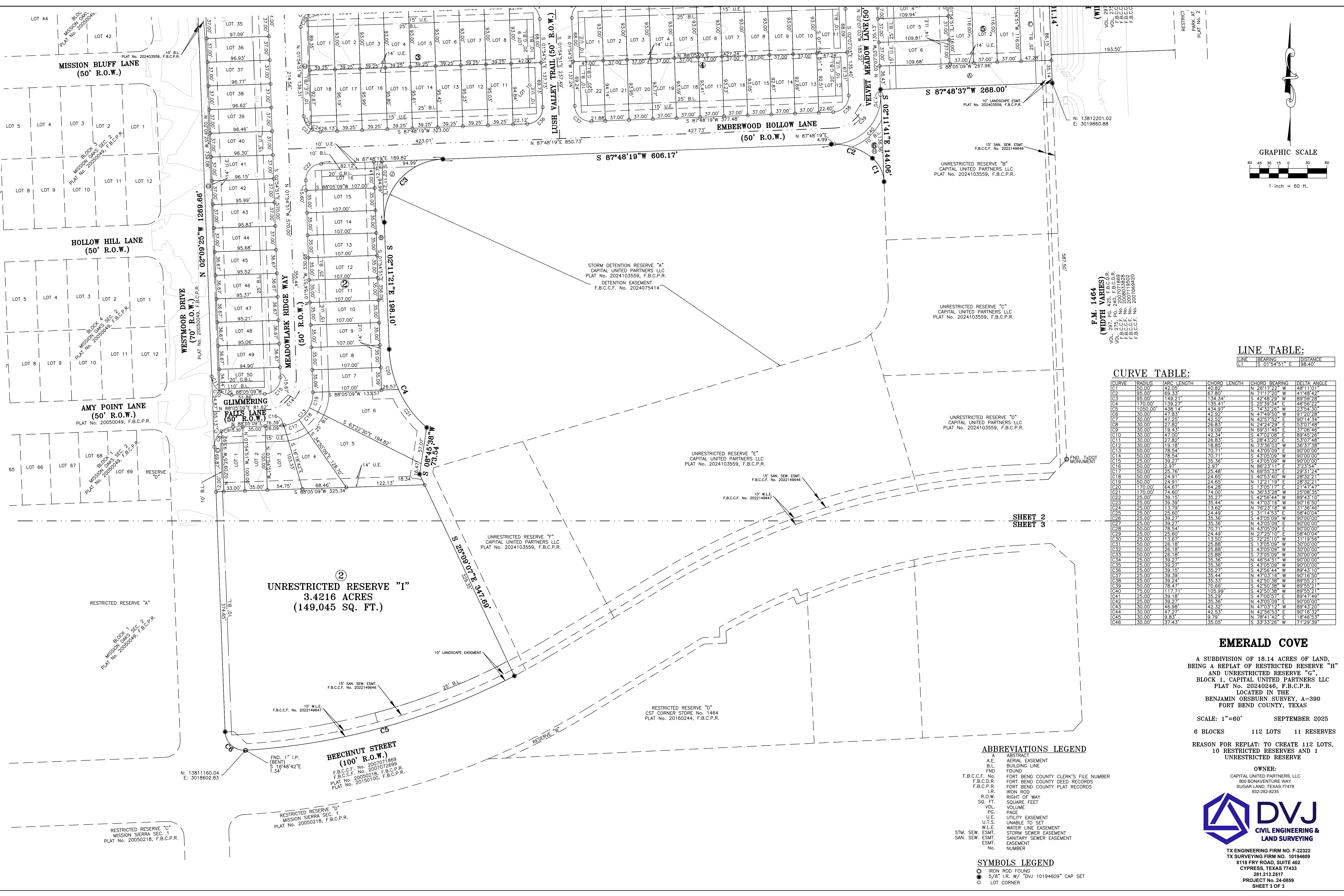
CAPITAL UNITED PARTNERS, LLC
800 BONAVENTURE WAY
SUGAR LAND, TEXAS 77478
832-282-8235



TX ENGINEERING FIRM NO. F-23232
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281-215-2517
PROJECT No. 24-0859
SHEET 2 OF 3



SHEET 2
SHEET 3



LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 01°54'51" E	98.40'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	42.05'	40.82'	N 26°17'22" W	48°11'01"
C2	95.00'	69.33'	67.80'	N 71°17'20" W	41°48'42"
C3	85.00'	149.21'	134.34'	S 42°48'29" W	89°59'28"
C4	170.00'	139.97'	135.41'	S 25°39'54" E	46°56'27"
C5	1050.00'	438.14'	434.97'	S 74°32'26" W	23°54'30"
C6	30.00'	47.83'	42.92'	N 47°49'50" W	91°20'28"
C7	30.00'	47.25'	42.52'	N 42°57'52" E	90°14'54"
C8	30.00'	27.82'	26.83'	N 24°24'29" E	53°07'48"
C9	30.00'	19.43'	18.09'	N 69°31'46" E	37°06'46"
C10	30.00'	47.00'	42.34'	S 47°02'08" E	89°45'26"
C11	30.00'	27.82'	26.83'	S 28°43'20" E	53°07'48"
C12	30.00'	19.18'	18.85'	N 73°36'03" W	36°37'38"
C13	50.00'	78.54'	70.71'	N 43°05'09" E	90°00'00"
C14	50.00'	78.54'	70.71'	S 43°05'09" W	90°00'00"
C15	25.00'	39.27'	35.36'	S 43°05'09" W	90°00'00"
C16	50.00'	2.97'	2.97'	N 86°23'11" E	32°35'54"
C17	50.00'	25.76'	25.48'	N 69°55'33" E	29°31'24"
C18	50.00'	24.91'	24.65'	S 40°53'40" W	89°32'21"
C19	50.00'	24.91'	24.65'	N 12°21'19" E	28°32'21"
C20	170.00'	64.67'	64.28'	S 13°05'17" E	21°47'47"
C21	170.00'	74.60'	74.00'	N 36°33'28" W	25°08'35"
C22	25.00'	39.15'	35.27'	S 42°56'44" W	89°43'10"
C23	25.00'	39.39'	35.44'	N 47°03'16" W	90°16'50"
C24	25.00'	13.79'	13.62'	N 76°23'18" W	31°36'46"
C25	25.00'	25.60'	24.49'	S 31°14'53" E	58°40'04"
C26	25.00'	39.27'	35.36'	S 43°05'09" W	90°00'00"
C27	25.00'	39.27'	35.36'	N 43°05'09" E	90°00'00"
C28	50.00'	78.54'	70.71'	N 43°05'09" E	90°00'00"
C29	25.00'	25.60'	24.49'	N 27°29'10" E	58°40'04"
C30	25.00'	13.67'	13.50'	S 72°25'10" W	31°19'56"
C31	50.00'	26.18'	25.88'	S 13°05'09" W	30°00'00"
C32	50.00'	26.18'	25.88'	S 43°05'09" W	30°00'00"
C33	50.00'	26.18'	25.88'	S 73°05'09" W	30°00'00"
C34	25.00'	39.27'	35.36'	N 46°54'51" W	90°00'00"
C35	25.00'	39.27'	35.36'	S 43°05'09" W	90°00'00"
C36	25.00'	39.15'	35.27'	S 42°56'44" W	89°43'10"
C37	25.00'	39.39'	35.44'	N 47°03'16" W	90°16'50"
C38	25.00'	39.24'	35.33'	S 42°50'38" W	89°55'21"
C39	50.00'	78.47'	70.66'	N 47°03'12" W	89°43'20"
C40	75.00'	117.71'	103.99'	S 42°50'38" W	89°55'21"
C41	25.00'	39.18'	35.29'	S 47°00'57" E	89°47'49"
C42	25.00'	39.27'	35.36'	N 43°05'09" E	90°00'00"
C43	30.00'	48.98'	42.32'	N 47°03'12" W	89°43'20"
C44	30.00'	47.27'	42.53'	N 42°56'53" E	90°16'52"
C45	30.00'	9.83'	9.79'	N 78°41'42" E	18°46'53"
C46	30.00'	37.43'	35.05'	S 33°33'26" W	71°29'39"

EMERALD COVE
 A SUBDIVISION OF 18.14 ACRES OF LAND,
 BEING A REPLAT OF RESTRICTED RESERVE "H"
 AND UNRESTRICTED RESERVE "G",
 BLOCK 1, CAPITAL UNITED PARTNERS LLC
 PLAT No. 20240246, F.B.C.P.R.
 LOCATED IN THE
 BENJAMIN ORSBURN SURVEY, A-390
 FORT BEND COUNTY, TEXAS

SCALE: 1"=60' SEPTEMBER 2025

6 BLOCKS 112 LOTS 11 RESERVES

REASON FOR REPLAT: TO CREATE 112 LOTS,
 10 RESTRICTED RESERVES AND 1
 UNRESTRICTED RESERVE

ABBREVIATIONS LEGEND

- A ABSTRACT
- A.E. AERIAL EASEMENT
- B.L. BUILDING LINE
- FND FOUND
- F.B.C.C.F. No. FORT BEND COUNTY CLERK'S FILE NUMBER
- F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
- I.R. IRON ROD
- R.O.W. RIGHT OF WAY
- SQ. FT. SQUARE FEET
- VOL. VOLUME
- P.G. PAGE
- U.E. UTILITY EASEMENT
- U.T.S. UNABLE TO SET
- W.L.E. WATER LINE EASEMENT
- STM. SEW. ESMT. STORM SEWER EASEMENT
- SAN. SEW. ESMT. SANITARY SEWER EASEMENT
- ESMT. EASEMENT
- No. NUMBER

SYMBOLS LEGEND

- IRON ROD FOUND
- 5/8" I.R. W/ "DVJ 10194609" CAP SET
- LOT CORNER

OWNER:
 CAPITAL UNITED PARTNERS, LLC
 800 BONAVENTURE WAY
 SUGAR LAND, TEXAS 77478
 832-282-8235

DVJ
 CIVIL ENGINEERING &
 LAND SURVEYING

TX ENGINEERING FIRM NO. F-22322
 TX SURVEYING FIRM NO. 10194609
 8118 FRY ROAD, SUITE 402
 CYPRESS, TEXAS 77433
 281-215-2517
 PROJECT No. 24-0859
 SHEET 3 OF 3