

**PLAT RECORDING SHEET**

**PLAT NAME:** Holly Ridge Section 3

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 20.45

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

**ABSTRACT NUMBER:** 328 and 407

**NUMBER OF BLOCKS:** 5

**NUMBER OF LOTS:** 79

**NUMBER OF RESERVES:** 4

**OWNERS:** Holly Ridge Development Company, LLC

\_\_\_\_\_  
**(DEPUTY CLERK)**



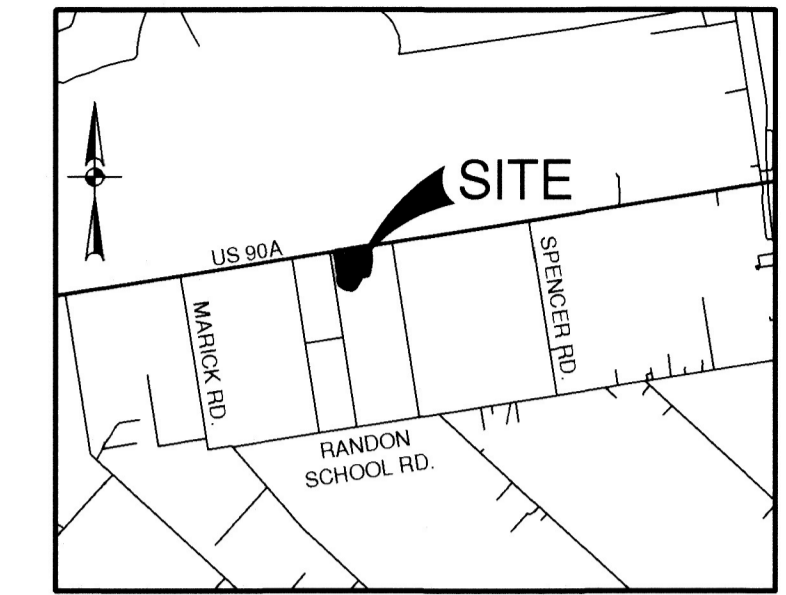
NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
- 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 0.999868660
- WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY TEXAS AMERICAN TITLE COMPANY, OF NO. 2791025-03108, DATED SEPTEMBER 8, 2025.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NGS BENCHMARK AWS544, PUBLISHED ELEVATION: 105.9' (NAVD 88)
- DIMENSIONS SHOWN ARE SURFACE.
- 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 115.41 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.
- 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 APPROVED DRAINAGE STRUCTURE.
- 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.
- THIS TRACT OF LAND IS LOCATED IN LIGHTING ZONE L3.
- THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- 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.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- FUTURE DEVELOPMENT OF EACH RESERVE MAY REQUIRE ONSITE DRAINAGE AND DETENTION FACILITIES WITHIN A DEDICATED EASEMENT TO BE MAINTAINED BY THE OWNER.
- 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.
- 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.
- 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.
- 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.

RESERVE TABLE				
RESERVE	ACREAGE	PURPOSE	PROPOSED OWNER	MAINTENANCE
A	0.22	LANDSCAPE/ OPEN SPACE	HOA	HOA
B	1.98	LANDSCAPE/ OPEN SPACE	HOA	HOA
C	0.21	LANDSCAPE/ OPEN SPACE	HOA	HOA
D	3.26	RECREATION CENTER	HOA	HOA

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S23°34'46"W	60.00'
L2	N42°21'17"W	38.89'
L3	N92°23'32"W	60.00'
L4	N80°36'28"E	148.90'
L5	N9°59'01"W	141.86'
L6	N7°40'21"W	80.04'
L7	N16°03'30"W	53.98'
L8	N8°55'36"W	84.40'
L9	S37°37'12"W	3.47'
L10	N5°50'00"W	61.14'
L11	N51°55'48"W	22.66'
L12	N36°04'24"E	7.07'
L13	N57°55'49"W	18.72'
L14	S35°36'28"W	14.14'
L15	S17°19'22"E	40.43'
L16	S33°00'00"W	37.06'
L17	S8°55'36"E	50.15'
L18	S7°03'59"E	51.03'

CURVE TABLE						
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	
C1	30.00'	92°11'21"	N52°49'56"W	43.23'	48.27'	
C2	1750.00'	5°03'25"	N41°23'37"W	154.41'	154.46'	
C3	300.00'	3°57'33"	S3°39'37"E	20.73'	20.73'	
C4	300.00'	10°33'33"	S0°21'37"E	55.21'	55.29'	
C5	1770.00'	4°16'31"	S70°32'57"W	132.04'	132.07'	
C6	25.00'	83°22'06"	S50°52'43"W	33.25'	36.38'	
C7	385.00'	19°42'17"	S82°42'38"W	131.76'	132.41'	
C8	153.93'	59°55'08"	S15°00'56"W	153.74'	160.98'	
C9	332.69'	25°47'54"	S32°04'33"W	148.54'	149.80'	
C10	152.99'	96°31'25"	S67°26'19"W	228.32'	257.73'	
C11	876.50'	8°56'19"	N68°46'08"W	136.60'	136.74'	
C12	191.27'	68°47'07"	N38°50'45"W	216.09'	229.63'	
C13	50.00'	93°05'36"	N52°22'48"W	72.59'	81.24'	
C14	300.00'	86°28'28"	N37°23'14"E	410.89'	452.60'	
C15	415.00'	19°42'17"	S82°42'38"W	142.02'	142.72'	
C16	500.00'	7°44'59"	N76°43'59"E	67.58'	67.63'	
C17	25.00'	89°29'46"	S35°51'35"W	35.20'	39.05'	
C18	500.00'	2°16'42"	S10°01'39"E	19.88'	19.88'	
C19	500.00'	2°16'42"	S10°01'39"E	19.88'	19.88'	
C20	30.00'	90°02'16"	N53°54'26"W	42.44'	47.14'	
C21	30.00'	89°57'42"	S36°05'33"W	42.41'	47.10'	
C22	25.00'	90°02'18"	S53°54'27"E	35.37'	39.29'	
C23	25.00'	24°57'05"	N68°35'51"E	10.80'	10.89'	
C24	50.00'	142°59'45"	S52°22'48"E	94.83'	124.79'	
C25	25.00'	24°57'05"	S6°38'32"W	10.80'	10.89'	
C26	100.00'	39°02'59"	S1°30'54"W	66.84'	68.15'	
C27	50.00'	112°09'35"	S38°04'12"W	82.98'	97.88'	
C28	100.00'	39°02'59"	S74°37'30"W	66.84'	68.15'	
C29	25.00'	90°00'00"	S35°36'28"W	35.36'	39.27'	
C30	25.00'	90°00'00"	S54°23'32"E	35.36'	39.27'	
C31	25.00'	90°00'00"	S35°36'28"W	35.36'	39.27'	
C32	25.00'	90°00'00"	S54°23'32"E	35.36'	39.27'	
C33	25.00'	80°30'14"	N54°08'25"W	35.51'	39.49'	
C34	500.00'	2°16'42"	N7°44'57"W	19.88'	19.88'	
C35	500.00'	2°16'42"	N7°44'57"W	19.88'	19.88'	
C36	25.00'	89°57'42"	N36°05'33"E	35.34'	39.25'	
C37	25.00'	117°17'57"	S40°16'38"E	42.70'	51.18'	
C38	50.00'	234°35'54"	N81°04'24"E	88.86'	204.73'	
C39	25.00'	117°17'57"	N22°25'25"E	42.70'	51.18'	
C40	25.00'	93°05'36"	S52°22'48"E	36.30'	40.62'	



LOCATION MAP  
NOT-TO-SCALE  
MAP REF: KEY MAP 602P

# HOLLY RIDGE SECTION 3

A SUBDIVISION OF 20.45 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 363, AND VOLUME 64, PAGE 293 OF THE FORT BEND COUNTY DEED RECORDS.

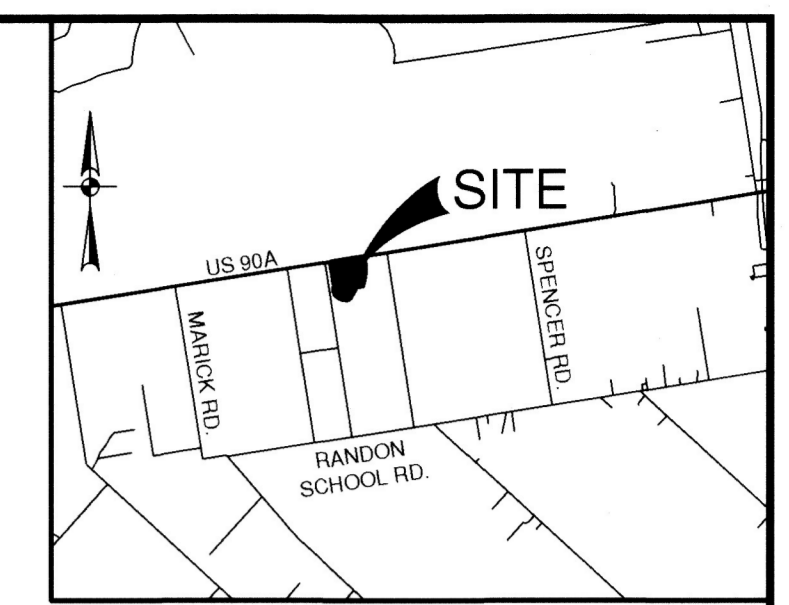
79 RESIDENTIAL LOTS 4 RESERVES 5 BLOCKS

OCTOBER, 2025

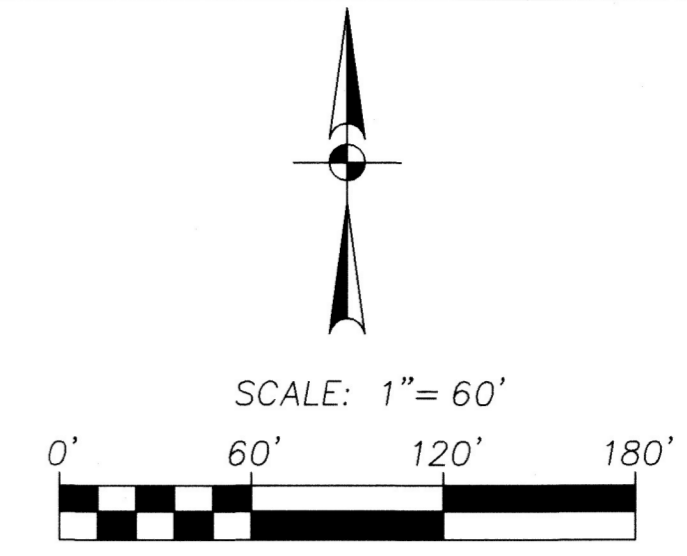
REASON FOR REPLAT: TO CREATE SINGLE FAMILY RESIDENTIAL LOTS

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

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

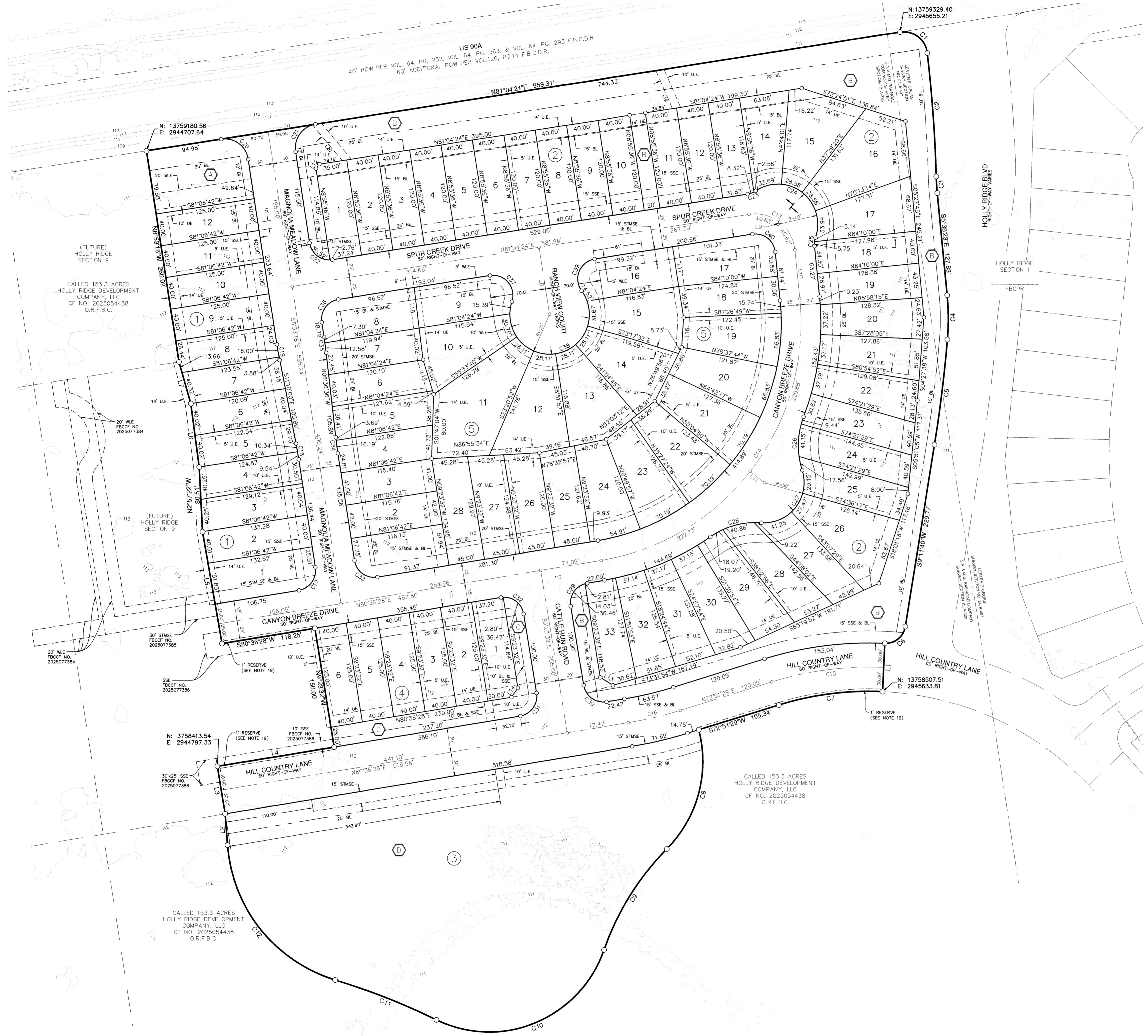


LOCATION MAP  
NOT-TO-SCALE  
MAP REF: KEY MAP 602P



ABBREVIATION LEGEND

- SET IRON ROD (PD)
- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- ESMT EASEMENT
- VOL. PG. VOLUME PAGE
- POB POINT OF BEGINNING
- R RADIUS
- ROW RIGHT OF WAY
- FBCDR FORT BEND COUNTY DEED RECORDS
- FBCPR FORT BEND COUNTY PLAT RECORDS
- OPRFBC OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
- N: NORTHING COORDINATES
- E: EASTING COORDINATES
- UE UTILITY EASEMENT
- CL NO CLERK'S FILE NUMBER
- BL BUILDING LINE
- WLE WATER LINE EASEMENT
- SSE SANITARY SEWER EASEMENT
- STMSSE STORM SEWER EASEMENT
- NTS NOT TO SCALE
- STREET NAME CHANGE
- BLOCK NUMBER
- RESERVE SYMBOL



# HOLLY RIDGE SECTION 3

A SUBDIVISION OF 20.45 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 363, AND VOLUME 64, PAGE 293 OF THE FORT BEND COUNTY DEED RECORDS.

79 RESIDENTIAL LOTS    4 RESERVES    5 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 WOODLANDS PKWY.  
THE WOODLANDS, TEXAS 77380  
TEL. 713.452.1700

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