

PLAT RECORDING SHEET

PLAT NAME: Holly Ridge Section 1

PLAT NO: _____

ACREAGE: 17.18

LEAGUE: S.A. & M.G. R. R. CO. Survey, Section No.13 and Lester E. Cross Survey,
Section No. 24

ABSTRACT NUMBER: 328 and 407

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 61

NUMBER OF RESERVES: 3

OWNERS: Holly Ridge Development Company, LLC

(DEPUTY CLERK)

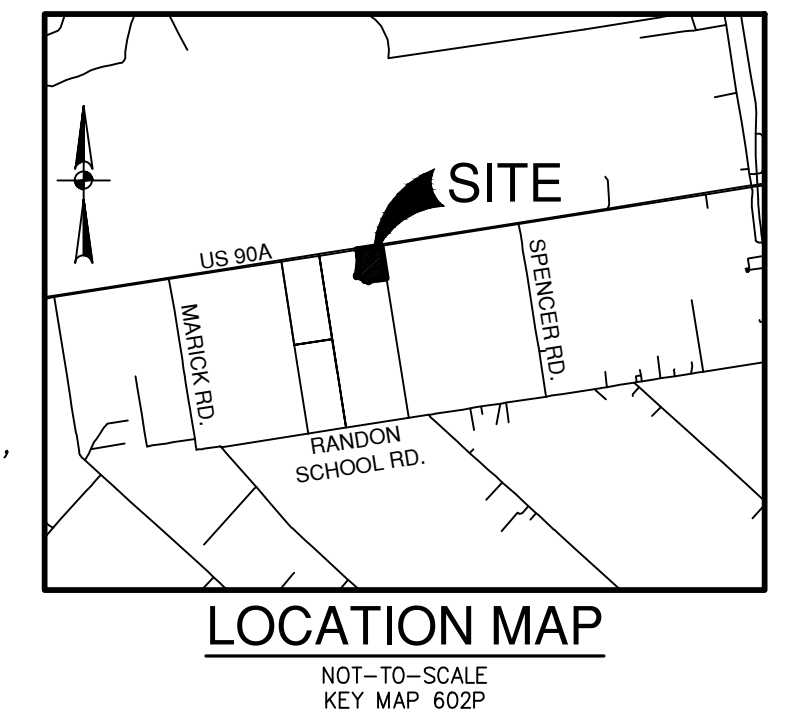
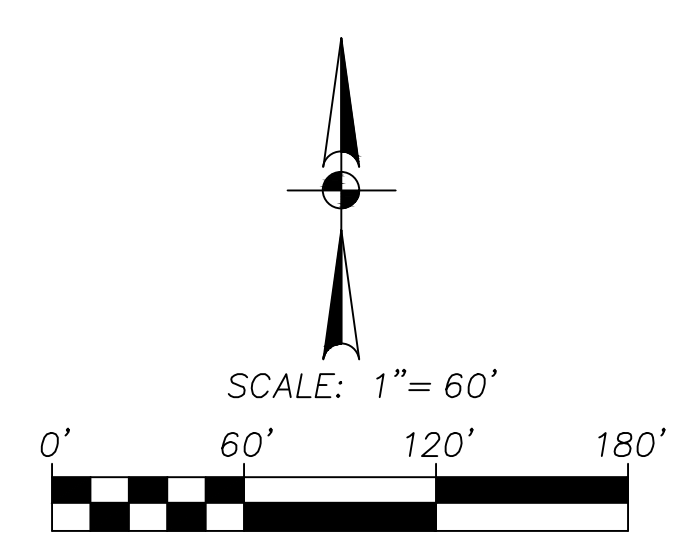
LINE #	BEARING	LENGTH
L1	S8°46'32"W	2.82'
L2	S81°03'28"W	50.00'
L3	S83°17'47"W	109.99'
L4	S72°24'24"W	47.98'
L5	S56°33'02"W	70.17'
L6	S45°55'59"W	60.00'
L7	N2°33'46"E	60.00'
L8	N3°38'23"W	127.83'
L9	N22°04'08"W	69.84'
L10	S49°27'22"E	7.90'
L11	S36°04'09"W	4.75'
L12	N53°56'32"W	4.75'
L13	N6°25'35"W	13.69'
L14	N79°29'39"W	14.48'
L15	N29°28'24"E	26.67'
L16	S31°12'34"W	21.53'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	445.00'	115°21'21"	N38°05'25"W	92.67'
C2	385.00'	43°22'12"	N57°45'07"W	284.52'
C3	25.00'	83°22'06"	N50°52'43"E	33.25'
C4	1770.00'	47°46'31"	N70°03'25"E	132.04'
C5	300.00'	103°33'33"	N07°13'37"W	56.21'
C6	300.00'	33°37'33"	N33°59'37"W	20.73'
C7	1750.00'	83°03'25"	N44°12'33"W	154.41'
C8	30.00'	92°11'21"	N52°49'58"W	43.23'
C9	1800.00'	16°59'05"	N0°42'08"E	531.64'
C10	415.00'	43°22'12"	N65°45'07"W	306.69'
C11	400.00'	36°29'44"	S67°48'36"W	250.50'
C12	550.00'	28°36'30"	S7°45'52"E	271.78'
C13	900.00'	5°41'35"	N3°41'35"E	89.39'
C14	50.00'	80°13'36"	S40°57'36"W	64.43'
C15	50.00'	89°59'04"	N53°56'04"W	70.70'
C16	50.00'	90°00'00"	N36°03'28"E	70.71'
C17	30.00'	87°59'50"	S37°04'29"W	41.68'
C18	1850.00'	4°42'19"	N4°34'17"W	151.88'
C19	300.00'	10°11'07"	N2°52'26"E	53.26'
C20	300.00'	3°41'40"	N6°07'09"E	19.34'
C21	1830.00'	4°56'21"	N6°44'00"E	157.17'
C22	25.00'	83°11'28"	N32°24'04"W	33.19'
C23	25.00'	72°40'45"	S87°04'43"W	29.63'
C24	25.00'	83°37'14"	S19°44'29"W	33.33'
C25	25.00'	25°59'50"	S11°46'42"E	11.25'
C26	50.00'	130°48'06"	S40°37'26"W	90.92'
C27	25.00'	24°57'05"	N86°27'04"W	10.80'
C28	25.00'	24°56'38"	S68°36'05"W	10.80'
C29	50.00'	138°52'47"	N53°55'51"W	93.93'
C30	25.00'	24°57'05"	N33°32'00"E	10.80'
C31	25.00'	24°57'05"	N21°25'04"W	10.80'
C32	50.00'	138°54'09"	N36°03'28"E	93.94'
C33	25.00'	24°57'05"	S88°28'00"E	10.80'
C34	25.00'	90°00'00"	N36°03'28"E	35.36'
C35	25.00'	90°00'00"	S53°56'32"E	35.36'
C36	25.00'	88°01'34"	N4°56'46"E	37.74'
C37	25.00'	80°13'36"	N40°57'36"E	32.22'
C38	25.00'	89°59'04"	S53°56'04"E	35.35'
C39	25.00'	90°00'00"	S36°03'28"E	35.36'
C40	25.00'	83°37'14"	N63°52'45"W	33.33'

LEGEND

- ORFBC OFFICIAL RECORDS FORT BEND COUNTY, TEXAS
- VOL VOLUME
- PG PAGE(S)
- AC ACRE(S)
- BLK BLOCK
- ROW RIGHT-OF-WAY
- BL BUILDING LINE
- UE UTILITY EASEMENT
- R RADIUS
- STMSE STORM SEWER EASEMENT
- WLE WATER LINE EASEMENT
- FND FOUND
- SQ FT SQUARE FEET
- SSE SANITARY SEWER EASEMENT
- AE AERIAL EASEMENT
- SET IRON ROD (PD)
- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- ↔ STREET NAME CHANGE
- Ⓐ RESERVE LETTER
- ① BLOCK NUMBER

RESERVE	ACREAGE	PURPOSE	PROPOSED OWNER	MAINTENANCE
Ⓐ	2.30	LANDSCAPE / OPEN SPACE	HOA	HOA
Ⓑ	0.06	LANDSCAPE / OPEN SPACE	HOA	HOA
Ⓒ	0.77	DRAINAGE	FBCMD 265	FBCMD 265



NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR OF 0.999886660.
3. WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY TEXAS AMERICAN TITLE COMPANY, GF NO. 2791025-03107, DATED SEPTEMBER 8, 2025.
4. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NGS BENCHMARK AW5544, PUBLISHED ELEVATION: 105.9' (NAVD 88)
10. DIMENSIONS SHOWN ARE SURFACE.
11. 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.
12. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 115.10 FEET ABOVE MEAN SEA LEVEL (NAVD 88 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 RESTRAIN, WHICHEVER IS HIGHER.
13. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
14. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH APPROVED DRAINAGE STRUCTURE.
15. THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48157C0225L, DATED APRIL 2, 2014 UNSHADED ZONE "X" FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS:
16. THIS TRACT OF LAND IS LOCATED IN LIGHTING ZONE L3.
17. THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
18. 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.
19. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
20. FUTURE DEVELOPMENT OF EACH RESERVE MAY REQUIRE ONSITE DRAINAGE AND DETENTION FACILITIES WITHIN A DEDICATED EASEMENT TO BE MAINTAINED BY THE OWNER.
21. THE MINIMUM SLAB ELEVATION LISTED ABOVE DOES NOT ACCOUNT FOR ONSITE DETENTION AND PONDING ELEVATIONS, WHICH MUST BE CHECKED AT THE TIME OF SITE PLAN DEVELOPMENT.
22. 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.
23. THIS PROPERTY LIES WITHIN FORT BEND COUNTY GENERAL FUND, FORT BEND COUNTY DRAINAGE, BEASLEY FIRE, FB ESD 8, FORT BEND COUNTY MUD NO. 265, AND LAMAR CISD.
24. A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME BESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
25. DRAINAGE RESERVE "C" IS TO BE OWNED AND MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 265 (FBCMD 265).

HOLLY RIDGE SECTION 1

A SUBDIVISION OF 17.18 ACRES SITUATED IN THE S.A. & M.G. R.R. CO. SURVEY, SECTION NO. 13, ABSTRACT NO. 328 AND IN THE LESTER E. CROSS SURVEY, SECTION NO. 24, ABSTRACT NO. 407 BEING A PARTIAL REPLAT OF LOTS 4 & 5 OF SLAVIN & GEORGE SUBDIVISION RECORDED IN VOLUME 64, PAGE 252, VOLUME 64, PAGE 293, AND VOLUME 64, PAGE 363, OF THE FORT BEND COUNTY DEED RECORDS.

61 RESIDENTIAL LOTS 3 RESERVES 3 BLOCKS
OCTOBER, 2025

REASON FOR REPLAT: TO CREATE SINGLE FAMILY RESIDENTIAL LOTS

OWNER/DEVELOPER:
HOLLY RIDGE DEVELOPMENT COMPANY, LLC
A TEXAS LIMITED LIABILITY COMPANY
1401 WOOLANDS PKWY.
THE WOOLANDS, TEXAS 77380
TEL. 713.452.1700

PAPE-DAWSON
2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800